



## **THE PLACE HOLDINGS LIMITED**

Condensed interim financial statements  
For the six months period ended 30 June 2023

## Table of Contents

A. Condensed interim consolidated statement of profit or loss and other comprehensive income .....	3
B. Condensed interim statements of financial position .....	4
C. Condensed interim statements of changes in equity .....	5
D. Condensed interim consolidated statement of cash flows .....	7
E. Notes to the condensed interim consolidated financial statements .....	8
Other Information Required by Listing Rule Appendix 7.2 .....	18

## A. Condensed interim consolidated statement of profit or loss and other comprehensive income

		Group		
		6 months ended		Variance
		30/6/2023	30/6/2022	
	Note	\$'000	\$'000	
				%
<b>Revenue</b>		<b>758</b>	<b>596</b>	<b>27%</b>
Cost of sales		(28)	(41)	-32%
<b>Gross profit</b>		<b>730</b>	<b>555</b>	<b>32%</b>
Other income		639	679	NM
Administrative expenses		(3,870)	(1,969)	97%
Finance costs		(4,429)	(1)	NM
Reversal of impairment loss on financial asset		945	-	NM
<b>Loss before taxation</b>	<b>5</b>	<b>(5,985)</b>	<b>(736)</b>	<b>NM</b>
Tax expense	<b>6</b>	(183)	(154)	19%
<b>Loss for the financial period net of tax</b>		<b>(6,168)</b>	<b>(890)</b>	<b>NM</b>
<b>Other comprehensive income:</b>				
<i>Items that may be reclassified to profit or loss in subsequent periods (net of tax):</i>				
Currency translation differences on consolidation of foreign entities (net)		(266)	(574)	NM
<b>Total other comprehensive loss for the period</b>		<b>(266)</b>	<b>(574)</b>	<b>NM</b>
<b>Total comprehensive loss for the period</b>		<b>(6,434)</b>	<b>(1,464)</b>	<b>NM</b>
<b>Loss attributable to:</b>				
Attributable to:				
Owners of the company		(2,486)	(877)	NM
Non-controlling interests		(3,682)	(13)	NM
		<b>(6,168)</b>	<b>(890)</b>	<b>NM</b>
<b>Total comprehensive loss attributable to:</b>				
Owners of the company		(2,355)	(1,457)	NM
Non-controlling interests		(4,079)	(7)	NM
		<b>(6,434)</b>	<b>(1,464)</b>	<b>NM</b>
<b>Earnings per share for loss for the period attributable to the owners of the Company during the period:</b>				
Basic (cents)	<b>7</b>	<b>(0.04)</b>	<b>(0.01)</b>	
Diluted (cents)	<b>7</b>	<b>(0.04)</b>	<b>(0.01)</b>	

## B. Condensed interim statements of financial position

	Note	Group		Company	
		As at 30/06/2023	As at 31/12/2022	As at 30/06/2023	As at 31/12/2022
		\$'000	\$'000	\$'000	\$'000
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and cash equivalents	9	3,697	6,405	2,757	532
Trade and other receivables	10	10,468	11,932	51,406	48,207
Development properties	12	24,179	24,940	-	-
		38,344	43,277	54,163	48,739
Assets of Disposal Group classified as held-for-sale	11	181,513	181,876	-	-
Total current assets		219,857	225,153	54,163	48,739
<b>Non-current assets</b>					
Plant and equipment		772	280	772	280
Right-of-use assets		2,217	420	2,182	385
Investment in subsidiaries		-	-	35,432	36,232
Equity-accounted investment	13	563	563	-	-
Loan to an associate	14	21,422	20,845	-	-
Total non-current assets		24,974	22,108	38,386	36,897
<b>Total assets</b>		<b>244,831</b>	<b>247,261</b>	<b>92,549</b>	<b>85,636</b>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
Trade and other payables	15	8,851	10,776	13,775	8,020
Lease liabilities	16	1,459	291	1,423	255
Current tax liabilities		171	224	1	1
		10,481	11,291	15,199	8,276
Liabilities directly associated with Disposal Group classified as held-for-sale	11	141,946	140,787	-	-
		152,427	152,078	15,199	8,276
<b>Non-current liabilities</b>					
Lease liabilities	16	804	149	804	149
Deferred tax liabilities		250	250	-	-
		1,054	399	804	149
<b>Total liabilities</b>		<b>153,481</b>	<b>152,477</b>	<b>16,003</b>	<b>8,425</b>
<b>NET ASSETS</b>		<b>91,350</b>	<b>94,784</b>	<b>76,546</b>	<b>77,211</b>
<b>EQUITY</b>					
<b>Equity attributable to equity holders of the Company</b>					
Share capital	17	149,845	149,845	149,845	149,845
Translation reserve		(1,381)	(1,512)	-	-
Statutory reserves		756	756	-	-
Accumulated losses		(73,427)	(70,941)	(73,299)	(72,634)
Equity attributable to owners of the Company		75,793	78,148	76,546	77,211
Non-controlling interests (NCI)		15,557	16,636	-	-
<b>Total equity</b>		<b>91,350</b>	<b>94,784</b>	<b>76,546</b>	<b>77,211</b>

## C. Condensed interim statements of changes in equity

	Share capital	Foreign currency translation reserves/(deficit)	Statutory reserves	Accumulated losses	Total equity attributable to owners of the company	Non-controlling interests	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>The Group</b>							
<b>At 1 January 2022</b>	149,845	954	698	(58,423)	93,074	19,169	112,243
<b>Total comprehensive income for the period:</b>							
Loss for the period	-	-	-	(877)	(877)	(13)	(890)
<b>Other comprehensive loss</b>							
Foreign currency translation difference of foreign operations	-	(580)	-	-	(580)	6	(574)
<b>Total comprehensive loss for the period</b>	-	(580)	-	(877)	(1,457)	(7)	(1,464)
<b>At 30 June 2022</b>	<b>149,845</b>	<b>374</b>	<b>698</b>	<b>(59,300)</b>	<b>91,617</b>	<b>19,162</b>	<b>110,779</b>
<b>At 1 January 2023</b>	149,845	(1,512)	756	(70,941)	78,148	16,636	94,784
<b>Total comprehensive income for the period:</b>							
Loss for the period	-	-	-	(2,486)	(2,486)	(3,682)	(6,168)
<b>Other comprehensive income</b>							
Foreign currency translation differences of foreign operations	-	131	-	-	131	(397)	(266)
<b>Total comprehensive income/(loss) for the period</b>	-	131	-	(2,486)	(2,355)	(4,079)	(6,434)
<u>Changes in ownership interest in subsidiaries, without a change in control</u>							
Incorporation of a subsidiary subscribed by non-controlling interest	-	-	-	-	-	3,000	3,000
Total changes in ownership interest in subsidiaries	-	-	-	-	-	3,000	3,000
<b>At 30 June 2023</b>	<b>149,845</b>	<b>(1,381)</b>	<b>756</b>	<b>(73,427)</b>	<b>75,793</b>	<b>15,557</b>	<b>91,350</b>

### C. Condensed interim statements of changes in equity (cont'd)

	Share capital	Accumulated losses	Total equity
	\$'000	\$'000	\$'000
<b><u>The Company</u></b>			
<b>At 1 January 2022</b>	149,845	(61,838)	88,007
Loss and total comprehensive loss for the period	-	(1,776)	(1,776)
<b>At 30 June 2022</b>	<b>149,845</b>	<b>(63,614)</b>	<b>86,231</b>
<b>At 1 January 2023</b>	149,845	(72,634)	77,211
Loss and total comprehensive loss for the period	-	(665)	(665)
<b>At 30 June 2023</b>	<b>149,845</b>	<b>(73,299)</b>	<b>76,546</b>

## D. Condensed interim consolidated statement of cash flows

	<b>Group</b>	
	<b>6 months ended</b>	
	<b>30/6/2023</b>	<b>30/6/2022</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Cash flows from operating activities:</b>		
Loss for the period before tax	(5,985)	(736)
Adjustments for:		
Depreciation of plant and equipment	91	54
Depreciation of right-of-use assets	525	324
Reversal of impairment loss on financial asset	(945)	-
Interest expense	4,429	-
Interest income	(637)	(657)
Unrealised foreign exchange gain	41	(6)
	(2,481)	(1,021)
Changes in:		
- Development properties	-	(5,397)
- Trade and other receivables	5,705	4,948
- Trade and other payables	(1,661)	(305)
Cash used in operations	1,563	(1,775)
Income tax paid	(241)	(179)
<b>Net cash used in operating activities</b>	<b>1,322</b>	<b>(1,954)</b>
<b>Cash flows from investing activity:</b>		
Shareholder loan to associate	-	(2,186)
Purchase of plant and equipment	(486)	(13)
<b>Net cash used in investing activity</b>	<b>(486)</b>	<b>(2,199)</b>
<b>Cash flows from financing activity:</b>		
Drawn down of shareholders loan	1,159	-
Loan interest paid	(4,429)	-
Principal payment of lease liabilities	(548)	(334)
Interest paid for lease liabilities	(48)	(10)
<b>Net cash used in generated from financing activity</b>	<b>(3,866)</b>	<b>(344)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(3,030)</b>	<b>(4,497)</b>
Cash and cash equivalents at beginning of the period	10,263	22,193
Effect of exchange rate fluctuations on cash held	(41)	(558)
<b>Cash and cash equivalents at end of the period</b>	<b>7,192</b>	<b>17,138</b>

For the purpose of the consolidated cash flow statement, the consolidated cash and cash equivalents comprise the following:

	<b>30/6/2023</b>	<b>30/6/2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Cash and cash equivalents		
- Per consolidated statement of financial position	3,697	17,138
- Disposal Group assets classified as held-for-sale	3,495	-
Cash and cash equivalents as per consolidated statement of cash flows	<b>7,192</b>	<b>17,138</b>

## E. Notes to the condensed interim consolidated financial statements

### 1. Corporate information

The Place Holdings Limited (the “Company”) is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange. These condensed interim consolidated financial statements as at and for the six months ended 30 June 2023 comprise the Company and its subsidiaries (collectively, the Group). The primary activity of the Company is owning and holding long-term investments.

The Group focuses on integrating traditional businesses with omni-channel strategies and digital solutions (such as “new-retail” solutions, last mile logistics, immersive virtual reality technology, enterprise intelligent connectivity) to harness new growth opportunities in the digital economy.

The Group’s 3 core business pillars are:

- a) Integrated media-related businesses with management & operation rights
- b) Cultural tourism and related “new retail” businesses
- c) Property development and property management activities

### 2. Basis of Preparation

The condensed interim financial statements for the six months ended 30 June 2023 have been prepared in accordance with *SFRS(I) 1-34 Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last financial statements for the financial year ended 31 December 2022.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are presented in Singapore dollar which is the Company’s functional currency.

The condensed interim financial statements have not been audited or reviewed.

#### 2.1. New and amended standards adopted by the Group

A number of amendments to Standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

#### 2.2. Use of judgements and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The preparation of the condensed interim financial statements in conformity with SFRS(I) requires management to exercise its judgements in the process of applying the Group’s accounting policies. It also requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the financial period.

The estimates, assumptions and significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2022, as follows:

- Classification and measurement of disposal group held-for-sale
- Valuation of development properties
- Impairment of financial assets



## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 3. Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

### 4. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group as at 30 June 2023 and 31 December 2022:

	<b>The Group</b>	
	<b>6 months ended 30 June 2023</b>	<b>12 months ended 31 December 2022</b>
	\$'000	\$'000
<b>Financial Assets</b>		
Financial assets at amortised cost		
- Trade and other receivables*	6,035	7,217
- Cash and cash equivalents	3,697	6,405
- Loan to an associate	21,307	20,845
	31,039	34,467
<b>Financial Liabilities</b>		
Financial liabilities at amortised cost		
- Trade and other payables^	4,663	6,647
- Lease liabilities	2,263	440
	6,926	7,087

\* Excluding input tax recoverable and prepayments

^ Excluding deposit for land interest transfer and other tax payables

### 5. Loss before taxation

5.1 This is determined after charging the following:

	<b>The Group</b>	
	<b>6 months ended 30 June 2023</b>	<b>6 months ended 30 June 2022</b>
	\$'000	\$'000
Depreciation of plant and equipment	91	54
Depreciation of right-of-use assets	525	324
Professional and legal fee	315	471
Expenses relating to leases of low-value assets	1	1
Personnel expenses	23	32
Reversal of impairment loss on financial asset	(945)	-
Foreign exchange loss, net	(1)	(1)

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 5.2 Related party transactions

Some of the arrangement with related parties and the effect of these bases determined between the parties are reflected elsewhere in the report. Transactions between the Company and its subsidiaries, which are related companies of the Company, have been eliminated on consolidation and are not disclosed in this Note. Details of transactions between the Group and other related parties are disclosed below.

	The Group	
	6 months ended 30 June 2023	6 months ended 30 June 2022
	\$'000	\$'000
<u>Companies which certain directors of the Company have controlling interests</u>		
Revenue generated	758	596
Expenses paid on behalf (to)/by a related party	(290)	6
	337	412
<u>Key management personnel compensation</u>		
Directors of the Company		
- Salary and related cost	240	297
- Contribution to defined contribution plans	6	10
- Directors' fee	91	105
	337	412
<u>Associate</u>		
- Loan to an associate	20,845	19,958
- Interest income from an associate	462	523
	21,307	20,481

Key management personnel are those persons having the authority and responsibility for planning, directing and controlling the activities of the entity. All directors of the Company and certain key employees of the Group are considered key management personnel.

### 6. Tax expense

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed interim consolidated statement of profit or loss are:

	The Group	
	6 months ended 30 June 2023	6 months ended 30 June 2022
	\$'000	\$'000
Tax expense attributable to profit is made up of:		
Current income tax expense	183	154
	183	154

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 7. Earnings per share

	The Group	
	6 months ended 30 June 2023	6 months ended 30 June 2022
Net loss attributable to equity holders of the Company (\$'000)	(2,486)	(877)
Weighted average number of ordinary shares outstanding for basic and diluted earnings per share (\$'000)	5,880,654	5,880,654
Basic and diluted earnings per share (cents)	(0.04)	(0.01)

### 8. Net asset value

	The Group		The Company	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022
Net assets after adjusting for non-controlling interest per ordinary share (cents)	1.29	1.33	1.30	1.31

### 9. Cash and cash equivalents

	The Group		The Company	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022
	\$'000	\$'000	\$'000	\$'000
Cash and bank balances	3,697	6,405	2,757	532

The fixed deposits placed with financial institutions by the Group have an average maturity period of 30 days and yield interest income at effective rates of 0.20% (2022: 0.04% to 0.28%) per annum.

As at reporting date, the Group has bank balances deposited with banks in the PRC, denominated in Renminbi ("RMB"), amounting to \$507,000 (2022: \$5,421,000). The RMB is not freely convertible into foreign currencies. Under the PRC's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for foreign currencies through banks that are authorised to conduct foreign exchange business.

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 10. Trade and other receivables

	The Group		The Company	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022
	\$'000	\$'000	\$'000	\$'000
Amount due from a related party (trade) <sup>(i)</sup>	2,387	774	-	-
Amount due from a related party (non-trade) <sup>(ii)</sup>	290	-	290	-
Amount due from subsidiaries (non-trade) <sup>(iii)</sup>	-	-	55,664	50,665
Other receivables – NCI	3,000	200	-	-
Loan to third parties				
- Party A <sup>(vi)</sup>	943	3,888	943	3,888
- Party B <sup>(v)</sup>	-	3,872	-	-
Input tax	1,162	1,250	-	-
Deposits	358	371	358	371
Prepayments <sup>(vi)</sup>	3,271	3,465	8	85
	11,411	13,820	57,263	55,009
Less: Impairment loss				
- Party A	(943)	(1,888)	(943)	(1,888)
- Amount due from a subsidiary	-	-	(4,914)	(4,914)
	10,468	11,932	51,406	48,207

(i) Amount due from related party (trade) is repayable on a quarterly basis.

(ii) Amount due from related party (non-trade) is unsecured, interest-free and repayable on demand.

(iii) Amount due from subsidiaries are unsecured, interest-free and repayable on demand.

(iv) The loan is secured by corporate guarantee from a related party, a company in which the Chairman and the CEO of the Company have controlling interests. The loan bears interest at 4.00% (2022: 4.00%) per annum and is repayable by 20 December 2023 (2022: by 20 December 2022). The above amount includes interest receivable of \$243,000 (2022: \$288,000). During the financial year, the Company recognised an impairment loss amounting to \$943,000 (2022: \$1,888,000) based on an agreed repayment plan. The loan was done in 2017 and there is no intention to renew the loan when due.

(v) In previous financial year ended, one of the indirect subsidiaries, Beijing Vast Universe Culture Communication Co., Ltd. had entered into a loan agreement with a third party amounting to RMB20,000,000, equivalent to \$3,872,000. The loan bears interest at 4.00% per annum and is repayable by 21 May 2023. During the financial period, the Group has fully collected the loan.

(vi) Prepayments mainly relates to prepaid construction costs for development properties in Mount Yuntai Project amounting to \$3,263,000 (2022: \$3,380,000).

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 11. Disposal group classified as held for sale

The Group is committed to sell No. 15 Enggor Street Singapore 079716 ("Realty Centre") including 3 alienated state land via disposal of the ordinary shares of the subsidiary, New Vision Holding Pte. Ltd. ("NVH") The Company had announced on 3<sup>rd</sup> August 2023 that NVH received a letter dated 2 August 2023 from Malayan Banking Berhad that the majority banks are prepared to agree for NVH to sign the sale and purchase agreement 31 August 2023 and NVH to complete the Proposed Disposal and settle the Outstanding Loan by the 31 October 2023.

As at 3<sup>rd</sup> August 2023, the Company has progressed the Proposed Disposal and is already in advanced discussions with selected proposed purchasers pertaining to the entry of a term sheet or a definitive agreement in respect of the Proposed Disposal and is in the midst of finalizing details therewith.

Impairment losses of \$5,780,000 for write-downs of the Disposal Group to lower of its carrying amount and its "fair value less costs to sell" have been presented as 'other expenses' in FY2022. The impairment losses have essentially been applied to reduce the carrying amount of development property within the Disposal Group.

As at 30 June 2023, the Disposal Group was stated at "fair value less costs to sell" and comprised the following assets and liabilities:

	<b>The Group</b>	
	<b>30 June 2023</b>	<b>31 December 2022</b>
	\$'000	\$'000
Cash and cash equivalents <sup>(i)</sup> <sup>(ii)</sup>	3,495	3,858
Development property		
- Initial classification	183,798	183,798
- Impairment loss	(5,780)	(5,780)
<b>Total assets of Disposal Group classified as held for sale</b>	<b>181,513</b>	<b>181,876</b>
Bank loan <sup>(iii)</sup> <sup>(iv)</sup>	(108,940)	(108,754)
Shareholders' loan from NCI	(33,006)	(32,033)
<b>Total liabilities directly associated with assets of Disposal Group classified as held for sale</b>	<b>(141,946)</b>	<b>(140,787)</b>

(i) Included in the bank balances was fixed deposit of \$24,000 (2022: \$24,000). Total bank balances that are subject to foreign exchange risk comprise United States dollars and Renminbi amounting to \$41,000 (2022: \$54,000) and \$4,000 (2022: \$4,000) respectively.

(ii) Included also in the bank balances was amounts of \$3,344,000 (2022: \$3,453,000) which were not available for the use by the Disposal Group, representing the interest service reserve account on the related bank loan.

(iii) The undiscounted contractual cash flows (including interest) under this loan based on the existing terms are \$6,209,000 (2022: \$6,193,000) and \$117,997,000 (2022: \$121,086,000) which is due within 1 year and due later than 1 year but not later than 5 years respectively.

(iv) Weighted average effective interest rate for the year was 5.89% (2022: 3.46%) per annum. An increase of 50 basis point in interest rate at reporting date would have increased the loss for the year by \$455,000 (2022: \$455,000).

There are no cumulative income or expenses included in other comprehensive income relating to the Disposal Group.

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 12. Development Properties

	The Group	
	30 June 2023	31 December 2022
	\$'000	\$'000
At beginning of the financial period	24,940	206,983
Additions during the period	-	3,892
Reclassify to assets of disposal group classified as held-for-sale	-	(183,798)
Foreign currency translation differences	(761)	(2,137)
At end of the financial period	24,179	24,940

New Vision Holding Pte. Ltd. ("New Vision"), a 51% owned subsidiary of the Company, which is involved in the acquisition and re-development of a mixed development at 15 Enggor Street, Realty Centre, in Singapore. This project is resolved to be divested in May 2022 and reclassified accordingly to assets classified as held for sale in financial year ended 31 December 2022.

Details of the development project of the Group at 30 June 2023 are as follows:

Description of location	Purpose	Tenure	Site area (m <sup>2</sup> )	GFA <sup>^</sup> (m <sup>2</sup> )	Group's effective interest	Expected Completion
<u>Mount Yuntai Project</u> Land no. 09-07-01, South of Hanzhuang Village, Xiuwu County, Jiaozuo City, Henan Province, PRC	Residential	Leasehold	270,500	297,500	80%	Yet to be determined <sup>^</sup>

<sup>^</sup> The plans for this project is subject to finalization.

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 13. Equity-accounted investment

	The Group	
	30 June 2023	31 December 2022
	\$'000	\$'000
At beginning of the financial period	563	795
Share of post-acquisition loss	-	(232)
At end of the financial period	563	563

Name of company	Principal activities	Country of incorporation and place of business	Proportion of ownership interest	
			30 June 2023 %	31 December 2022 %
<u>Held through Sky Vision Management Pte Ltd ("SVM")</u>				
MCC Land (TMK) Pte. Ltd	Real estate developers and other holding companies	Singapore	20	20

### 14. Loan to an associate

	The Group	
	30 June 2023	31 December 2022
	\$'000	\$'000
At beginning of the financial period	20,845	17,772
Additions during the period – Principal	-	2,186
Interest accrued	577	887
At end of the financial period	21,422	20,845

The unsecured loan to the associate pertains to the amount lent by SVM to MCC-TMK (Note 13), and bears interest at 6.00% (2022: 6.00%) per annum.

The amount is expected to be recovered after the repayment of bank loan taken up by MCC-TMK, which is due beyond the next 12 months.

The total loan that SVM is expected to disburse is \$19,913,000 (2022: \$19,913,000), which is at its proportionate shareholding in MCC-TMK of 20%. The remaining commitment loan to be disbursed by SVM as at 30 June 2023 is \$527,000 (2022: \$527,000).

## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 15. Trade and other payables

	The Group		The Company	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022
	\$'000	\$'000	\$'000	\$'000
Trade payables (third parties)	1,486	1,539	-	-
Other payables (related parties)		79	-	-
Other payables (third parties)	225	298	54	54
Accrued expenses	669	869	619	825
Loan from a related party <sup>(i)</sup>	491	2,008	392	2,008
Amounts due to NCI <sup>(ii)</sup>	1,792	1,854	-	-
Amount due to subsidiaries (non-trade) <sup>(iii)</sup>	-	-	12,710	5,133
Contract liabilities <sup>(iii)</sup>	3,886	4,026	-	-
Other tax payable	302	103	-	-
	<u>8,851</u>	<u>10,776</u>	<u>13,775</u>	<u>8,020</u>

(i) This including short-term loan with a principal of \$383,000 (2022: \$2,000,000) granted by a related party, a company controlled by the Chairman and the CEO of the Company, which bears interest at Nil (2022: 2.5%) and is repayable on demand.

(ii) Amounts due to NCI are unsecured, interest-free and repayable on demand, which represents amount owing to a related party, Jingneng Tianjie Yuntaishan Investment Co., Ltd. ("JTYI"), the NCI of Wanrun of \$1,792,000 (2022: \$1,854,000).

(iii) The Company entered into agreement with its subsidiary, Wanrun and a HK entity whereby the Land Interest Transfer has yet to be completed as at reporting date. Consequently, the amount represents contract liabilities on the consolidated statement of financial position. The amount of \$4,333,000 (2022: \$4,333,000) is presented as amount due to a subsidiary on the Company's statement of financial position, representing advance received on behalf of Wanrun.

### 16. Lease liabilities

	The Group		The Company	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022
	\$'000	\$'000	\$'000	\$'000
Current	1,459	291	1,423	255
Non-current	804	149	804	149
	<u>2,263</u>	<u>440</u>	<u>2,227</u>	<u>404</u>

The total cash outflows for the year for all leases contracts of the Group and the Company amounted to \$608,000 (2022: \$744,000) and \$548,000 (2022: \$684,000) respectively, which includes leases expenses not included in lease liabilities.



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## E. Notes to the condensed interim consolidated financial statements (cont'd)

### 17. Share capital

The Group and The Company			
30 June 2023		31 December 2022	
Number of ordinary shares		Number of ordinary shares	
\$'000	\$'000	\$'000	\$'000

#### Issued and fully paid

At the beginning and end of the period

5,880,654	149,845	5,880,654	149,845
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The ordinary shares of the Company rank *pari passu*. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions. The ordinary shares have no par value.

### 18. Subsequent events

There are no known subsequent events which have led to adjustments to this set of interim financial statements.

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## **Other Information Required by Listing Rule Appendix 7.2**

## OTHER INFORMATION

### 1. Review

The condensed consolidated statement of financial position of The Place Holdings Limited and its subsidiaries as at 30 June 2023 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

### 2. Review of performance of the Group

#### ***Condensed interim consolidated statements of profit or loss***

##### Revenue

For the 6 months period ended 2023, the Group's revenue was solely contributed by its integrated media-related business unit. The increase in revenue was mainly due to increased marketing activities and branding events by customers.

Under the contractual arrangement of such management services, the actual cost will only be determined at the year end. As such, management will estimate and accrue the cost of sales on a monthly basis before revising at the year end.

##### Other Income

	<b>The Group</b>	
	<b>6 months ended 30 June 2023</b>	<b>6 months ended 30 June 2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Interest income	637	657
Net exchange gain	1	6
Other income	1	16
Reversal of impairment loss on financial assets	945	-
	<b>1,584</b>	<b>679</b>

Interest income for the 6 months ended 30 June 2023 is mainly contributed from loan to associate where an interest of 6% per annum is earned. This interest earned from loan to associate approximates \$577,000 (2022: \$523,000) and loan to a third party approximates \$55,000 (2022: \$72,000).

##### Administrative expenses

The significant increase in administrative expenses was mainly due to payment of property tax of S\$1,764,000 for one of the development properties in Singapore. This development property has been earmarked for divestment and its related construction progress was halted. As a result, the related property tax was no longer capitalized. If this property tax was excluded, the administrative expenses of \$2,106,000 for 6 months period ended 2023 was in line with prior corresponding period

##### Finance costs

As one of the Group's development projects in Singapore has been earmarked for divestment, its related construction progress was halted and accordingly, the related bank interest expense is no longer allowed to be capitalized under development properties. As such, the Group's finance costs increased to approximately S\$4.43 million for the 6 months period ended 2023.

##### Tax expense

Tax expense increase is in line with the revenue increase.

## OTHER INFORMATION (cont'd)

### **Condensed interim consolidated statements of financial position**

The Group has 3 on-going development projects, namely Seneca Residence located at 26 Tanah Merah Kechil and redevelopment of Realty Centre in Singapore, while Mount Yuntai Project is located at Henan Province, PRC.

For the 6 months period ended 2023, the Group has been in advanced discussions with selected proposed purchasers of Realty Centre pertaining to the entry of a term sheet or a definitive agreement. With the launch of sales in January 2023 for Seneca Residence, the development property is currently scheduled for obtaining TOP by 3<sup>rd</sup> quarter of 2025. Due to weak property market sentiment in China, the development of Mount Yuntai Project is planned to be paced along with the recovery of China's property market.

### **Condensed interim consolidated statement of cash flows**

For the 6 months period ended 2023, the net cashflow used in operating activities was mainly due to repayment of property tax and finance costs.

For the 6 months period ended 2023, the net cashflow used in investing activities was minimal.

For the 6 months period ended 2023, the net cashflow generated from financing activities was minimal.

### **3. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

No forecast or prospect statement was disclosed to shareholders previously.

### **4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months.**

The group is of the view that global economic growth is starting to slow down. Moreover growth in PRC is uneven and that the property sector is not growing as evidenced by the slowdown in property mortgages and government controls.

With the high interest rate environment, the Group is continuing our efforts to reduce our business exposure to the property market. The Group will continue to closely monitor the market conditions of our operating markets so as to calibrate our business model, potentially target new business opportunities and further mitigate our operating risks.

### **Joint Venture with Stellar Experience Pte Ltd (wholly owned subsidiary of SMRT Corporation Ltd)**

In May 2023, the Group signed a joint venture agreement with Stellar Experience to provide a full-services of Logistics, Immersive, Futuristic and E-Commerce (L.I.F.E.) Omnichannel Ecosystem, a smart digital ecosystem with a best in class Application ("App") to integrate various businesses, products and services from upstream to downstream offerings to create online to offline ecosystem in Singapore and other territories that the Parties may agree, including integrating with a digital sky screen to be constructed and commissioned by the Company.

### **5. Breakdown of sales**

	<b>6 months ended 30 June2023</b>	<b>6 months ended 30 June 2022</b>	<b>Change %</b>
	\$'000	\$'000	
<u>For first half year</u>			
Revenue reported	758	596	27%
Loss for the period ended before deducting NCI	(6,168)	(890)	593%

## OTHER INFORMATION (cont'd)

### 6. Dividend Information

#### 6.1 Any dividend declared for the current financial period reported on?

No dividend declared for the current financial period reported on.

#### 6.2 Any dividend declared for the corresponding period of the immediately preceding financial year?

None

#### 6.3 Date payable

Not applicable

#### 6.4 Books closure date

Not applicable

#### 6.5 If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.

No dividend has been declared for the 6 months ended 30 June 2023 as the Group will be retaining its cash for expansion purpose.

### 7. Interested party transactions

The Group does not have a general mandate from shareholders for interested person transactions pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST").

### 8. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

We confirmed that the Company has procured undertakings from all its directors and executive officers under Rule 720(1).

### 9. Disclosure of persons occupying managerial positions who are related to a director, CEO or substantial shareholder

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, we confirm that all persons occupying managerial position in The Place Holdings Limited ("the Company") or any of its subsidiaries is not a relative of a director or chief executive officer or substantial shareholder of the Company.

### 10. Confirmation pursuant to Rule 705(5) of the SGX Listing Manual

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to its attention which may render the unaudited financial results for the financial period ended 30 June 2023 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

JI ZENGHE  
EXECUTIVE CHAIRMAN  
14 August 2023