

**WING TAI HOLDINGS LIMITED**  
(Incorporated in the Republic of Singapore)  
(Company Registration No: 196300239D)

**FINANCIAL STATEMENTS ANNOUNCEMENT FOR THE HALF YEAR ENDED 31 DECEMBER 2021**

The Company announces the unaudited consolidated results for the half year ended 31 December 2021.

A(i) **Condensed Consolidated Income Statement**

	<b>Note</b>	<b>Group</b>		<b>+ / (-) %</b>
		<b>Half Year ended 31-Dec-21 S\$'000</b>	<b>Half Year ended 31-Dec-20 S\$'000</b>	
<b>Revenue</b>	4	<b>306,607</b>	243,418	26
Cost of sales		<b>(209,323)</b>	(143,496)	46
<b>Gross profit</b>		<b>97,284</b>	99,922	(3)
Other gains – net	(a)	<b>5,023</b>	12,845	(61)
Expenses				
- Distribution		<b>(16,409)</b>	(15,838)	4
- Administrative and other	(b)	<b>(34,916)</b>	(46,393)	(25)
<b>Operating profit</b>		<b>50,982</b>	50,536	1
Finance costs		<b>(13,171)</b>	(16,781)	(22)
Share of profits of associated and joint venture companies		<b>21,494</b>	38,537	(44)
<b>Profit before income tax</b>	6	<b>59,305</b>	72,292	(18)
Income tax expense	7	<b>(5,291)</b>	(14,746)	(64)
<b>Total profit</b>		<b>54,014</b>	57,546	(6)
Attributable to:				
<b>Equity holders of the Company</b>		<b>53,788</b>	56,796	(5)
Non-controlling interests		<b>226</b>	750	(70)
		<b>54,014</b>	57,546	(6)
<b>Earnings per share attributable to ordinary shareholders of the Company (cents):</b>				
Basic		<b>6.16</b>	6.54	
Diluted		<b>6.16</b>	6.53	

A(ii) **Condensed Consolidated Statement of Comprehensive Income**

	<b>Group</b>		+ / (-) %
	<b>Half Year ended 31-Dec-21 S\$'000</b>	<b>Half Year ended 31-Dec-20 S\$'000</b>	
<b>Total profit</b>	<b>54,014</b>	57,546	(6)
<b>Other comprehensive income/(expense):</b>			
<b>Items that may be reclassified subsequently to profit or loss:</b>			
Cash flow hedges	<b>608</b>	(75)	n.m.
Currency translation differences	<b>10,536</b>	(47,870)	n.m.
Share of other comprehensive (expense)/income of associated and joint venture companies	<b>(392)</b>	462	n.m.
	<b>10,752</b>	(47,483)	n.m.
<b>Items that will not be reclassified subsequently to profit or loss:</b>			
Fair value losses on financial assets at fair value through other comprehensive income ("FVOCI")	<b>(3,614)</b>	(1,260)	187
Currency translation differences	<b>751</b>	(2,128)	n.m.
Share of other comprehensive (expense)/income of associated and joint venture companies	<b>(13)</b>	58	n.m.
	<b>(2,876)</b>	(3,330)	(14)
Other comprehensive income/(expense), net of tax	<b>7,876</b>	(50,813)	n.m.
<b>Total comprehensive income</b>	<b>61,890</b>	6,733	819
Attributable to:			
<b>Equity holders of the Company</b>	<b>60,926</b>	8,053	657
Non-controlling interests	<b>964</b>	(1,320)	n.m.
	<b>61,890</b>	6,733	819

Note:-

n.m. – not meaningful

- (a) The decrease in other gains – net is mainly due to the gain on disposal of investment property and property, plant and equipment recognised in the corresponding period.
- (b) The decrease in administrative and other expenses is due to lower accrued operating expenses.

B **Condensed Statements of Financial Position**

	<u>Note</u>	<b>Group</b>		<b>Company</b>	
		<b>As at 31-Dec-21 S\$'000</b>	<b>As at 30-Jun-21 S\$'000</b>	<b>As at 31-Dec-21 S\$'000</b>	<b>As at 30-Jun-21 S\$'000</b>
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and cash equivalents		713,758	772,964	435,495	515,088
Trade and other receivables	(a), (e)	79,634	169,954	120,038	268,501
Inventories		6,377	7,625	-	-
Development properties	(b)	614,143	778,167	-	-
Tax recoverable		3,484	4,631	-	-
Other assets		120,670	76,430	2,058	1,143
Assets held for sale		7,487	3,051	-	-
		<b>1,545,553</b>	<b>1,812,822</b>	<b>557,591</b>	<b>784,732</b>
<b>Non-current assets</b>					
Trade and other receivables	(f)	5,660	23,543	971,290	848,025
Investments in associated and joint venture companies		1,745,324	1,717,803	-	-
Investments in subsidiary companies		-	-	282,063	282,063
Investment properties	11	787,143	793,964	-	-
Property, plant and equipment	12	80,899	82,059	16,267	15,102
Deferred income tax assets		7,379	8,718	-	-
Other assets	(c)	154,071	53,323	19,353	19,353
		<b>2,780,476</b>	<b>2,679,410</b>	<b>1,288,973</b>	<b>1,164,543</b>
<b>Total assets</b>		<b>4,326,029</b>	<b>4,492,232</b>	<b>1,846,564</b>	<b>1,949,275</b>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
Trade and other payables		67,854	66,566	69,202	16,789
Borrowings	13	184,269	150,864	81,000	85,979
Current income tax liabilities		41,011	47,255	1,731	3,281
Other liabilities		21,137	34,166	-	-
		<b>314,271</b>	<b>298,851</b>	<b>151,933</b>	<b>106,049</b>
<b>Non-current liabilities</b>					
Borrowings	13, (d)	389,805	575,224	340,686	421,582
Deferred income tax liabilities		36,327	35,586	-	-
Other liabilities		24,686	27,428	9,550	12,993
		<b>450,818</b>	<b>638,238</b>	<b>350,236</b>	<b>434,575</b>
<b>Total liabilities</b>		<b>765,089</b>	<b>937,089</b>	<b>502,169</b>	<b>540,624</b>
<b>NET ASSETS</b>		<b>3,560,940</b>	<b>3,555,143</b>	<b>1,344,395</b>	<b>1,408,651</b>
<b>EQUITY</b>					
<b>Capital and reserves attributable to ordinary shareholders of the Company</b>					
Share capital	14	838,250	838,250	838,250	838,250
Other reserves		(33,021)	(28,766)	(50,406)	(39,013)
Retained earnings		2,386,753	2,377,230	260,160	313,039
		<b>3,191,982</b>	<b>3,186,714</b>	<b>1,048,004</b>	<b>1,112,276</b>
Perpetual securities		296,391	296,375	296,391	296,375
Non-controlling interests		72,567	72,054	-	-
<b>TOTAL EQUITY</b>		<b>3,560,940</b>	<b>3,555,143</b>	<b>1,344,395</b>	<b>1,408,651</b>

Note:-

- (a) The decrease in the Group's current trade and other receivables is largely due to the repayment of loan by a joint venture company.
- (b) The decrease in the Group's development properties is primarily attributable to the recognition of capitalised development costs in the income statement.
- (c) The increase in the Group's other non-current assets is mainly due to the acquisition of financial assets at FVOCI.
- (d) The decrease in the Group's and the Company's non-current borrowings is largely due to the reclassification of medium term notes and bank loans which became current.
- (e) The decrease in the Company's current trade and other receivables is mainly attributable to the repayment of loan from a subsidiary company.
- (f) The increase in the Company's non-current trade and other receivables is primarily due to the advancement of loans to its subsidiary companies.

C **Condensed Statements of Changes in Equity**

	Attributable to ordinary shareholders of the Company				Perpetual securities S\$'000	Non- controlling interests S\$'000	Total equity S\$'000
	Share capital S\$'000	Other reserves * S\$'000	Retained earnings S\$'000	Total S\$'000			
<b>Group</b>							
<b>Half year ended 31-Dec-21</b>							
Balance at 1 July 2021	838,250	(28,766)	2,377,230	3,186,714	296,375	72,054	3,555,143
Total comprehensive income	-	7,138	53,788	60,926	-	964	61,890
Cost of share-based payment	-	1,211	-	1,211	-	-	1,211
Reissuance of treasury shares	-	94	(94)	-	-	-	-
Purchase of treasury shares	-	(12,698)	-	(12,698)	-	-	(12,698)
Accrued perpetual securities distribution	-	-	(6,472)	(6,472)	6,472	-	-
Ordinary and special dividends paid	-	-	(38,354)	(38,354)	-	-	(38,354)
Perpetual securities distribution paid	-	-	-	-	(6,456)	-	(6,456)
Tax credit arising from perpetual securities distribution	-	-	655	655	-	-	655
Liquidation of a subsidiary company	-	-	-	-	-	(451)	(451)
<b>Balance at 31 December 2021</b>	<b>838,250</b>	<b>(33,021)</b>	<b>2,386,753</b>	<b>3,191,982</b>	<b>296,391</b>	<b>72,567</b>	<b>3,560,940</b>

C **Condensed Statements of Changes in Equity** (continued)

	Attributable to ordinary shareholders of the Company				Perpetual securities SS'000	Non- controlling interests SS'000	Total equity SS'000
	Share capital SS'000	Other reserves * SS'000	Retained earnings SS'000	Total SS'000			
<b>Group</b>							
<b><u>Half year ended 31-Dec-20</u></b>							
Balance at 1 July 2020	838,250	7,904	2,367,885	3,214,039	296,375	74,931	3,585,345
Total comprehensive (expense)/income	-	(48,743)	56,796	8,053	-	(1,320)	6,733
Share of transfer of reserves of an associated company	-	(444)	444	-	-	-	-
Cost of share-based payment	-	1,037	-	1,037	-	-	1,037
Reissuance of treasury shares	-	(38)	38	-	-	-	-
Accrued perpetual securities distribution	-	-	(6,472)	(6,472)	6,472	-	-
Ordinary and special dividends paid	-	-	(23,115)	(23,115)	-	-	(23,115)
Perpetual securities distribution paid	-	-	-	-	(6,456)	-	(6,456)
Tax credit arising from perpetual securities distribution	-	-	631	631	-	-	631
Liquidation of subsidiary companies	-	21	-	21	-	-	21
<b>Balance at 31 December 2020</b>	<b>838,250</b>	<b>(40,263)</b>	<b>2,396,207</b>	<b>3,194,194</b>	<b>296,391</b>	<b>73,611</b>	<b>3,564,196</b>

\* Includes share-based payment reserve, cash flow hedge reserve, share of other comprehensive income of associated and joint venture companies, currency translation reserve, fair value reserve, treasury shares reserve and statutory reserve.

	Share capital SS'000	Share- based payment reserve SS'000	Treasury shares reserve SS'000	Retained earnings SS'000	Perpetual securities SS'000	Total equity SS'000
<b>Company</b>						
<b><u>Half year ended 31-Dec-21</u></b>						
Balance at 1 July 2021	838,250	1,340	(40,353)	313,039	296,375	1,408,651
Total comprehensive expense	-	-	-	(8,614)	-	(8,614)
Cost of share-based payment	-	1,211	-	-	-	1,211
Reissuance of treasury shares	-	(1,820)	1,914	(94)	-	-
Purchase of treasury shares	-	-	(12,698)	-	-	(12,698)
Accrued perpetual securities distribution	-	-	-	(6,472)	6,472	-
Ordinary and special dividends paid	-	-	-	(38,354)	-	(38,354)
Perpetual securities distribution paid	-	-	-	-	(6,456)	(6,456)
Tax credit arising from perpetual securities distribution	-	-	-	655	-	655
<b>Balance at 31 December 2021</b>	<b>838,250</b>	<b>731</b>	<b>(51,137)</b>	<b>260,160</b>	<b>296,391</b>	<b>1,344,395</b>

C **Condensed Statements of Changes in Equity** (continued)

	Share capital <u>S\$'000</u>	Share- based payment reserve <u>S\$'000</u>	Treasury shares reserve <u>S\$'000</u>	Retained earnings <u>S\$'000</u>	Perpetual securities <u>S\$'000</u>	Total equity <u>S\$'000</u>
Company						
<u>Half year ended 31-Dec-20</u>						
Balance at 1 July 2020	838,250	2,155	(40,730)	311,777	296,375	1,407,827
Total comprehensive income	-	-	-	28,297	-	28,297
Cost of share-based payment	-	1,037	-	-	-	1,037
Reissuance of treasury shares	-	(2,393)	2,355	38	-	-
Accrued perpetual securities distribution	-	-	-	(6,472)	6,472	-
Ordinary and special dividends paid	-	-	-	(23,115)	-	(23,115)
Perpetual securities distribution paid	-	-	-	-	(6,456)	(6,456)
Tax credit arising from perpetual securities distribution	-	-	-	631	-	631
Balance at 31 December 2020	<u>838,250</u>	<u>799</u>	<u>(38,375)</u>	<u>311,156</u>	<u>296,391</u>	<u>1,408,221</u>

D **Condensed Consolidated Statement of Cash Flows**

	<b>Group</b>	
	<b>Half Year ended 31-Dec-21 <u>SS'000</u></b>	<b>Half Year ended 31-Dec-20 <u>SS'000</u></b>
<b>Cash flows from operating activities</b>		
Total profit	54,014	57,546
Adjustments for:		
Income tax expense	5,291	14,746
Depreciation of property, plant and equipment	6,209	9,031
Dividend income	(745)	(1,502)
Fair value losses/(gains) on derivative financial instruments	6	(88)
Write-back for stock obsolescence	(712)	(1,279)
Reversal of impairment loss of a joint venture company	(17)	-
Gain on disposal of investment property	-	(5,093)
Gain on disposal of property, plant and equipment	(266)	(4,446)
Write-off of property, plant and equipment	175	41
Loss on liquidation of subsidiary companies	-	21
Interest income	(1,426)	(1,253)
Finance costs	13,171	16,781
Share of profits of associated and joint venture companies	(21,494)	(38,537)
Share-based payment	1,211	1,037
Currency translation differences	(520)	1,578
Operating cash flow before working capital changes	<u>54,897</u>	<u>48,583</u>
Changes in operating assets and liabilities:		
Balances with associated and joint venture companies	995	55,792
Development properties	165,229	159,735
Inventories	1,963	7,296
Trade and other receivables and other current assets	(45,472)	(18,610)
Trade and other payables and other current liabilities	(14,925)	(83,419)
Cash generated from operations	<u>162,687</u>	<u>169,377</u>
Income tax paid	(7,927)	(7,166)
<b>Net cash generated from operating activities</b>	<u><b>154,760</b></u>	<u><b>162,211</b></u>
<b>Cash flows from investing activities</b>		
Additions to financial assets at FVOCI	(103,756)	-
Additions to property, plant and equipment	(3,718)	(3,860)
Disposal of investment property	-	45,376
Disposal of property, plant and equipment	339	32,854
Liquidation of a subsidiary company	(451)	-
Advancement of loans to associated and joint venture companies	-	(2,880)
Repayment of loans by associated and joint venture companies	106,040	41,200
Advancement of loans to non-controlling interests	-	(6,799)
Repayment of loans by non-controlling interests	4,457	-
Dividends received	5,686	23,646
Interest received	2,068	1,724
<b>Net cash generated from investing activities</b>	<u><b>10,665</b></u>	<u><b>131,261</b></u>

D **Condensed Consolidated Statement of Cash Flows (continued)**

	<b>Group</b>	
	<b>Half Year ended 31-Dec-21 <u>S\$'000</u></b>	<b>Half Year ended 31-Dec-20 <u>S\$'000</u></b>
<b>Cash flows from financing activities</b>		
Purchase of treasury shares	(12,698)	-
Repayment of borrowings	(151,000)	(62,352)
Principal payment of lease liability	(4,032)	(6,483)
Ordinary and special dividends paid	(38,354)	(23,115)
Perpetual securities distribution paid	(6,456)	(6,456)
Interest paid	(12,833)	(14,189)
<b>Net cash used in financing activities</b>	<u>(225,373)</u>	<u>(112,595)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(59,948)</b>	180,877
Cash and cash equivalents at beginning of financial period	772,964	605,480
Effects of currency translation on cash and cash equivalents	742	149
<b>Cash and cash equivalents at end of financial period</b>	<u><b>713,758</b></u>	<u>786,506</u>



## E **Notes to the Condensed Financial Statements**

### 1 **Corporate information**

Wing Tai Holdings Limited (the “Company”) is incorporated and domiciled in Singapore and is listed on the Singapore Exchange Securities Trading Limited. These condensed financial statements as at and for the half year ended 31 December 2021 comprise the Company and its subsidiary companies (collectively, the “Group”). The principal activity of the Company is that of an investment holding company. The principal activities of the Company’s subsidiary companies are investment holding, property investment and development and retailing of garments.

### 2 **Basis of preparation**

The condensed financial statements for the half year ended 31 December 2021 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed 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 and the Company’s financial position and performance of the Group since the last annual financial statements for the financial year ended 30 June 2021.

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

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

The Group has adopted the new or amended SFRS(I)s and Interpretations of SFRS(I)s (“INT SFRS(I)s”), that are relevant to the Group for the annual period beginning on 1 July 2021 as follows:

- Amendments to SFRS(I) 9 *Financial Instruments*, SFRS(I) 1-39 *Financial Instruments: Recognition and Measurement*, SFRS(I) 7 *Financial Instruments: Disclosures* and SFRS(I) 16 *Leases: Interest Rate Benchmark Reform - Phase 2*

The adoption of the above amendments did not result in substantial changes to the Group’s accounting policies and did not have any significant impact on the condensed financial statements of the Group.

#### 2.2 **Use of judgements and estimates**

The preparation of condensed financial statements in conformity with SFRS(I)s requires management to exercise its judgement in the process of applying the Group’s accounting policies. It also requires the use of certain critical accounting estimates and assumptions. Although these estimates are based on management’s best knowledge of current events and actions, actual results may ultimately differ from those estimates.

The 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 financial year ended 30 June 2021.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial period are included in Note 11.1.

E **Notes to the Condensed Financial Statements** (continued)

3 **Seasonal operations**

The Group's businesses are affected by the economic outlook, financial market volatilities and changing property market conditions in the jurisdictions that the Group operates in.

4 **Segment and revenue information**

The Group is organised into the following main business segments - development properties, investment properties, retail and other operations comprising mainly investing, central management and administrative activities.

These operating segments are reported in a manner consistent with the internal reporting provided to management, who are responsible for allocating resources and assessing the performance of the operating segments.

E **Notes to the Condensed Financial Statements** (continued)

4 **Segment and revenue information** (continued)

4.1 **Reportable segments**

	Development properties <u>S\$'000</u>	Investment properties <u>S\$'000</u>	Retail <u>S\$'000</u>	Others <u>S\$'000</u>	<b>Total</b> <b><u>S\$'000</u></b>
<b>Group</b>					
<b><u>Half year ended 31-Dec-21</u></b>					
Revenue	263,516	20,700	19,206	3,185	<b>306,607</b>
Earnings before interest and tax	58,884	20,864	15,470	(24,168)	<b>71,050</b>
Interest income					<b>1,426</b>
Finance costs	-	(1,661)	(149)	(11,361)	<b>(13,171)</b>
Profit before income tax					<b>59,305</b>
Income tax expense					<b>(5,291)</b>
Total profit					<b>54,014</b>
Segment assets	1,345,516	861,298	51,413	254,356	<b>2,512,583</b>
Investments in associated and joint venture companies	745,228	1,230,347	158,403	(388,654)	<b>1,745,324</b>
Due from associated and joint venture companies	56,852	-	407	-	<b>57,259</b>
	<u>2,147,596</u>	<u>2,091,645</u>	<u>210,223</u>	<u>(134,298)</u>	<b>4,315,166</b>
Tax recoverable					<b>3,484</b>
Deferred income tax assets					<b>7,379</b>
Consolidated total assets					<b>4,326,029</b>
Segment liabilities	50,169	11,887	15,234	26,279	<b>103,569</b>
Borrowings	-	74,102	-	499,972	<b>574,074</b>
	<u>50,169</u>	<u>85,989</u>	<u>15,234</u>	<u>526,251</u>	<b>677,643</b>
Current income tax liabilities					<b>41,011</b>
Derivative financial instruments					<b>10,108</b>
Deferred income tax liabilities					<b>36,327</b>
Consolidated total liabilities					<b>765,089</b>
Capital expenditure	3	96	7,602	2,172	<b>9,873</b>
Depreciation	13	744	4,106	1,346	<b>6,209</b>

E **Notes to the Condensed Financial Statements** (continued)

4 **Segment and revenue information** (continued)

4.1 **Reportable segments** (continued)

	Development properties <u>S\$'000</u>	Investment properties <u>S\$'000</u>	Retail <u>S\$'000</u>	Others <u>S\$'000</u>	Total <u>S\$'000</u>
Group					
<u>Half year ended 31-Dec-20</u>					
Revenue	185,468	20,332	32,651	4,967	243,418
Earnings before interest and tax	74,004	33,176	8,796	(28,156)	87,820
Interest income					1,253
Finance costs	-	(1,786)	(183)	(14,812)	(16,781)
Profit before income tax					72,292
Income tax expense					(14,746)
Total profit					57,546
Segment assets	1,524,405	868,695	55,141	187,245	2,635,486
Investments in associated and joint venture companies	641,173	1,245,508	135,178	(308,087)	1,713,772
Due from associated and joint venture companies	115,348	-	961	-	116,309
	2,280,926	2,114,203	191,280	(120,842)	4,465,567
Tax recoverable					5,956
Derivative financial instruments					19
Deferred income tax assets					7,158
Consolidated total assets					4,478,700
Segment liabilities	42,357	12,670	20,379	27,829	103,235
Borrowings	-	142,256	-	583,966	726,222
	42,357	154,926	20,379	611,795	829,457
Current income tax liabilities					39,037
Derivative financial instruments					11,160
Deferred income tax liabilities					34,850
Consolidated total liabilities					914,504
Capital expenditure	10	147	6,011	2,813	8,981
Depreciation	49	833	6,181	1,968	9,031

E **Notes to the Condensed Financial Statements** (continued)

4 **Segment and revenue information** (continued)

4.2 **Disaggregation of revenue**

	Development properties S\$'000	Investment properties S\$'000	Retail S\$'000	Others S\$'000	Total S\$'000
<b>Group</b>					
<b>Half year ended 31-Dec-21</b>					
<u>Types of goods or service:</u>					
Sale of development properties	263,516	-	-	-	<b>263,516</b>
Sale of goods	-	-	19,206	-	<b>19,206</b>
Management fees	-	-	-	2,440	<b>2,440</b>
Rental income	-	20,700	-	-	<b>20,700</b>
Dividend income	-	-	-	745	<b>745</b>
Total revenue	<b>263,516</b>	<b>20,700</b>	<b>19,206</b>	<b>3,185</b>	<b>306,607</b>
<u>Timing of revenue recognition:</u>					
Recognised at a point in time	87,730	-	19,206	-	<b>106,936</b>
Recognised over time	175,786	-	-	2,440	<b>178,226</b>
Others	-	20,700	-	745	<b>21,445</b>
Total revenue	<b>263,516</b>	<b>20,700</b>	<b>19,206</b>	<b>3,185</b>	<b>306,607</b>
<u>Geographical information:</u>					
Singapore	241,077	14,409	13,352	2,978	<b>271,816</b>
Malaysia	22,439	164	5,854	144	<b>28,601</b>
Australia	-	4,794	-	-	<b>4,794</b>
People's Republic of China	-	418	-	63	<b>481</b>
Japan	-	915	-	-	<b>915</b>
Total revenue	<b>263,516</b>	<b>20,700</b>	<b>19,206</b>	<b>3,185</b>	<b>306,607</b>
<b>Group</b>					
<b>Half year ended 31-Dec-20</b>					
<u>Types of goods or service:</u>					
Sale of development properties	185,468	-	-	-	<b>185,468</b>
Sale of goods	-	-	32,651	58	<b>32,709</b>
Management fees	-	-	-	3,407	<b>3,407</b>
Rental income	-	20,332	-	-	<b>20,332</b>
Dividend income	-	-	-	1,502	<b>1,502</b>
Total revenue	<b>185,468</b>	<b>20,332</b>	<b>32,651</b>	<b>4,967</b>	<b>243,418</b>
<u>Timing of revenue recognition:</u>					
Recognised at a point in time	130,697	-	32,651	58	<b>163,406</b>
Recognised over time	54,771	-	-	3,407	<b>58,178</b>
Others	-	20,332	-	1,502	<b>21,834</b>
Total revenue	<b>185,468</b>	<b>20,332</b>	<b>32,651</b>	<b>4,967</b>	<b>243,418</b>
<u>Geographical information:</u>					
Singapore	163,729	13,207	22,258	4,763	<b>203,957</b>
Malaysia	21,739	423	10,393	157	<b>32,712</b>
Australia	-	5,345	-	-	<b>5,345</b>
People's Republic of China	-	381	-	47	<b>428</b>
Japan	-	976	-	-	<b>976</b>
Total revenue	<b>185,468</b>	<b>20,332</b>	<b>32,651</b>	<b>4,967</b>	<b>243,418</b>

E **Notes to the Condensed Financial Statements** (continued)

5 **Financial assets and financial liabilities**

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company as at 31 December 2021 and 30 June 2021:

	<b>Group</b>		<b>Company</b>	
	<b>As at 31-Dec-21 <u>S\$'000</u></b>	<b>As at 30-Jun-21 <u>S\$'000</u></b>	<b>As at 31-Dec-21 <u>S\$'000</u></b>	<b>As at 30-Jun-21 <u>S\$'000</u></b>
Financial assets at FVOCI	<b>130,577</b>	28,548	-	-
Financial assets at FVPL (including derivative financial instruments)	<b>19,353</b>	19,353	<b>19,353</b>	19,353
Financial liabilities at FVPL (including derivative financial instruments)	<b>10,108</b>	14,140	<b>9,550</b>	12,993
Financial assets at amortised cost	<b>904,916</b>	1,022,589	<b>1,164,037</b>	1,362,369
Financial liabilities at amortised cost	<b>667,424</b>	813,980	<b>490,888</b>	524,350

6 **Profit before income tax**

6.1 **Significant items**

	<b>Group</b>	
	<b>Half Year ended 31-Dec-21 <u>S\$'000</u></b>	<b>Half Year ended 31-Dec-20 <u>S\$'000</u></b>
<b>Income</b>		
Investment income	<b>745</b>	1,502
Interest income	<b>1,426</b>	1,253
Gain on disposal of investment property	-	5,093
Gain on disposal and write-off of property, plant and equipment	<b>91</b>	4,405
Write-back of allowance for stock obsolescence	<b>712</b>	1,279
Foreign exchange gain – net	<b>608</b>	-
<b>Expenses</b>		
Finance costs	<b>13,171</b>	16,781
Depreciation of property, plant and equipment	<b>6,209</b>	9,031
Foreign exchange loss – net	-	956

6.2 **Related party transactions**

In addition to the information disclosed elsewhere in the condensed financial statements, the following significant transactions took place between the Group and related parties at terms agreed between the parties:

- E **Notes to the Condensed Financial Statements** (continued)
- 6 **Profit before income tax** (continued)
- 6.2 **Related party transactions** (continued)

<b>Group</b>	
<b>Half Year ended 31-Dec-21 S\$'000</b>	<b>Half Year ended 31-Dec-20 S\$'000</b>

**Sale of goods and rendering of services**

Purchase of goods from a joint venture company	307	1
Management and service fees received from joint venture companies	2,233	3,286
Management fees paid to an associated company	284	193
Payments on behalf of joint venture companies	72	626
	<u>72</u>	<u>626</u>

7 **Taxation**

<b>Group</b>		
<b>Half Year ended 31-Dec-21 S\$'000</b>	<b>Half Year ended 31-Dec-20 S\$'000</b>	
Current income tax expense	3,187	13,074
Deferred income tax expense relating to origination and reversal of temporary differences	2,104	1,672
	<u>5,291</u>	<u>14,746</u>

8 **Dividends**

<b>Group</b>		
<b>Half Year ended 31-Dec-21 S\$'000</b>	<b>Half Year ended 31-Dec-20 S\$'000</b>	
<b>Dividends paid in respect of the preceding financial year</b>		
First and final dividend of 3 cents (2021: 3 cents) per share	23,012	23,115
Special dividend of 2 cents (2021: Nil) per share	15,342	-
	<u>38,354</u>	<u>23,115</u>

9 **Net Asset Value**

	<b>Group</b>		<b>Company</b>	
	<b>As at 31-Dec-21 S\$</b>	<b>As at 30-Jun-21 S\$</b>	<b>As at 31-Dec-21 S\$</b>	<b>As at 30-Jun-21 S\$</b>
Net asset value per ordinary share	<u>4.18</u>	4.14	<u>1.37</u>	1.45

E **Notes to the Condensed Financial Statements** (continued)

10 **Financial assets at FVOCI and financial assets at FVPL**

	<b>Group</b>		<b>Company</b>	
	<b>As at 31-Dec-21 S\$'000</b>	<b>As at 30-Jun-21 S\$'000</b>	<b>As at 31-Dec-21 S\$'000</b>	<b>As at 30-Jun-21 S\$'000</b>
<b>Financial assets at FVOCI</b>				
Quoted securities in Singapore	130,577	28,548	-	-
<b>Financial assets at FVPL</b>				
Unquoted securities in Singapore	19,353	19,353	19,353	19,353
	<b>149,930</b>	<b>47,901</b>	<b>19,353</b>	<b>19,353</b>

10.1 **Fair value measurement**

The following table presents financial assets recognised and measured at fair value and classified by level of the following fair value measurement hierarchy:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and
- inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

	<b>Level 1 S\$'000</b>	<b>Level 2 S\$'000</b>	<b>Level 3 S\$'000</b>	<b>Total S\$'000</b>
<b>Group</b>				
<b>As at 31-Dec-21</b>				
Financial assets at FVOCI	130,577	-	-	130,577
Financial assets at FVPL	-	-	19,353	19,353
	<b>130,577</b>	<b>-</b>	<b>19,353</b>	<b>149,930</b>
<b>Group</b>				
<b>As at 30-Jun-21</b>				
Financial assets at FVOCI	28,548	-	-	28,548
Financial assets at FVPL	-	-	19,353	19,353
	<b>28,548</b>	<b>-</b>	<b>19,353</b>	<b>47,901</b>

11 **Investment properties**

The Group's investment properties are held for long-term rental yields and/or for capital appreciation and are not occupied substantially by the Group. Investment properties are leased to third parties under operating leases.

	<b>Group</b>	
	<b>As at 31-Dec-21 S\$'000</b>	<b>As at 30-Jun-21 S\$'000</b>
Balance at beginning of financial period/year	793,964	792,346
Fair value losses recognised in income statement	-	(3,687)
Additions	-	511
Transfer to assets held for sale	-	(3,085)
Currency translation differences	(6,821)	7,879
Balance at end of financial period/year	<b>787,143</b>	<b>793,964</b>



E **Notes to the Condensed Financial Statements** (continued)

11 **Investment properties** (continued)

11.1 **Valuation**

The Group engages external, independent and qualified valuers to determine the fair value of the Group's investment properties based on the properties' highest and best use using the Direct Comparison Approach, the Capitalisation Approach and/or the Discounted Cash Flow Approach.

The Direct Comparison Approach involves the analysis of comparable sales of similar properties and adjusting the sale prices to that reflective of the properties. The Capitalisation Approach capitalises an income stream into a present value using revenue multipliers or single-year capitalisation rates. The Discounted Cash Flow Approach involves discounting of future income stream over a period to arrive at a present value.

As at 31 December 2021, the valuation reports obtained from independent property valuers for certain significant investment properties have highlighted that, with the heightened uncertainty of the COVID-19 outbreak, a degree of caution should be attached to the valuations as they may be subjected to more fluctuation than during normal market conditions. This represents a significant estimation uncertainty in relation to the valuation of investment properties. Management is of the view that the valuation methods and estimates are reflective of the current market conditions and the fair value of the Group's investment properties has not materially changed from 30 June 2021 valuation.

12 **Property, plant and equipment**

	<b>Group</b>	
	<b>Half Year ended 31-Dec-21 <u>S\$'000</u></b>	<b>Half Year ended 31-Dec-20 <u>S\$'000</u></b>
Additions	9,873	8,981
Disposals	<u>265</u>	<u>1,696</u>

13 **Borrowings**

	<b>Group</b>		<b>Company</b>	
	<b>As at 31-Dec-21 <u>S\$'000</u></b>	<b>As at 30-Jun-21 <u>S\$'000</u></b>	<b>As at 31-Dec-21 <u>S\$'000</u></b>	<b>As at 30-Jun-21 <u>S\$'000</u></b>
<b>Amount repayable within one year or less or on demand</b>				
Secured	24,983	64,885	-	-
Unsecured	159,286	85,979	81,000	85,979
<b>Amount repayable after one year</b>				
Secured	49,119	76,190	-	-
Unsecured	<u>340,686</u>	499,034	<u>340,686</u>	<u>421,582</u>

Secured borrowings are generally secured by the borrowing companies' property, plant and equipment, investment properties and assignment of all rights and benefits with respect to the properties.

E **Notes to the Condensed Financial Statements** (continued)

14 **Share capital**

	<b>Group and Company</b>			
	<b>As at 31-Dec-21</b>		<b>As at 30-Jun-21</b>	
	<b>Number of shares <u>'000</u></b>	<b>Amount <u>SS'000</u></b>	<b>Number of shares <u>'000</u></b>	<b>Amount <u>SS'000</u></b>
Balance at beginning and end of financial period/year	<b>793,927</b>	<b>838,250</b>	793,927	838,250

As at 31 December 2021, the Company's issued share capital (excluding treasury shares) comprises 763,847,060 (30 June 2021: 769,382,560) ordinary shares. The total number of treasury shares held by the Company as at 31 December 2021 was 30,080,200 (31 December 2020: 23,427,700) which represents 3.9% (31 December 2020: 3.0%) of the total number of issued shares (excluding treasury shares).

There were 1,164,600 (31 December 2020: 1,437,800) treasury shares reissued pursuant to the employee share plans for the half year ended 31 December 2021.

15 **Subsequent events**

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

F **Other Information**

1 **Review**

The condensed statements of financial position of Wing Tai Holdings Limited and its subsidiary companies as at 31 December 2021 and the related condensed consolidated income statement, condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the half year then ended and certain explanatory notes have not been audited or reviewed.

2 **Review of performance of the group**

For the half year ended 31 December 2021 (“current period”), the Group recorded a total revenue of S\$306.6 million. This represents a 26% increase from the S\$243.4 million revenue recorded for the half year ended 31 December 2020 (“corresponding period”). This increase is mainly due to the higher contribution from development properties. Revenue for the current period was largely attributable to the additional units sold in Le Nouvel Ardmore and the progressive sales recognised from The M at Middle Road in Singapore.

The Group recorded an operating profit of S\$51.0 million in the current period as compared to S\$50.5 million in the corresponding period. This increase is mainly due to the higher contribution from the development properties.

The Group’s share of profits of associated and joint venture companies was S\$21.5 million in the current period as compared to S\$38.5 million in the corresponding period. The decrease is largely due to the lower contribution from Wing Tai Properties Limited in Hong Kong.

In the current period, the Group’s net profit attributable to shareholders was S\$53.8 million compared to S\$56.8 million recorded in the corresponding period.

The Group’s net asset value per share as at 31 December 2021 was S\$4.18 as compared to S\$4.14 as at 30 June 2021. The Group was in a net cash position as at 31 December 2021.

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

The current announced results are in line with the prospect statement previously disclosed to shareholders in the results announcement for the financial year ended 30 June 2021.

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 URA’s private residential property price index increased by 10.6% in 2021, as compared to the 2.2% increase in 2020. The total number of new private residential units sold islandwide in 2021 was 13,027 units as compared to 9,982 new units sold in 2020.

Based on the advance estimates by the Ministry of Trade and Industry, the Singapore economy grew by 7.2% in 2021, rebounding from the 5.4% contraction in 2020.

With the latest property cooling measures announced in mid-December 2021, the buying sentiment for private residential property in Singapore may weaken in the current year and the Group will closely monitor the property market.

F **Other Information** (continued)

5 **Dividend information**

5a **Current financial period reported on**

Any dividend recommended for the current financial period reported on?

None.

5b **Corresponding period of the immediately preceding financial year**

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

None.

5c **Date payable**

Not applicable.

5d **Books closure date**

Not applicable.

6 **Interested person transactions**

The Company does not have a shareholder's mandate for interested person transactions.

7 **Confirmation by the Board of Directors pursuant to Rule 705(5) of the Listing Manual**

The Directors confirm that to the best of their knowledge, nothing has come to their attention which may render the financial results for the half year ended 31 December 2021 to be false or misleading in any material respect.

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)**

The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

**BY ORDER OF THE BOARD**

**Gabrielle Tan**  
**Company Secretary**  
**Singapore**  
**10 February 2022**