

SINARMAS LAND LIMITED (REG. NO. 199400619R)
Half Year Financial Statement And Dividend Announcement
A Condensed interim consolidated income statement and consolidated statement of comprehensive income
**UNAUDITED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2022**

	Note	1st Half 2022 S\$'000	1st Half 2021 S\$'000	Change %
Revenue	E4	506,835	359,294	41.1
Cost of sales		<u>(120,293)</u>	<u>(121,409)</u>	(0.9)
Gross profit		<u>386,542</u>	<u>237,885</u>	62.5
Operating expenses				
Selling expenses		(60,887)	(38,913)	56.5
General and administrative expenses		<u>(74,364)</u>	<u>(56,527)</u>	31.6
Total operating expenses		<u>(135,251)</u>	<u>(95,440)</u>	41.7
Operating profit		<u>251,291</u>	<u>142,445</u>	76.4
Other income/(expenses)				
Finance income		22,062	28,563	(22.8)
Finance costs		(92,895)	(92,400)	0.5
Foreign exchange gain/(loss)		2,318	(2,556)	n.m.
Share of results of associated companies		2,663	2,666	(0.1)
Share of results of joint ventures		(11,041)	5,871	n.m.
Other operating income		<u>15,656</u>	<u>11,450</u>	36.7
Other expenses, net		<u>(61,237)</u>	<u>(46,406)</u>	32.0
Exceptional items				
Gain on disposal of a subsidiary		-	24,419	(100.0)
Negative goodwill		-	15,089	(100.0)
Exceptional items, net		<u>-</u>	<u>39,508</u>	(100.0)
Profit before income tax	E5	190,054	135,547	40.2
Income tax	E6	<u>(18,681)</u>	<u>(12,506)</u>	49.4
Profit for the period		<u>171,373</u>	<u>123,041</u>	39.3
Attributable to:				
Owners of the Company		127,493	85,602	48.9
Non-controlling interests		<u>43,880</u>	<u>37,439</u>	17.2
		<u>171,373</u>	<u>123,041</u>	39.3

Note: n.m. – not meaningful.

A Condensed interim consolidated income statement and consolidated statement of comprehensive income (cont'd)

UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 JUNE 2022

	1st Half 2022 S\$'000	1st Half 2021 S\$'000
Profit for the period	<u>171,373</u>	<u>123,041</u>
Other comprehensive (loss)/income:		
<u>Items that may be reclassified subsequently to profit or loss:</u>		
Foreign currency translation differences		
- arising from consolidation	(99,048)	(60,918)
- reclassification adjustment from disposal of a subsidiary	-	25
Share of other comprehensive (loss)/income of:		
- associated companies	-	31
- joint ventures	(4)	256
	<u>(99,052)</u>	<u>(60,606)</u>
<u>Item that will not be reclassified subsequently to profit or loss:</u>		
Actuarial gain/(loss) on post-employment benefits	<u>62</u>	<u>(5,259)</u>
Total comprehensive income for the period	<u>72,383</u>	<u>57,176</u>
Total comprehensive income attributable to:		
Owners of the Company	60,729	54,840
Non-controlling interests	<u>11,654</u>	<u>2,336</u>
	<u>72,383</u>	<u>57,176</u>

ADDITIONAL INFORMATION

Earnings before income tax, non-controlling interests, interest on borrowings, depreciation, foreign exchange gain/(loss), share of results of associated companies and joint ventures and exceptional items ("EBITDA")

	1st Half 2022 S\$'000	1st Half 2021 S\$'000	Change %
Earnings before income tax, non-controlling interests, interest on borrowings, depreciation, foreign exchange gain/(loss), share of results of associated companies and joint ventures and exceptional items ("EBITDA")	316,323	210,462	50.3
Interest on borrowings	(92,895)	(92,400)	0.5
Depreciation	(27,314)	(28,004)	(2.5)
Foreign exchange gain/(loss)	2,318	(2,556)	n.m.
Exceptional items	-	39,508	(100.0)
Share of results of associated companies	2,663	2,666	(0.1)
Share of results of joint ventures	(11,041)	5,871	n.m.
Profit before income tax	<u>190,054</u>	<u>135,547</u>	40.2

Note: n.m. – not meaningful.

B Condensed interim statements of financial position

UNAUDITED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2022

	Note	Group		Company	
		As at 30/06/2022 S\$'000	As at 31/12/2021 S\$'000	As at 30/06/2022 S\$'000	As at 31/12/2021 S\$'000
Assets					
Current Assets					
Cash and cash equivalents	E9	1,386,113	1,331,345	26,178	57,674
Short-term investments	E10	251,334	252,131	-	-
Trade receivables		36,267	16,394	-	-
Other current assets	E11	296,969	301,823	107,750	114,967
Inventories, at cost		634	623	-	-
Properties held for sale		1,494,802	1,451,566	-	-
Assets of disposal group held for sale	E12	338,701	-	-	-
		<u>3,804,820</u>	<u>3,353,882</u>	<u>133,928</u>	<u>172,641</u>
Non-Current Assets					
Subsidiaries		-	-	2,199,963	2,264,385
Associated companies		503,329	505,916	-	-
Joint ventures	E13	120,697	142,027	7	7
Long-term investments	E14	112,512	131,225	-	-
Properties under development for sale		1,801,854	1,753,178	-	-
Investment properties	E15	1,509,371	1,570,947	-	-
Property, plant and equipment		132,073	131,840	3,032	2,283
Long-term receivables and assets		20,444	16,727	243	236
Deferred tax assets		175	177	-	-
Intangible assets		357,359	337,702	-	-
		<u>4,557,814</u>	<u>4,589,739</u>	<u>2,203,245</u>	<u>2,266,911</u>
Total Assets		<u>8,362,634</u>	<u>7,943,621</u>	<u>2,337,173</u>	<u>2,439,552</u>

B Condensed interim statements of financial position (cont'd)

UNAUDITED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2022 (cont'd)

	Note	Group		Company	
		As at 30/06/2022 S\$'000	As at 31/12/2021 S\$'000	As at 30/06/2022 S\$'000	As at 31/12/2021 S\$'000
Liabilities and Equity					
Current Liabilities					
Trade payables		89,973	108,201	-	-
Other payables and liabilities	E16	964,511	851,781	241,598	318,568
Bonds and notes payable	E17	4,180	-	-	-
Lease liabilities	E17	934	643	422	172
Borrowings	E17	259,531	287,104	-	-
Income taxes payable		2,149	3,571	-	-
Liabilities directly associated with disposal group held for sale	E12	216,470	-	-	-
		<u>1,537,748</u>	<u>1,251,300</u>	<u>242,020</u>	<u>318,740</u>
Non-Current Liabilities					
Bonds and notes payable	E17	775,542	760,763	-	-
Lease liabilities	E17	5,313	2,811	1,827	1,249
Borrowings	E17	658,905	695,657	-	-
Long-term liabilities		578,243	452,478	-	-
Deferred tax liabilities		9	10	-	-
		<u>2,018,012</u>	<u>1,911,719</u>	<u>1,827</u>	<u>1,249</u>
Total Liabilities		<u>3,555,760</u>	<u>3,163,019</u>	<u>243,847</u>	<u>319,989</u>
Equity attributable to Owners of the Company					
Issued capital	E18	2,057,844	2,057,844	2,057,844	2,057,844
Treasury shares	E18	(170,567)	(170,567)	(170,567)	(170,567)
Foreign currency translation deficit		(1,490,717)	(1,429,484)	-	-
Reserve of disposal group held for sale	E12	(5,569)	-	-	-
		(1,496,286)	(1,429,484)	-	-
Other reserves		279,640	261,592	-	-
Fair value reserve		3,516	3,516	-	-
Retained earnings		2,405,549	2,281,886	206,049	232,286
		<u>3,079,696</u>	<u>3,004,787</u>	<u>2,093,326</u>	<u>2,119,563</u>
Non-Controlling Interests		<u>1,727,178</u>	<u>1,775,815</u>	-	-
Total Equity		<u>4,806,874</u>	<u>4,780,602</u>	<u>2,093,326</u>	<u>2,119,563</u>
Total Liabilities and Equity		<u>8,362,634</u>	<u>7,943,621</u>	<u>2,337,173</u>	<u>2,439,552</u>

C Condensed interim statements of changes in equity

UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2022

	← Attributable to Owners of the Company →						Total	Non-Controlling Interests	Total Equity
	Issued capital	Treasury shares	Foreign currency translation deficit	Other reserves	Fair value reserve	Retained earnings			
The Group	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
Balance at 1.1.2022	2,057,844	(170,567)	(1,429,484)	261,592	3,516	2,281,886	3,004,787	1,775,815	4,780,602
Profit for the period	-	-	-	-	-	127,493	127,493	43,880	171,373
Foreign currency translation differences	-	-	(66,802)	-	-	-	(66,802)	(32,246)	(99,048)
Other comprehensive income	-	-	-	38	-	-	38	20	58
Total comprehensive (loss)/income for the period	-	-	(66,802)	38	-	127,493	60,729	11,654	72,383
Dividends paid (Note E19)	-	-	-	-	-	(3,830)	(3,830)	-	(3,830)
Dividend paid to non-controlling shareholders	-	-	-	-	-	-	-	(12,321)	(12,321)
Changes in interest in a subsidiary (Note E21)	-	-	-	18,010	-	-	18,010	(47,970)	(29,960)
Balance at 30.06.2022	<u>2,057,844</u>	<u>(170,567)</u>	<u>(1,496,286)</u>	<u>279,640</u>	<u>3,516</u>	<u>2,405,549</u>	<u>3,079,696</u>	<u>1,727,178</u>	<u>4,806,874</u>
Balance at 1.1.2021	2,057,844	(170,567)	(1,443,296)	252,265	3,285	2,140,019	2,839,550	1,738,886	4,578,436
Profit for the period	-	-	-	-	-	85,602	85,602	37,439	123,041
Foreign currency translation differences	-	-	(27,844)	-	-	-	(27,844)	(33,074)	(60,918)
Other comprehensive income/(loss)	-	-	25	(2,943)	-	-	(2,918)	(2,029)	(4,947)
Total comprehensive (loss)/income for the period	-	-	(27,819)	(2,943)	-	85,602	54,840	2,336	57,176
Dividends paid (Note E19)	-	-	-	-	-	(3,830)	(3,830)	-	(3,830)
Dividend paid to non-controlling shareholders	-	-	-	-	-	-	-	(13,720)	(13,720)
Capital subscribed by non-controlling shareholders	-	-	-	-	-	-	-	16	16
Balance at 30.06.2021	<u>2,057,844</u>	<u>(170,567)</u>	<u>(1,471,115)</u>	<u>249,322</u>	<u>3,285</u>	<u>2,221,791</u>	<u>2,890,560</u>	<u>1,727,518</u>	<u>4,618,078</u>

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

UNAUDITED STATEMENT OF CHANGES IN EQUITY (cont'd) FOR THE PERIOD ENDED 30 JUNE 2022

	<u>Issued capital</u>	<u>Treasury shares</u>	<u>Retained earnings</u>	<u>Total</u>
<u>The Company</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
Balance at 1 January 2022	2,057,844	(170,567)	232,286	2,119,563
Loss for the period, representing total comprehensive loss for the period	-	-	(22,407)	(22,407)
Dividends paid for 2021 (Note E19)	-	-	(3,830)	(3,830)
Balance at 30 June 2022	<u>2,057,844</u>	<u>(170,567)</u>	<u>206,049</u>	<u>2,093,326</u>
Balance at 1 January 2021	2,057,844	(170,567)	232,034	2,119,311
Profit for the period, representing total comprehensive income for the period	-	-	10,454	10,454
Dividends paid for 2020 (Note E19)	-	-	(3,830)	(3,830)
Balance at 30 June 2021	<u>2,057,844</u>	<u>(170,567)</u>	<u>238,658</u>	<u>2,125,935</u>

D Condensed interim consolidated statements of changes of cash flows

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2022

	1st Half 2022 S\$'000	1st Half 2021 S\$'000
Cash flows from operating activities		
Profit before income tax	190,054	135,547
Adjustments for:		
Depreciation	27,314	28,004
Interest expense	92,895	92,400
Negative goodwill	-	(15,089)
Gain on disposal of a subsidiary	-	(24,419)
Gain on disposal of property, plant and equipment	(70)	(222)
Share of results of associated companies	(2,663)	(2,666)
Share of results of joint ventures	11,041	(5,871)
(Write back of)/Allowance for impairment loss on:		
Trade and other receivables	(2,359)	961
Completed properties held for sale	(71)	(54)
Changes in fair value of financial assets at fair value through profit or loss	(3,666)	(1,474)
Unrealised foreign exchange (gain)/loss	(7,384)	6,434
Interest income	(22,062)	(28,563)
Operating cash flows before working capital changes	283,029	184,988
Changes in working capital:		
Trade receivables	(18,462)	4,931
Other current assets and receivables	(17,869)	69,643
Inventories	(11)	23
Trade payables	(33,584)	(41,858)
Other payables and liabilities	213,507	136,806
Cash generated from operations	426,610	354,533
Interest paid	(47,747)	(65,074)
Interest received	22,738	45,002
Tax paid	(18,684)	(28,334)
Net cash generated from operating activities	382,917	306,127

D Condensed interim consolidated statements of changes of cash flows (cont'd)

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2022 (cont'd)

	1st Half 2022 S\$'000	1st Half 2021 S\$'000
Cash flows from investing activities		
Acquisition of a subsidiary, net of cash acquired	-	(5,979)
Payment for acquisition of/additional investment in:		
Associated companies	(1,364)	-
Joint ventures	(9,167)	(2,622)
Net cash inflow from disposal of a subsidiary	-	126,630
Proceeds from disposal of property, plant and equipment	74	357
Return of capital from a joint venture	12,058	3,704
Capital expenditure on investment properties	(333,567)	(285)
Capital expenditure on property, plant and equipment	(5,850)	(1,606)
Capital expenditure on properties under development and held for sale	(132,560)	(58,121)
Dividend from an associated company and a joint venture	-	9,171
Proceeds from redemption of investment in financial assets, net	29,035	99,445
Payment for intangible assets	(8,560)	(43,990)
Increase in long-term receivables	(1,913)	(1,103)
Net cash (used in)/generated from investing activities	(451,814)	125,601
Cash flows from financing activities		
Proceeds from borrowings	309,009	59,713
Payment for borrowings	(117,433)	(139,478)
Proceeds from issuance of bonds and notes	93,400	-
Payment for bonds and notes	(84,528)	(462,518)
Increase in time deposits pledged	(8,701)	(16,429)
Acquisition of additional interest in a subsidiary	(29,960)	-
Payment for lease liabilities	(457)	(648)
Payment for deferred bond charges	(1,255)	-
Payment for dividends	(16,151)	(17,550)
Capital subscribed by non-controlling shareholders	-	16
Net cash generated from/(used in) financing activities	143,924	(576,894)
Net increase/(decrease) in cash and cash equivalents	75,027	(145,166)
Cash and cash equivalents at beginning of the period	1,220,285	1,321,546
Effect of exchange rate changes on cash and cash equivalents	(20,101)	(11,213)
Cash and cash equivalents at end of the period (Note E9)	1,275,211	1,165,167

E Notes to the condensed interim consolidated financial statements

1 Corporate information

Sinarmas Land Limited (the “Company”) is incorporated and domiciled in Singapore and is listed on the Singapore Exchange Securities Trading Limited (SGX-ST). The Company’s registered office and principal place of business is at 108 Pasir Panjang Road, #06-00 Golden Agri Plaza, Singapore 118535.

The Company is principally an investment holding company. The Company and its subsidiaries (collectively, the “Group”) are involved in the property business, through its investments in Indonesia, China, Malaysia, Singapore and United Kingdom. The subsidiaries, associated companies and joint ventures, including their principal activities, countries of incorporation, and the extent of the Company’s equity interests in those subsidiaries, associated companies and joint ventures are disclosed in Note 44, Note 45 and Note 46 to the financial statements for the financial statements for the year ended 31 December 2021 respectively. These condensed interim consolidated financial statements as at and for half year ended 30 June 2022 comprise the condensed financial statements of the Company and its subsidiaries (the “Group”).

2 Basis of preparation

The condensed interim consolidated financial statements of the Group for half year ended 30 June 2022, have been prepared in accordance with Singapore Financial Reporting Standard (International) (“SFRS(I)”) 1-34, *Interim Financial Reporting*.

The condensed interim consolidated 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 since the last annual financial statements for the year ended 31 December 2021.

The condensed interim consolidated financial statements are presented in Singapore dollar, which is the Company’s functional currency that reflects the primary economic environment in which the Company operates. All financial information presented in Singapore dollars have been rounded to the nearest thousand (\$’000) unless otherwise indicated.

2.1 New and revised Singapore Financial Reporting Standards (International) (“SFRS(I)s”)

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with the SFRS(I)s, except for the adoption of new and revised SFRS(I)s effective for annual periods beginning on 1 January 2022. The adoption of the new and revised SFRS(I)s has had no material financial impact on the condensed interim financial statements of the Group. The Group has not early adopted any other new and revised SFRS(I)s that have been issued but are not yet effective.

2.2 Use of judgement and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of the Group’s accounting policies and the reported amounts of assets, liabilities, income and expenses. Although these estimates are based on management’s best knowledge of current events and actions, actual results may actually differ from these estimates. The significant judgements made 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 2021.

Estimates and underlying assumptions are reviewed on an ongoing basis. Financial impact arising from revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

3 Seasonal operations

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

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

4 Segment and revenue information

	<u>1st Half 2022</u>	<u>1st Half 2021</u>
	S\$'000	S\$'000
Revenue from sale of development properties	392,130	270,532
Rental and related income	63,201	54,607
Revenue from hotel and golf operations	6,194	4,736
Revenue from service concession arrangements	27,269	14,087
Others	18,041	15,332
	<u>506,835</u>	<u>359,294</u>

Revenue from sale of development properties included sale of land parcels to joint ventures of \$37,767,000 (1H2021: \$8,458,000), on terms agreed between the parties. The Group has not recognised the gain arising from the sale transactions that is attributable to its interests. The unrealised gain of \$14,564,000 (1H2021: \$2,909,000) was therefore adjusted against the share of results in joint ventures in the Group's income statement.

Management manages and monitors the business in the two primary areas, namely, Indonesia Property Division (excluding Batam) and International Business Division (excluding Indonesia but including Batam). Indonesia Property Division engages in and derives revenue from investment and development of commercial, industrial and residential properties and ownership and management of hotels and resorts in Indonesia (excluding Batam).

International Business Division engages in and derives revenue from investment and development of commercial and residential properties and ownership and management of hotels and resorts in Malaysia, select mixed development in China, ownership and leasing of investment property in Singapore, and investments in various private funds (both property and non-property related) and quoted securities internationally. Although the United Kingdom Property Division which derives revenue from leasing of investment property was managed and monitored together with the International Business, it has been separately reported as it meets the quantitative thresholds required by SFRS(I) 8 for reportable segments.

Segment information about these businesses is presented below:

	Indonesia Property	International Business (ex. UK)	United Kingdom Property	Eliminations	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>1st Half 2022</u>					
Total revenue	481,193	8,070	17,672	-	506,935
Inter-segment revenue	(40)	(60)	-	-	(100)
Revenue from external customers	<u>481,153</u>	<u>8,010</u>	<u>17,672</u>	<u>-</u>	<u>506,835</u>
EBITDA	<u>298,285</u>	<u>4,628</u>	<u>13,601</u>	<u>(191)</u>	<u>316,323</u>

Other Information

Additions to investment properties and property, plant and equipment	13,003	1,149	328,966	-	343,118
Depreciation expenses	(22,035)	(1,052)	(4,227)	-	(27,314)
Interest income	20,851	1,529	4	(322)	22,062
Interest expenses	(83,738)	(2,322)	(7,158)	323	(92,895)
(Allowance for)/Write back of impairment loss on trade and non-trade receivables	(2)	175	2,186	-	2,359
Gain on disposal of property, plant and equipment	70	-	-	-	70
Share of profit/(loss) of:					
Associated companies	475	2,188	-	-	2,663
Joint ventures	<u>(11,013)</u>	<u>(28)</u>	<u>-</u>	<u>-</u>	<u>(11,041)</u>

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

4 Segment and revenue information (cont'd)

	Indonesia Property	International Business (ex. UK)	United Kingdom Property	Eliminations	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>At 30.6.2022</u>					
<u>Assets</u>					
Segment assets	6,383,815	350,262	1,124,514	(119,983)	7,738,608
Investment in:					
Associated companies	473,468	29,861	-	-	503,329
Joint ventures	119,644	1,053	-	-	120,697
Total assets	6,976,927	381,176	1,124,514	(119,983)	8,362,634
<u>Liabilities</u>					
Segment liabilities	2,861,763	98,547	843,755	(248,305)	3,555,760
<u>1st Half 2021</u>					
Total revenue	338,276	2,907	18,214	-	359,397
Inter-segment revenue	(43)	(60)	-	-	(103)
Revenue from external customers	338,233	2,847	18,214	-	359,294
EBITDA	194,757	3,390	12,966	(651)	210,462
<u>Other Information</u>					
Additions to investment properties and property, plant and equipment	1,374	789	-	-	2,163
Depreciation expenses	(22,338)	(971)	(4,695)	-	(28,004)
Interest income	24,796	4,416	-	(649)	28,563
Interest expenses	(83,694)	(4,333)	(5,013)	640	(92,400)
Allowance for impairment loss on trade and non-trade receivables	19	(171)	(809)	-	(961)
Gain on disposal of property, plant and equipment	34	188	-	-	222
Gain on disposal of a subsidiary	-	-	24,419	-	24,419
Negative goodwill	15,089	-	-	-	15,089
Share of profit/(loss) of:					
Associated companies	(47)	2,713	-	-	2,666
Joint ventures	5,916	(45)	-	-	5,871

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

5 Profit before income tax

Significant items not disclosed elsewhere in condensed interim consolidated financial statements:

	<u>1st Half 2022</u> S\$'000	<u>1st Half 2021</u> S\$'000
Depreciation of property, plant and equipment	(5,829)	(6,140)
Depreciation of investment properties	(21,485)	(21,864)
Gain on disposal of property, plant and equipment	70	222
Write back of/(Allowance for) impairment loss on:		
Trade and other receivables	2,359	(961)
Completed properties held for sale	71	54
Fair value gain on financial assets at fair value through profit or loss	<u>3,666</u>	<u>1,474</u>

Related party transactions

	<u>1st Half 2022</u> S\$'000	<u>1st Half 2021</u> S\$'000
(i) Interest income from:		
Associated companies	627	588
Joint ventures	432	372
Related parties	118	66
(ii) Sales of goods and services:		
Management fee from:		
Associated companies and joint ventures	1,990	1,995
Rental income from:		
Associated company and joint venture	389	240
Related parties	10,788	12,369
Sales of land to a related party	16,330	-
(iii) Dividend income from:		
Associated company	-	6,738
Joint venture	5,752	2,433
(iv) Purchase of goods and services		
Insurance premium to a related party	<u>1,802</u>	<u>1,742</u>

6 Income tax

	<u>1st Half 2022</u> S\$'000	<u>1st Half 2021</u> S\$'000
Tax expense is made up of:		
Current income tax		
- current year	18,592	13,124
- under/(over)-provision in respect of prior years	<u>89</u>	<u>(618)</u>
	<u>18,681</u>	<u>12,506</u>

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

7 Earnings per share

Earnings per ordinary share for the period:

(i) Based on weighted average number of ordinary shares

Weighted average number of shares (excluding treasury shares)

(ii) On a fully diluted basis

Weighted average number of shares (excluding treasury shares)

	1st Half 2022	1st Half 2021
SGD3.00cents	SGD3.00cents	SGD2.01cents
4,255,159,396	4,255,159,396	4,255,159,396
Not applicable	Not applicable	Not applicable
Not applicable	Not applicable	Not applicable

8 Net asset value per share

Net asset value (total assets less total liabilities) per ordinary share based on issued share capital (excluding treasury shares) of 4,255,159,396 shares

The Group		The Company	
30.6.2022	31.12.2021	30.6.2022	31.12.2021
S\$1.13	S\$1.12	S\$0.49	S\$0.50

9 Cash and cash equivalents

	Group		Company	
	30.6.2022 S\$'000	31.12.2021 S\$'000	30.6.2022 S\$'000	31.12.2021 S\$'000
Cash on hand, cash in banks and time deposits in the statements of financial position	1,386,113	1,331,345	26,178	57,674
Time deposits pledged as security for credit facilities granted to the subsidiaries	(119,761)	(111,060)	-	-
	1,266,352	1,220,285	26,178	57,674
Cash and bank balances included in disposal group held for sale (Note E12)	8,859	-	-	-
Cash and cash equivalents in the statement of cash flows	1,275,211	1,220,285	26,178	57,674

10 Short-term investments

	Group	
	30.6.2022 S\$'000	31.12.2021 S\$'000
Financial assets at FVPL:		
Quoted funds	20,031	24,930
Unquoted funds	92,622	92,216
Unquoted debts instruments	138,681	134,985
	251,334	252,131

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

11 Other current assets

	Group		Company	
	30.6.2022	31.12.2021	30.6.2022	31.12.2021
	S\$'000	S\$'000	S\$'000	S\$'000
Non-trade receivable from:				
Related parties	30,103	29,268	107,456	114,898
Third parties	81,142	93,808	-	-
	111,245	123,076	107,456	114,898
Purchase advances	80,183	74,688	-	-
Others	105,541	104,059	294	69
	296,969	301,823	107,750	114,967

12 Disposal group held for sale

On 8 August 2022, the Group, through its wholly-owned subsidiary completed the disposal of its entire equity interests held in Horseferry Property Limited ("Horseferry"), a wholly-owned subsidiary of the Group which owns the freehold property known as 33 Horseferry Road, Westminster, London, United Kingdom, for a consideration of GBP247.5 million. Accordingly, the assets and associated liabilities of Horseferry had been reclassified to assets and liabilities held for sale as at 30 June 2022. The major classes of assets and liabilities of the disposal group were as follows:

	30.6.2022
	S\$'000
Investment properties	306,184
Cash and cash equivalents	8,859
Trade receivables	936
Other current assets	22,722
Assets of disposal group held for sale	338,701
Borrowings	211,310
Other payables and liabilities	4,986
Income tax payable	174
Liabilities directly associated with disposal group held for sale	216,470
Other comprehensive loss accumulated in currency translation reserve associated with disposal group held for sale	(5,569)

13 Joint ventures

	Group	
	30.6.2022	31.12.2021
	S\$'000	S\$'000
Unquoted equity investment in joint ventures	120,697	142,027
Movement during the financial period as follows:		S\$'000
Balance as at 1.1.2022		142,027
Share of loss for the period		(11,041)
Share of other comprehensive loss for the period		(4)
Group's contribution		9,167
Return of capital		(12,058)
Dividends receivable		(5,752)
Currency realignment		(1,642)
Balance as at 30.6.2022		120,697

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

14 Long-term investments

	Group	
	<u>30.6.2022</u> S\$'000	<u>31.12.2021</u> S\$'000
Financial assets at FVPL:		
Unquoted funds	104,036	122,640
Financial assets at FVOCI:		
Unquoted equity investments	<u>8,476</u>	<u>8,585</u>
	<u>112,512</u>	<u>131,225</u>

15 Investment properties

	Group	
	<u>30.6.2022</u> S\$'000	<u>31.12.2021</u> S\$'000
Cost	1,769,330	1,828,158
Less: Accumulated depreciation	<u>(259,959)</u>	<u>(257,211)</u>
Net carrying amount	<u>1,509,371</u>	<u>1,570,947</u>
Movement during the financial period as follows:		S\$'000
Balance as at 1.1.2022		1,570,947
Additions		333,567
Depreciation		(21,485)
Transfer to disposal group held for sale (Note E12)		(306,184)
Currency realignment		<u>(67,474)</u>
Balance as at 30.6.2022		<u>1,509,371</u>

16 Other payables and liabilities

	Group		Company	
	<u>30.6.2022</u> S\$'000	<u>31.12.2021</u> S\$'000	<u>30.6.2022</u> S\$'000	<u>31.12.2021</u> S\$'000
Payable to:				
Related parties	1,460	1,540	241,217	317,675
Third parties	55,132	49,558	-	-
Derivative payables	7,634	9,746	-	-
Other taxes payables	<u>8,581</u>	<u>8,994</u>	-	-
	72,807	69,838	241,217	317,675
Advances and deposits received on:				
Development properties, rental and others	865,522	755,145	-	-
Accruals	18,094	17,317	274	788
Others	<u>8,088</u>	<u>9,481</u>	<u>107</u>	<u>105</u>
	<u>964,511</u>	<u>851,781</u>	<u>241,598</u>	<u>318,568</u>

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

17 Borrowings

	Group	
	<u>30.6.2022</u> S\$'000	<u>31.12.2021</u> S\$'000
Current liabilities		
Short-term borrowings	259,531	287,104
Bonds and notes payable	4,180	-
Lease liabilities	934	643
	<u>264,645</u>	<u>287,747</u>
Non-current liabilities		
Long-term borrowings	658,905	695,657
Bonds and notes payable	775,542	760,763
Lease liabilities	5,313	2,811
	<u>1,439,760</u>	<u>1,459,231</u>
	<u>1,704,405</u>	<u>1,746,978</u>

	<u>30.6.2022</u> S\$'000			<u>31.12.2021</u> S\$'000		
	Secured	Unsecured	Total	Secured	Unsecured	Total
Amount repayable in one year or less	230,038	34,607	264,645	252,815	34,932	287,747
Amount repayable after one year	723,557	716,203	1,439,760	667,998	791,233	1,459,231
Total	<u>953,595</u>	<u>750,810</u>	<u>1,704,405</u>	<u>920,813</u>	<u>826,165</u>	<u>1,746,978</u>

Certain time deposits, properties under development for sale, investment properties, and property, plant and equipment have been pledged to the creditors to obtain the above secured borrowings.

18 Issued capital and treasury shares

<u>Group and Company</u>	No. of ordinary shares		Amount	
	Issued capital '000	Treasury shares '000	Issued capital S\$'000	Treasury shares S\$'000
Balance at 31.12.2021 and 30.6.2022	<u>4,549,319</u>	<u>(294,160)</u>	<u>2,057,844</u>	<u>(170,567)</u>

There were no movements in the Company's issued capital since 30 June 2021.

19 Dividends

	<u>1st Half 2022</u> S\$'000	<u>1st Half 2021</u> S\$'000
Final dividend paid in respect of previous year of S\$0.0009 (1H2021: S\$0.0009) per share	<u>3,830</u>	<u>3,830</u>

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

20 Financial instruments

Fair Value of Financial Instruments

The carrying amounts of financial assets and liabilities with a maturity of less than one year, which include cash and cash equivalents, short-term investments, trade and other receivables, trade and other payables, short-term borrowings (which include lease liabilities, bonds and notes payable and borrowings) are assumed to approximate their fair values due to their short-term maturities.

The fair values of long-term receivables and long-term borrowings (which include lease liabilities, bonds and notes payable and borrowings) are calculated based on discounted expected future principal and interest cash flows. The discount rates used are based on market rates for similar instruments at the end of the reporting period. As at 30 June 2022 and 31 December 2021, the carrying amounts of the long-term receivables and long-term borrowings approximate their fair values.

Fair Value Hierarchy

The Group categories fair value measurement using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- (a) Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- (b) Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is as prices) or indirectly (i.e. derived from prices); and
- (c) Level 3: Unobservable inputs for the asset or liability

The following table gives information about how the fair values of the Group's financial assets are determined:

Group	<u>Level 1</u> S\$'000	<u>Level 2</u> S\$'000	<u>Level 3</u> S\$'000	<u>Total</u> S\$'000
<u>At 30 June 2022</u>				
Financial assets at FVOCI	-	-	8,476	8,476
Financial assets at FVPL	20,031	167,266	168,073	355,370
Total	20,031	167,266	176,549	363,846
<u>At 31 December 2021</u>				
Financial assets at FVOCI	-	-	8,585	8,585
Financial assets at FVPL	24,930	186,233	163,608	374,771
Total	24,930	186,233	172,193	383,356

Methods and Assumptions Used to Determine Fair Values

The methods and assumptions used by management to determine fair values of financial assets and financial liabilities are as follows:

- (a) Level 1 fair value measurements

The fair value of securities traded in active markets is based on quoted market prices at the reporting date. The quoted market price used for financial assets held by the Group is the current bid price.

- (b) Level 2 fair value measurements

The fair values of unquoted funds and debt securities are determined by reference to fund statements provided by non-related fund managers.

- (c) Level 3 fair value measurements

The fair values of financial assets at FVPL were determined by reference to discounted cash flow method and valuation report prepared by independent professional valuer. The fair values of financial assets at FVOCI were determined by reference to valuation reports provided by independent external valuers.

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

21 Acquisition/Dissolution of subsidiaries and transactions with non-controlling interests during the current financial period

(a) Acquisition of a subsidiary

During the current financial period, the Group through its wholly-owned subsidiary, completed the acquisition of 100% of the equity interest in LS City & West End Limited (“LSL”) for a consideration of GBP195.0 million (equivalent to \$328,965,000). LSL is the beneficial owner of a freehold property known as 32-50 Strand, London WC2N 5LL. Following the acquisition, LSL became a subsidiary of the Group.

As the above acquisition did not qualify as a business combination, it was accounted for as an acquisition of assets.

(b) Dissolution of a subsidiary

During the current financial period, a subsidiary, Ever Forward Asia Limited, has been deregistered. The financial impact arising from this dissolution is insignificant.

(c) Change in ownership interest in subsidiaries during the current financial period

During the current financial period, the Group through its subsidiary, acquired an additional 342,994,900 quoted shares in PT Bumi Serpong Damai Tbk (“BSDE”) through various open market purchases for an aggregate cash consideration of IDR320.0 billion (equivalent to \$29,960,000). Following these transactions, the Group’s effective interest in BSDE increased from 60.75% to 62.31%. The Group recognised an increase in other reserves of \$18,010,000 and a decrease in non-controlling interests of \$47,970,000.

F Other information required by Listing Rule Appendix 7.2

1 Review

The condensed interim consolidated statement of financial position of Sinarmas Land Limited (the “Company”) and its subsidiaries as at 30 June 2022 and the related condensed consolidated income statement and statement of other comprehensive income, condensed statement of changes in equity and condensed statement of cash flows for half year then ended and certain explanatory notes have not been audited or reviewed.

2 Review of performance of the Group

PERFORMANCE FOR HALF YEAR ENDED 30 JUNE 2022

The Group’s revenue grew by 41.1% to \$506.8 million for half year ended 30 June 2022 (“1H2022”) as compared to \$359.3 million for the same period in 2021 (“1H2021”). Consequently, EBITDA and net profit was higher at \$316.3 million and \$171.4 million respectively in 1H2022 as compared to \$210.5 million and \$123.0 million respectively in 1H2021.

REVENUE

The Group’s revenue increased by \$147.5 million to \$506.8 million driven mainly by higher sales of commercial and industrial land parcels in BSD City and Kota Deltamas, Indonesia, as well as higher revenue recognised from residential and apartment units.

GROSS PROFIT

In tandem with the increase in land sales with higher profit margin, the Group’s gross profit improved by 62.5% to \$386.5 million in the current period. Consequently, the overall gross profit margin was higher at 76.3% as compared to 66.2% in 1H2021.

F Other information required by Listing Rule Appendix 7.2 (cont'd)

OPERATING EXPENSES

Selling expenses of \$60.9 million comprised mainly advertising and marketing expenses, professional fees, and salaries and related expenses. The 56.5% increase in selling expenses was mainly attributable to higher marketing and promotion expenses incurred, as well as higher marketing commission expenses in line with higher revenue. General and administrative expenses of \$74.4 million comprised mainly salaries and related expenses, professional fees, repairs and maintenance, depreciation, rent, tax and licenses, office supplies and utilities. The 31.6% increase in general and administrative expenses was mainly due to higher salaries and related costs. Lower general and administrative expenses in 1H2021 was mainly due to one-off reversal of provision for post-employment benefits following changes in Indonesian labour law requirement.

FINANCE EXPENSES, NET

Net finance expenses comprised interest expenses (net of interest income) and amortisation of deferred bond and loan charges. Net finance expenses increased from \$63.8 million in 1H2021 to \$70.8 million mainly due to decrease in interest income following the redemption and settlement of certain interest-bearing financial instruments during the current period.

SHARE OF RESULTS OF JOINT VENTURES, NET

The reversal of unrealised gain adjustment of \$14.6 million (1H2021: \$2.9 million), representing the Group's portion for gain on sales of land parcels to joint ventures in the current period, has impacted the Group's share of net results in joint ventures. Without this reversal, on a like-for-like comparison between 1H2022 and 1H2021, the Group's share of profit in joint ventures decreased from \$8.8 million in 1H2021 to \$3.5 million in the current period mainly due to lower sales of completed residential and commercial units in certain joint ventures in Indonesia.

INCOME TAX

Income tax expense comprised final tax on revenue derived from sales of land and properties in Indonesia, withholding tax expense and corporate income tax derived by applying the varying statutory tax rates of the different countries in which the Group operates on its taxable profit and taxable temporary difference. No group relief is available for set-off of taxable profits against tax losses of companies within the Group. Income tax expense was higher at \$18.7 million in 1H2022 in line with higher taxable income recorded in certain subsidiaries.

REVIEW OF FINANCIAL POSITION AS AT 30 JUNE 2022

Assets

The Group's total assets increased from \$7,943.6 million as at end of previous year to \$8,362.6 million as at 30 June 2022. This was mainly attributable to acquisition of a freehold investment property in London for a consideration of \$329.0 million (refer Note E21(a)).

Liabilities

Total liabilities of the Group increased from \$3,163.0 million as at end of previous year to \$3,555.8 million as at 30 June 2022. This increase was mainly due to increase in borrowings drawdown during the current period for the acquisition of investment property.

Other current payables and liabilities increased by \$112.7 million main due to higher advances and deposits received on our development properties in Indonesia.

F Other information required by Listing Rule Appendix 7.2 (cont'd)

REVIEW OF CASH FLOWS FOR HALF YEAR ENDED 30 JUNE 2022

Net cash generated from operating activities was higher at \$382.9 million mainly due to improved operating results and higher advances and deposits received on our development properties.

Net cash used in investing activities of \$451.8 million mainly related to acquisition of investment property and capital expenditure incurred during the current period.

Net cash generated from financing activities of \$143.9 million mainly related to net proceeds from additional bank borrowings, net of payment for dividends and additional interests in a subsidiary during the current period.

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

Not applicable.

4 A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

While the global economy recovers from COVID-19 pandemic, heightening geopolitical tension, higher-than-expected inflation have triggered central banks to hike interest rate and stumbling growth in China have cast a shadow over the prospect of a rapid global economic recovery.

However, the Indonesian economy continued its strong recovery performance by recording a 2Q GDP growth of 5.44%, the fastest growth in four quarters, fuelled by the resurgence of domestic consumption and commodity-led exports following the surge in global commodity prices. Despite global macroeconomic headwinds due to rising inflation, global monetary tightening policies and slower growth amongst its trading partners, we remain cautiously optimistic about business recovery for the rest of the year, as evidenced by the resilient performance of our Indonesian listed subsidiaries.

PT Bumi Serpong Damai Tbk ("BSDE") achieved IDR4.7 trillion or 61% of its 2022 marketing sales target as of end-June 2022, aided by BSDE's marketing promotion "Double Dream", offering attractive incentives on ready-to-move-in properties and under-construction developments. PT Puradelta Lestari Tbk ("DMAS") achieved 55.3% of its 2022 marketing sales target of IDR1.8 trillion, mainly from the Information Technology (Data Centre) sector, propelled by the increasing adaptation of digital technology and demand for data centers in Indonesia.

Internationally, the Group has successfully acquired 32-50 Strand, a freehold prime commercial building in Central London, for a total consideration of £195.0 million. The Group also recently completed the disposal of Horseferry Property Limited, which in turn owns the property known as 33 Horseferry Road, London, for a total consideration of £247.5 million, which is expected to contribute positively to the Group's earnings in 2H2022. The Group will continue to seek out new property investments and partnerships opportunities to expand our global footprint.

5 Dividend

(a) Current Financial Period Reported On

No dividend has been declared for the half year ended 30 June 2022 as the Company generally reviews its dividend policy at the end of the financial year.

(b) Corresponding Period of the Immediately Preceding Financial Year

No dividend has been declared for the half year ended 30 June 2022.

F Other information required by Listing Rule Appendix 7.2 (cont'd)

6 Interested persons transactions disclosure

Name of interested person ("IP")	Nature of Relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate* pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate* pursuant to Rule 920 (excluding transactions less than S\$100,000)
		S\$	S\$
Golden Agri International Pte Ltd	#1	336,000	-
Golden Agri Plaza Pte Ltd	#1	149,448	-
PT Asuransi Sinar Mas	#1	-	1,325,829
PT Asuransi Jiwa Sinarmas MSIG Tbk	#1	-	125,728
PT Bank Sinarmas Tbk #2	#1	-	20,232,891
PT Bank Sinarmas Tbk #3	#1	-	4,738,174
PT Borneo Indobara	#1	-	3,263,229
PT Dalligent Solusi Indonesia	#1	-	200,931
PT Indah Kiat Pulp & Paper Tbk	#1	-	179,665
PT Otoraja Network Indonesia	#1	-	158,357
PT Sinarmas Asset Management	#1	-	436,395
PT Sinar Mas Agro Resources and Technology Tbk	#1	-	2,061,320
PT Sinarmas Cakrawala Persada	#1	-	760,072
PT Sinarmas Sekuritas	#1	-	1,309,184
PT Sinarmas Sentra Cipta	#1	-	2,149,494
PT Smartfren Telecom Tbk	#1	-	327,346
Total		485,448	37,268,615

Notes:

- * Renewed at SML's Annual General Meeting on 29 April 2022 pursuant to Rule 920 of the SGX-ST listing manual ("Listing Manual").
- #1 These IPs are regarded as associates of SML's controlling shareholder under Chapter 9 of the Listing Manual on interested person transactions.
- #2 Time deposits and current account placements with PT Bank Sinarmas Tbk during the year. Principal amount of placements as at 30 June 2022 is approximately SGD7.586 million.
- #3 This relates to leasing contract(s) signed with PT Bank Sinarmas Tbk as lessee.

7 Confirmation pursuant to the rule 720(1) of the listing manual

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

F Other information required by Listing Rule Appendix 7.2 (cont'd)

8 Confirmation pursuant to the rule 705(5) of the listing manual

We, Robin Ng and Ferdinand Sadeli, being two directors of Sinarmas Land Limited (the "Company"), do hereby confirm on behalf of the directors of the Company that, to the best of their knowledge, nothing has come to their attention which would render the half year ended 30 June 2022 unaudited financial results to be false or misleading.

On behalf of the board of directors

Robin Ng
Director

Ferdinand Sadeli
Director

BY ORDER OF THE BOARD

Robin Ng
Director
12 August 2022

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 12 August 2022 to the SGX