偉合控股有限公司
WEE HUR HOLDINGS LTD

OUR **PBSA** PORTFOLIO

ANNUAL REPORT
2020

Contents

Our MISSION

"Prudence in our ways;
Excellence is our aim."

OurVISION

To enlarge our presence in the real estate and built environment in Singapore and beyond.

步步為營
精益求精

Chairman's
Message

Dear Shareholders

2020 was the most challenging year in Wee Hur's 40 years journey. We have gone through several recessions and global financial crisis in the past decades, but the impacts were not as substantial as that caused by Coronavirus Disease 2019 ("COVID-19").

The impact of COVID-19 varies according to the type of businesses, the country where the businesses operate as well as how long it takes to overcome the virus. Some businesses may do better than pre-COVID-19, some businesses may survive without much problem but some may be badly affected by this unprecedented pandemic. I would like to share with you here how the COVID-19 has impacted our businesses locally and overseas.

Local Businesses

Our Government has implemented Circuit Breaker ("CB") from 7 April 2020 to 1 June 2020 followed the outbreak of COVID-19 in the local community and the worker dormitories which house approximately 320,000 foreign workers. During the CB, except for some businesses which provide essential services, most of the businesses have to close their physical workplace premises and work can only be carried out via telecommunicating from home. An elevated set of Social Distancing Measures ("SDM") have also been implemented during the CB. The CB was lifted on 1 June 2020 and businesses and social activities were re-opened gradually via three-phases with SDM in place. With much fewer cases in the local community and worker dormitories, we entered into Phase III on 28 December 2020 which allows business to resume work with greater relaxation on the SDM.

- **Construction**

Our construction business was badly hit by COVID-19 due to the nature of the business. All site activities were paused during the CB. However, we were not able to resume work after CB as most of the workers were still under quarantine. Works were gradually resumed from August 2020 and it took us several months to resume works fully with low productivity due to compliance of the stringent SDM. As a result of CB, delayed resumption of works, low productivity couple with shortage of workers, most of our ongoing projects will be delayed for 6 to 12 months, depending on the stage of progress before CB. Cost for project completion will be increased substantially as a result of the prolongation of construction period. Fortunately, the relief packages offered by our Government to businesses have helped to offset part of the increased cost.

We did not secure any new project in 2020 and our **order book as of 31 December 2020 was at $321 million**.

COVID-19 has also affected the demand for construction for 2021 which is projected to shrink between $23 billion to $28 billion by BCA. We expect bidding competition for new projects to remain stiff due to shrinkage in construction demand.

- **Property Development**

COVID-19 has little impact to the local residential market in 2020. The local residential market stays healthy with good sentiment post CB. Some of recent launches were well received. The prices of residential apartments have increased 2.2% in 2020 based on the statistic released by URA.

The scheduled date for vacant possession for our co-development project, **Parc Botannia** which is fully sold based on Option to Purchase will be revised to 2nd half of 2021 due to prolongation of construction period resulted from COVID-19 as explained earlier.

Riding on the good sentiment in the residential market, we target to launch the residential site at Jalan Bunga Rampai by first half of 2021. The site will yield 115 units of 2, 3 and 4-bedroom apartments.

The market is concerned whether the Government will roll out another round of cooling measures in the near future if the positive sentiment of the residential market prevails. We will monitor the market closely and act prudently in bidding lands for residential development.

The industrial property market stays stable amid COVID-19. We have sold 77% units of our industrial project, **Mega@Woodlands** as of 31 March 2021. The aggregate take-up rate is 88% if we include the potential purchasers under Rent-To-Own Scheme. We will continue to ramp up our effort to improve the sales.

- **Worker Dormitory**

As most of the foreign workers remained in Singapore during the pandemic year, the revenue for **Tuas View Dormitory** was not much affected by COVID-19.

In June 2020, the Government announced the master plan to revamp the worker dormitory industry followed the outbreak of COVID-19 in the worker dormitories. Under the master plan with the aim to reduce the capacity of each dormitory and provide better living environment for the workers, all dormitories will be built or refurbished to comply with the new requirement for worker dormitory. As a temporary measure, 60,000 beds of temporary dormitories would be built in 2020. Some workers from the existing dormitories will be arranged to reside at the temporary dormitories so that capacity of existing dormitories can be reduced and refurbished to comply with the new requirement. Another 100,000 beds of Purpose-Built Dormitories ("PBD") will be built over the next few years to replace those temporary dormitories.

The master plan to revamp the worker dormitory industry has different impact on our two PBDs, **Tuas View Dormitory** which is currently operational, and **Pioneer Lodge** which is under construction.

The land lease for **Tuas View Dormitory** has been extended for another 3 years from 1 November 2020 subject to compliance to the new requirement for worker dormitory. The allowable number of beds has been reduced from 16,800 to 11,808 beds. Current occupancy rate is around 60% of the new allowable beds. The low occupancy rates prevail in most of the existing dormitories due to completion of temporary dormitories. We expect the occupancy rate to improve once some of temporary dormitories are phased out by March 2021 and more workers are allowed to enter Singapore.

Construction work for **Pioneer Lodge**, a 10,500-bed dormitory has been suspended since the beginning of CB on 7 April 2020. It would not be a viable project based on the new requirement for worker dormitory under the original terms and conditions of the sub-tenancy agreement with BCA. We are waiting for BCA to revert to our request for a mutually agreed revised term and conditions of the sub-tenancy agreement.

- **Fund Management**

COVID-19 has not stopped our expansion plan for this new business. Having successfully acquired 7 land parcels for Purpose-Built Student Accommodation ("PBSA") under **Wee Hur PBSA Master Trust**, we set up **Wee Hur PBSA Fund II**, a single asset private trust to acquire our **8th PBSA** at 104-116 Regent Street, Redfern, Sydney. The investments in our **Wee Hur PBSA Fund II** have been well received with close to 90% of the equity required (A$51 million) raised prior to completion of the acquisition. We will continue to look for opportunities for this business.

Overseas Businesses

- **PBSA**

Australia is among the few countries that have controlled the pandemic well. The borders were closed to visitors from China as of 1 February 2020 and all non-citizens and non-residents from 20 March 2020. The closure of borders remains in force currently.

The occupancy rates for our two operational PBSAs, namely **UniLodge Park Central** at Brisbane and **UniLodge City Gardens** at Adelaide were affected by the closure of borders. The annualised occupancy rates for **UniLodge Park Central** and **UniLodge City Gardens** in 2020 were at approximately 57% and 52%, respectively which were down by about 32% from the targeted occupancy rate. We expect the occupancy rates for both PBSAs to reduce further if the borders remain closed for the whole of 2021.

The closure of borders has prompted us to put on hold the opening of our **3rd PBSA, Y Suites on Waymouth** which was completed on schedule despite COVID-19.

The other PBSAs have been progressing well amid COVID-19. In addition to the completion of our **3rd PBSA, Y Suites on Waymouth**, the construction work of our **4th PBSA**, **Y Suites on A'Beckett** at Melbourne is progressing well despite several rounds of lock down. The construction activities were allowed to proceed during the lock down subject to certain constraint on manpower on site and safe distance measures. **Y Suites on A'Beckett** is scheduled to be completed by end of 2021 and ready for operation for Semester 1, 2022.

I am delighted to share that Development Approval have been obtained for our **5th PBSA at Gibbons Street**, **Sydney** and **6th PBSA at Moore Street**, **Canberra**. Contractors for both PBSAs have been appointed and the construction works are expected to be completed by end of 2022 and ready for operation for Semester 1, 2023.

Although we were not able to fly to Australia due to closure of borders, the pace of building up our PBSA portfolio was not affected. In 2020, besides the acquisition of land parcel for our **6th PBSA at 7-9 Moore Street**, **Canberra**, we have also completed the acquisition of land parcel for our **7th PBSA at 90-102 Regent Street**, **Sydney** and **8th PBSA at 104-116 Regent Street**, **Sydney**. The land parcel for our **8th PBSA** was purchased under **Wee Hur PBSA Fund II**, a single asset trust set up in early January 2021. With the addition of these three land parcels, our PBSA portfolio will yield approximately 6,021 beds, 5,609 beds under **Wee Hur PBSA Master Trust** and 412 beds under **Wee Hur PBSA Fund II**.

With the approval to use COVID-19 vaccines and more countries started to activate their inoculation programme, we see some lights in the tunnel for the re-opening of borders. Re-opening of borders by the Australian Government is vital for their economic growth especially in the area of international education which is one of the pillars of Australian economy. The occupancy rates for our operational PBSAs will be improved substantially once the borders are opened as our PBSAs house mostly international students.

- **Property Development**

We have concluded the development option for **Buranda Plot 2, Park Central**, **Brisbane** amid COVID-19. We target to submit the Development Approval for this mixed development which comprises residential, PBSA, retail and commercial space by end of 2021.

- **PBSA Operation**

We launched **Y Suites** as the hospitality brand for operating PBSA in October 2020. All our PBSAs including **UniLodge Park Central** and **UniLodge City Gardens** will be progressively operating under **Y Suites**. UniLodge is our partner in property management under a white label arrangement. In this partnership, **Wee Hur Hospitality Pte Ltd**, which own the Y Suites brand, is the strategic driver of marketing, business development, digital architecture, and sales, while UniLodge is responsible for property management.

Financial Performance and Dividends

The financial performance of the Group for financial year ended 31 December 2020 ("FY2020") was hit by low operating profit and impairment losses of our investment properties which the Group has considered the market conditions (including the impact of COVID-19) but was uplifted by the strong Australian dollars. We ended the year with a net profit attributable to shareholders of $28.5 million which is 18% lower than FY2019.

Our total asset increased from $951 million to $1.24 billion during the year, Net Asset Value per share grew by approximately 5% to $0.45 as at 31 December 2020, from $0.43 a year ago.

Overall, the Group's equity attributable to shareholders increased from $393 million as at 31 December 2019 to $418 million as at 31 December 2020 as a result of an increase in retained profits arising from the profit earned during the financial year ended 31 December 2020.

We are proposing a final cash dividend of $0.003 per share. Including the interim dividend of $0.002 per share, total dividend for FY2020 is $0.005 per share. The total dividend payment for FY2020 will be approximately $4.6 million, representing a payout ratio of 16.2%.

Corporate Social Responsibility

Amid the COVID-19 pandemic, Wee Hur remains committed in our efforts to give back to society. Locally we continue to collaborate with various charitable organisations and institutions by providing monetary donations to support their events, initiatives and charity drive.

We extend our care to provide financial assistance to a Singaporean studying in Australia who was facing hardship because of the pandemic. More than 200 students in our PBSAs, **UniLodge Park Central** and **UniLodge City Gardens** also benefited from our Travel Fund Support. We also donated to Red Cross Society Hubei China to support their effort to combat COVID-19.

Appreciation

On behalf of the Board, I am thankful to our shareholders, banks, consultants, sub-contractors, suppliers, business associates, investors of our PBSA funds and other stakeholders that have supported us for the past year. I am also grateful to my fellow directors for their guidance and support, and our management team and staff for their commitment and hard work.

Goh Yeow Lian
Executive Chairman and Managing Director

主席致辞

尊敬的股东们：

2020年是偉合成立40年以来最具挑战的一年。过去几十年里，集团曾经历过好几次经济衰退和金融危机，但其影响程度远远不及新型冠状病毒肺炎（“COVID-19”）。

COVID-19 对业务的影响取决于业务的类别，业务營运所在国家以及多久人类能战胜这病毒。一些业务的状况可能比 COVID-19 爆发之前好，一些业务的影响不大，而另一些业务则可能受到重创。接下来我会与各位分享一下 COVID-19 对集团本地业务和海外业务的影响。

本地业务

由于本地的社区病例增加和 COVID-19 在客工宿舍的爆发，促使新加坡政府在2020年4月7日至6月1日实施了阻断措施。在实施阻断措施期间除了提供基本服务的部分企业外，大多数企业都得停止所有实体业务。阻断措施在2020年6月1日解除后，企业和社交活动分三个阶段逐步恢复。随着在社区和客工宿舍的病例大幅减少，我们于2020年12月28日进入了第三个阶段。社交安全措施也有进一步的放宽，多数的企业都可以复工。

• 建筑业务

COVID-19 对集团的建筑业务有很大的影响。实施断措施期间，所有工地活动都得停止。然而，阻断措施解除后，由于大多数工人仍在隔离中，我们依旧未能复工。我们从2020年8月开始逐步复工，历经了数月才能全面复工。但由于须遵守安全管理措施，导致生产力下降，工程进展缓慢。由于阻断措施，延迟复工、低生产力以及劳工短缺等因素，导致集团大部分的建筑项目工程将延误6至12个月不等。工程延误将导致项目成本增加。幸好新加坡政府推出的企业救助计划帮助抵销一部分的新增成本。

集团在2020年未拿到任何新项目。截至2020年12月31日，集团的订单量是3.21亿新元。

由于 COVID-19 的影响，本地建筑业务的需求量也大幅度缩水。根据建设局的估计，今年的建筑需求量为230亿至280亿新元。在多粥少的情况下，我们预计这行业将继续面临激烈的竞争。

• 房地产开发

COVID-19 对本地楼市的不大。施行阻断措施后，本地楼市保持着稳健的状态，购买情绪不错。最近一些新楼盘也受到买家的青睐。根据市区重建局所发布的统计数据，住宅的价格在2020年上涨了2.2%。

集团的合资开发项目 **Parc Botannia**，根据所发出的购买权已全部售罄。但由于受到 COVID-19 的影响，导致建筑工程延误，预计将于2021年下半年获得入伙证。

基于楼市的良好情绪，集团计划在2021年上半年开始发售位于 **Jalan Bunga Rampai** 的住宅项目。该项目是一个拥有115套共管公寓，有2、3和4卧室的三种公寓类型供选择。

市场关注点是，如果楼市的购买气持续高昂，政府是否会推出新一轮的降温措施。集团将密切注意市场动态，谨慎参与住宅开发用地的投标活动。

工业产房市场在COVID-19疫情期间表现稳健。截至2021年3月31日，集团的工业开发项目**Mega@Woodlands**已售出77%的单位。如果加上先租后买（“RTO”）方案下的潜在购买者，总销售额为88%。集团将继续加大力度提高销量。

• 客工宿舍

由于大多数的客工在2020年疫情期间都留在新加坡，COVID-19对集团的客工宿舍 **Tuas View Dormitory** 在2020 年的收益影响不大。

随继客工宿舍里爆发COVID-19疫情后，政府在2020年 6 月公布了客工宿舍产业改造的总蓝图。在这个总蓝图下，为了给客工提供良好的居住环境，每个客工宿舍的容积将减少，新的或现有的客工宿舍将装修以符合新的客工宿舍的规范。作为一项临时措施，在2020年将建60,000个床位的临时宿舍。住在现有宿舍里的一部分客工将被安排入住临时宿舍，以便减少现有宿舍的容积并将其装修以符合新的客工宿舍的规范。接下来的几年里，将会新建100,000个床位的永久客工宿舍以取代这些临时宿舍。

该项客工宿舍产业改造的总蓝图对集团的两个客工宿舍具有不同的影响。**Tuas View Dormitory** 的土地租约已从2020年11月1日起再延期三年。根据新的租约，该客工宿舍将以新的客工宿舍规范装修，容许床位数已从16,800个减少至11,808个。当前入住率约为新容许床位数的60%。由于临时宿舍的完成，大部分现有的客工宿舍入住率都很低。一旦部分临时宿舍在2021年3月底逐步淘汰和有更多客工允许进入新加坡，预计入住率将上升。

集团的另一个客工宿舍，**Pioneer Lodge**，在施工阶段。自2020年4月7日开始实施阻断措施后，拥有有10,500个床位的 **Pioneer Lodge** 建造工程已

暂停。如果该客工宿舍根据新的客工宿舍规范来建造的话，这个项目在原有的分租协议条款下是不有可行性，集团在等待建设局对有关修订协议条款的要求的回应。

• 基金管理

COVID-19 未阻碍这项新业务的拓展计划。随继集团在 **Wee Hur PBSA Master Trust** 完成了购买七个地段来发展学生公寓的目标后，集团也设立了 **Wee Hur PBSA Fund II**，来购置于**悉尼 Regent 街104-116号**的地段来发展第八个学生公寓。投资者对这个基金反应不错，在完成土地购置完成前，募集了近90%的所需资本（5,100万澳元）。集团将持续寻求这项业务的商机。

海外业务

• 学生公寓

澳大利亚是少数将疫情控制得很好的国家之一。从2020年2月1日起对中国访客关闭边境，从2020年3月20日起对所有非公民和非居民关闭边境。边境目前仍持续关闭。

集团正在营运的两个学生公寓，即位于布里斯班的 **UniLodge Park Central** 和位于阿德莱德的 **UniLodge City Gardens** 的入住率受到了边境关闭的影响。2020年，**UniLodge Park Central** 和 **UniLodge City Gardens** 的年入住率分别为57%和52%，比目标入住率下降了大约32%。如果2021年里边境仍保持关闭，我们预计这两个学生公寓的入住率还会持续下降。

集团在阿德莱德的第三个学生公寓，**Y Suites on Waymouth** 在 COVID-19 期间如期完成。由于边境关闭促使我们将 **Y Suites on Waymouth** 的开业延期。

COVID-19 疫情期间，其他的学生公寓进展顺利。除了第三个学生公寓即 **Y Suites on Waymouth** 竣工以外，第四个学生公即位于墨尔本的 **Y Suites on A'Beckett** 的工程正在如火如荼的进行，预计将于2021底竣工并于2022年第一学期投入营运。

我很高兴与各位分享的是，我们位于**悉尼Gibbons街**的第五个学生公寓和位于**堪培拉 Moore** 的第六个学生公寓已获得开发准证。这两个学生公寓的承包合同已颁发，预计将于2022年底竣工，并于2023年第一学期投入营运。

尽管因边境关闭使得我们无法亲自飞去澳大利亚，但并不影响集团学生公寓业务的进展。在2020年，除了买下用于建造位于**堪培拉 Moore 街 7-9 号**的地段来开发第六个学生公寓，集团还完成了收购位于**悉尼 Regent 街 90-102**号和 **Regent 街 104-116 号**的地段分别来开发第七和第八个学生公寓。集团的第八个学生公寓地段购于 **Wee Hur PBSA Fund II**，该基金是单一资产信托基金，设立于2021年1月份。加上这三个地段后，集团的学生公寓投资组合将建有6,021个床位，**Wee Hur PBSA Master Trust** 有5,609床位以及 **Wee Hur PBSA Fund II** 有412个床位。

随着 COVID-19 疫苗获批使用以及越来越多国家开始启动接种计划，我们可以看到重新开放边境的一丝曙光。澳大利亚政府重新开放边境对其国家经济发展至关重要，尤其是作为澳大利亚经济支柱之一的高等国际教育。由于集团的学生公寓大部分住户是国际学生，因此一旦边境开放，学生公寓的入住率将大幅度提高。

• 房地产开发

COVID-19 疫情期间，集也敲定了在布里斯班布兰德地块2的 **Park Central** 的开发方案。集团计划在2021年底前提交这个拥有住宅、学生公寓、零售和商业综合型项目的开发准证的申请。

• 学生公寓营运

集团在2020年10月启用了 **Y Suites** 做为学生公寓的品牌。集团所有的学生公寓包括 **UniLodge Park Central** 和 **UniLodge City Gardens** 将逐步在 **Y Suites** 这个品牌下营运。UniLodge是集团的物业管理合作伙伴，而拥有 **Y Suites** 品牌的 **Wee Hur Hospitality Pte Ltd** 负责市场营销、商务拓展和销售。

财务业绩和红利

截至2020年12月31日的财年政度（"2020财年"），集团的财务业绩受到了低营业利润和投资性房产的减值损失的影响，但澳元的强势表现对其有所提升。集团在2020财年归于股东的净利润是2,850万新元，比2019财年减少了18%。集团的年度总资产从9.51亿新元增加至12.4亿新元。每股净资产值增加了约5%，从一年前的0.43新元增加至2020年12月31日的0.45新元。

2020财年的利润使得留存收益增加，导致集团归于股东的权益从2019年12月31日的3.93亿新元增加至2020年12月31日的4.18亿新元。

集团拟派发每股0.003新元的末期现金股息，包括每股0.002新元的中期股息，2020财年的总股息是每股0.005新元。2020财年的总股息支付将约为460万新元，即派息率为16.2%。

企业社会责任

在COVID-19疫情期间，集团仍坚持不懈地继续回馈社会。集团持续与各类慈善组织和机构开展合作，为其重大活动、举措和慈善活动捐助资金。

集团也提供经济援助给一个正在澳大利亚学习但因疫情关系导致处境艰难的新加坡人。居住于 **UniLodge Park Central** 和 **UniLodge City Gardens** 的200多名学生也获得了集团的出行基金援助。集团也向中国湖北省红十字会作出了捐赠，支持该会对COVID-19的抗疫活动。

感恩

我谨代表公司董事会向我们的股东们、合作银行、咨询顾问、分包商、供应商、业务伙伴、学生公寓基金投资人以及其他利益相关人员表示衷心的感谢，感谢大家在过去一年里对我们的支持。同时，我也很感激董事们的指导和支持，和管理层和员工们的辛苦付出。

吴友仁
执行主席兼董事经理

Board of
Directors

Goh Yeow Lian
Executive Chairman and Managing Director

Goh Yeow Lian was appointed as our Executive Chairman and Managing Director on 3 September 2007 and he is one of the founders of our Group. He has played a pivotal role in the growth and development of our Group and is responsible in the formulation of our Group's strategic directions and expansion plans and managing our Group's overall business development. He graduated with a Diploma in Building from Singapore Polytechnic.

Goh Yew Tee
Executive Director and Deputy Managing Director

Goh Yew Tee was appointed as our Executive Director and Deputy Managing Director on 24 September 2007. In January 2009, he was appointed Managing Director of our wholly-owned subsidiary, Wee Hur Construction Pte Ltd. He is responsible for the overall operation of the construction and dormitory business. He graduated with a Diploma in Building from Singapore Polytechnic.

Goh Yeo Hwa
Executive Director

Goh Yeo Hwa was appointed as our Executive Director on 24 September 2007 and he is one of the co-founders of our Group. He has more than 30 years of experience in the construction industry. He is involved in the site management and procurement of construction machinery, equipment and materials.

Teo Choon Kow @ William Teo
Lead Independent Director

William Teo was appointed as our Lead Independent Director on 14 December 2007. He is currently a consultant providing corporate advisory work and independent director of PSL Holdings Limited, Datapulse Technology Limited and Kitchen Culture Holdings Ltd. From 1997 to 2004, he was the vice-president of Walden International Investment Group where he was responsible for its investment function. From 1989 to 1997, he was a senior manager with Coopers & Lybrand Management Consultants Pte Ltd, involved in corporate finance work. He is a fellow of the Association of Chartered Certified Accountants and a member of the Institute of Singapore Chartered Accountants. He holds a Master in Management from Asian Institute of Management, Philippines.

Wong Kwan Seng Robert
Independent Director

Robert Wong was appointed as our Independent Director on 14 December 2007. He is a lawyer by profession and practises mainly corporate law with emphasis on corporate finance. He had acted as solicitor in initial public offers, rights issues, issue of debentures, takeovers, mergers and acquisition and joint ventures.

Goh Yew Gee
Non-Executive Director

Goh Yew Gee was appointed as our Non-Executive Director on 24 September 2007. He is currently the managing director of Multi-Zones Marketing Pte Ltd, a Singapore company engaged in chemical trading. He is also a director of Hexachem (M) Sdn Bhd and Hexachem (Vietnam) Ltd.

Senior **Management**

Lim Poh Choo, Janet
Chief Financial Officer
Wee Hur Holdings Ltd

Janet Lim is responsible for all financial matters of the Group including financial reporting, corporate finance, treasury, tax, corporate secretarial and risk management. She has been with the Group since 2016.

She has more than 20 years of accounting, finance and management experience. She holds a Master of Professional Accounting from the University of Southern Queensland. She is a member of the Institute of Singapore Chartered Accountants and CPA Australia. She is also an Accredited Tax Advisor of the Singapore Institute of Accredited Tax Professionals.

Gaw Chu Lan
Director, Administration and Finance
Wee Hur Holdings Ltd

Gaw Chu Lan is responsible for all administrative and finance functions of the Group including corporate finance, administrative and human resources matter. She has been with the Group since 1985.

Koh Chong Kwang
Director, Project
Wee Hur Construction Pte Ltd

Koh Chong Kwang is responsible for the project management functions include overseeing the execution of projects from commencement till completion including maintenance period. He has been with the Group since 1995.

He holds a Bachelor of Engineering (Civil Engineering) degree from the National University of Singapore.

Lu Tze Chern, Andy
Director, Project
Wee Hur Construction Pte Ltd

Andy Lu is responsible for the project management functions include overseeing the execution of projects from commencement till completion including maintenance period. He has been with the group since 2006.

He holds a Bachelor of Science (Civil Engineering) degree from Purdue University, USA.

Sua Chen Shiua
Director, Tender and Contract
Wee Hur Construction Pte Ltd

Sua Chen Shiua is responsible for the overall tender and contract functions include identifying and securing new projects and overseeing the execution of contract administration for secured projects. He has been with the Group since 2000.

He holds a Bachelor of Science (Building) degree from National University of Singapore.

Chua Cheng Hoon
Business and Technical Director
Wee Hur Construction Pte Ltd

Chua Cheng Hoon is responsible for business procurement for the construction arm including formulating cost-effective technical proposals and solutions during the tendering stage. He joined the Group in August 2018.

He holds a Bachelor of Engineering (Civil Engineering) degree from National University of Singapore.

Goh Cheng Huah
Director, Investment and Development
Wee Hur Capital Pte Ltd

Goh Cheng Huah is responsible for land acquisition, design development, project management as well as operation management of the Group's PBSA portfolio. He is also involved in local and overseas property development business of the Group. He has been with the Group since 1987.

He has accumulated more than 30 years of experience in the construction and property development industries. He holds a Bachelor of Engineering (Civil Engineering) from the National University of Singapore.

Goh Wee Ping
Chief Executive Officer
Wee Hur Capital Pte Ltd

Goh Wee Ping is responsible for managing and integrating all functions of fund management which includes but not limited to fund-raising, acquisition and divestment, development, operations, asset management, business development and investor relations. He is currently managing Wee Hur PBSA Master Trust, an Australia focused Purpose-Built Student Accommodation ("PBSA") private trust,as well as Wee Hur PBSA Fund II, a private trust developing a single PBSA facility in Sydney.

He has close to 9 years of experience in the construction and property development industry. He was instrumental in the Group's entry into Australia and has accumulated broad experience and acute knowledge of PBSA, touted as an up-and-coming institutional grade asset class in Australia. He holds a Bachelor of Engineering (Civil Engineering) from the National University of Singapore.

Goh Chengyu
Assistant Director
Wee Hur Development Pte Ltd

Goh Chengyu is responsible for land acquisition, design development and project management of the Group's local development business. He has been with the Group since 2008.

He has accumulated more than 12 years of experience in the construction and property development industries. He holds a Bachelor of Engineering (Mechanical Engineering) from the Nanyang Technology University, Singapore.

Goh Wee Shian
General Manager
Wee Hur Hospitality Pte Ltd

Goh Wee Shian spearheads Y Suites, the premier student accommodation brand for Wee Hur's 5609-beds portfolio in Australia. He oversees the brand's marketing, sales, reservations, property management, and digital services. Previously the asset manager at Wee Hur Capital, Wee Shian is excited about leveraging technology and human capital to unleash business and operational capabilities. He believes that technology can help property staff to focus on what they do best – providing exceptional customer service to students.

Wee Shian graduated with a Bachelor of Arts (Honours) from the National University of Singapore and a MA from Yale University, Connecticut, USA. He is also certified in SEO, Google Analytics, Digital Marketing Strategy, as well as Facebook and Google digital ad campaigns.

Corporate
Information

Board of Directors

Goh Yeow Lian
Executive Chairman and Managing Director

Goh Yew Tee
Executive Director and Deputy Managing Director

Goh Yeo Hwa
Executive Director

Goh Yew Gee
Non-Executive Director

Teo Choon Kow @ William Teo
Lead Independent Director

Wong Kwan Seng Robert
Independent Director

Audit Committee

Teo Choon Kow @ William Teo
Chairman

Wong Kwan Seng Robert

Goh Yew Gee

Nominating Committee

Wong Kwan Seng Robert
Chairman

Teo Choon Kow @ William Teo

Goh Yew Gee

Remuneration Committee

Teo Choon Kow @ William Teo
Chairman

Wong Kwan Seng Robert

Goh Yew Gee

Company Secretaries

Tan Ching Chek, LLB, ACIS and Teo Ah Hiong, ACIS
c/o BSL Corporate Services Pte Ltd
220 Orchard Road
#05-01 Midpoint Orchard
Singapore 238852

Registered Office

39 Kim Keat Road
Wee Hur Building
Singapore 328814

Share Registrar and Share Transfer Office

Boardroom Corporate & Advisory Services Pte Ltd
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623

Auditor

PricewaterhouseCoopers LLP
7 Straits View
Marina One, East Tower
Singapore 018936
Partner in charge: Tan Boon Chok
(Effective from year ended 31 December 2017)

Principal Bankers
(in alphabetical order)

Australia and New Zealand Banking Group Limited
DBS Bank Ltd
National Australia Bank Limited
Oversea-Chinese Banking Corporation Limited
Standard Chartered Bank (Singapore) Limited
United Overseas Bank Limited

Financial
Highlights

Revenue
$190
MILLION

Gross Profit
$20.8
MILLION

EBIT
$36.6
MILLION

Profit Attributable to Equity Holders
$28.5
MILLION

Total Comprehensive Income
$31.4
MILLION

Total Assets
$1.24
BILLION

Equity Attributable to Equity Holders
$418
MILLION

Dividend Payout Ratio
16.2%

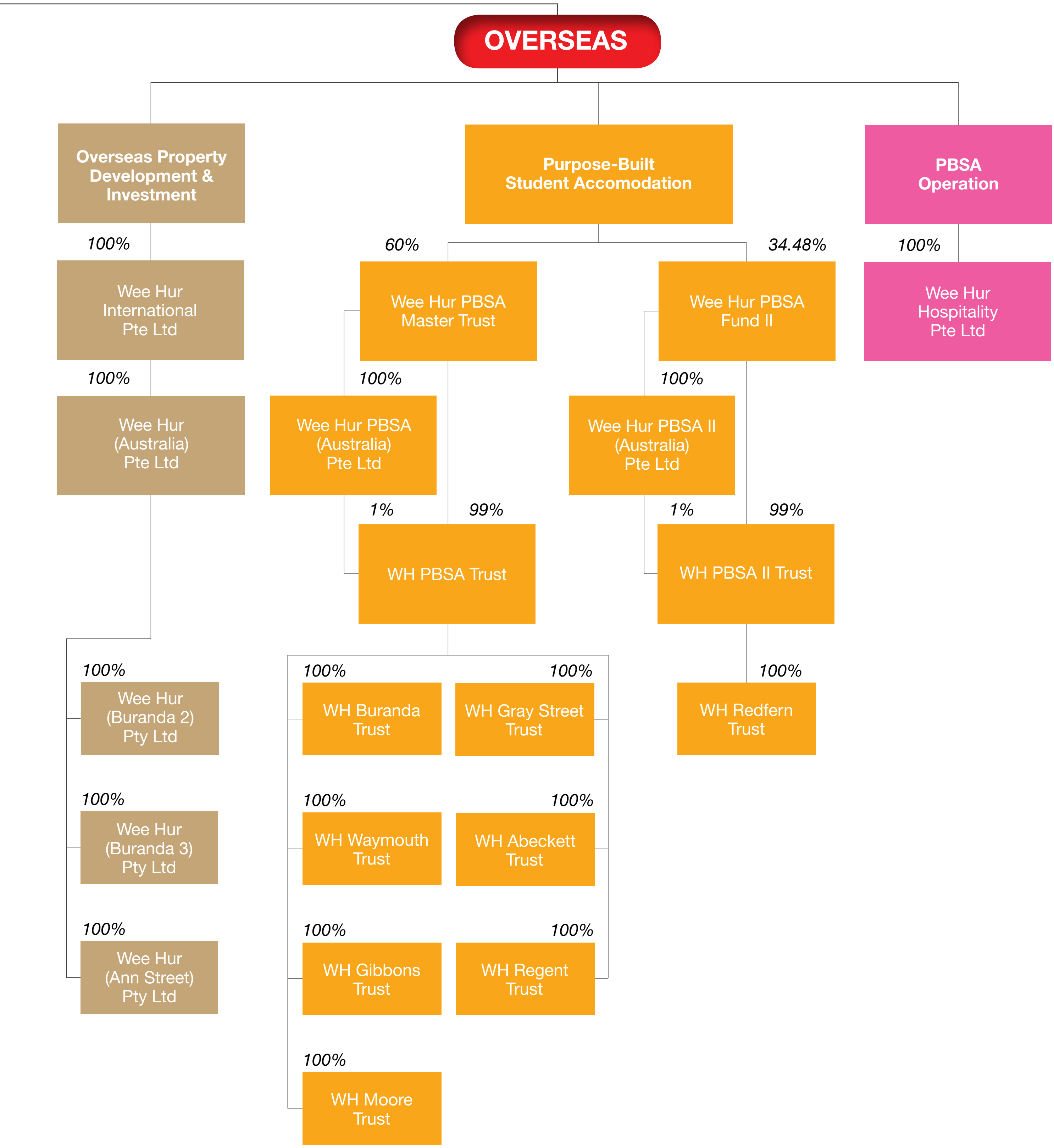
Financial Summary

GROUP FINANCIAL HIGHLIGHTS						
For The Financial Year Ended	**FY 2020**	**FY 2019**	**FY 2018**	**FY 2017**	**FY 2016**	**FY 2015**
(A) Income Statement (S$'000)						
Revenue	**189,945**	191,792	293,694	160,352	164,251	412,838
Earnings before interest and tax (EBIT)	**36,555**	49,012	55,918	27,015	25,124	82,005
Profit attributable to equity holders of the Company	**28,460**	34,566	25,012	18,671	17,267	47,020
(B) Balance Sheet (S$'000)						
Investment properties	**700,012**	517,284	316,766	198,759	164,918	73,526
Property, plant and equipment	**33,227**	33,317	24,401	21,697	8,370	11,006
Development properties	**210,909**	114,869	131,263	261,147	217,345	373,807
Cash and cash equivalents	**105,096**	108,619	162,356	151,015	150,874	158,176
Other assets	**187,348**	176,808	132,850	220,501	163,601	85,148
Total Assets	**1,236,592**	950,897	767,636	853,119	705,108	701,663
Equity attributable to equity holders of the Company	**417,909**	392,947	365,699	352,907	340,583	331,653
Financial liabilities	**549,759**	278,699	182,734	216,680	135,511	103,518
Non-controlling interests and other liabilities	**268,924**	279,251	219,203	283,532	229,014	266,492
Total Equities and Liabiliities	**1,236,592**	950,897	767,636	853,119	705,108	701,663
(C) Financial Ratios						
Earnings per share (cent)	**3.10**	3.76	2.72	2.03	1.88	5.12
Net asset value per share (S$)	**0.45**	0.43	0.40	0.38	0.37	0.36
Return on equity (%)	**6.81**	8.80	6.84	5.29	5.07	14.18
Dividend paid ($)	**4,597**	7,354	7,354	5,515	5,516	13,789
Dividend per share (cent)	**0.50**	0.80	0.80	0.60	0.60	1.50
Dividend payout ratio (%)	**16.2**	21.3	29.4	29.5	31.9	29.3

Group
Structure
AS AT 31 MARCH 2021

LOCAL

- **Local Property Development & Investment**
  - 100% Wee Hur Development Pte Ltd
    - 100% Wee Hur (Kim Keat) Pte Ltd
    - 60% Wee Hur (Woodlands 12) Pte Ltd
    - 65% Wee Hur (Punggol Central) Pte Ltd
    - 75% Wee Hur (Bartley) Pte Ltd
    - 60% Wee Hur (Kaki Bukit) Pte Ltd
    - 30% Fernvale Green Pte Ltd
    - 100% Wee Hur (Paya Lebar) Pte Ltd
    - 100% Wee Hur (Woodlands) Pte Ltd
- **Construction**
  - 100% Wee Hur Construction Pte Ltd
- **Domitory**
  - 100% Wee Hur Domitory Pte Ltd
    - 60% Active System Engineering Pte Ltd
    - 75% Active System Development Pte Ltd
- **Fund Management**
  - 100% Wee Hur Capital Pte Ltd


OVERSEAS
Overseas Property Development & Investment
100%
Wee Hur International Pte Ltd
100%
Wee Hur (Australia) Pte Ltd
100%
Wee Hur (Buranda 2) Pty Ltd
100%
Wee Hur (Buranda 3) Pty Ltd
100%
Wee Hur (Ann Street) Pty Ltd
Purpose-Built Student Accomodation
60%
Wee Hur PBSA Master Trust
100%
Wee Hur PBSA (Australia) Pte Ltd
1%
99%
WH PBSA Trust
100%
WH Buranda Trust
100%
WH Gray Street Trust
100%
WH Waymouth Trust
100%
WH Abeckett Trust
100%
WH Gibbons Trust
100%
WH Regent Trust
100%
WH Moore Trust
34.48%
Wee Hur PBSA Fund II
100%
Wee Hur PBSA II (Australia) Pte Ltd
1%
99%
WH PBSA II Trust
100%
WH Redfern Trust
PBSA Operation
100%
Wee Hur Hospitality Pte Ltd

Corporate Social **Responsibilty**

At Wee Hur, we take heart in giving back to our society and continue to understand community needs and seek to create lasting impact wherever we can.

Wee Hur Scholarship

Since 2017, we have successfully awarded Wee Hur Scholarship to 2 NUS students, the latest being a Year 3 student in the BSc (Project and Facilities Management) Programme, National University of Singapore. This scholarship is an endowed gift of S$150,000 which provides an impetus for students to excel academically, support its mission to advance knowledge, foster innovation and nurture talented leaders of the future.

2020 Activities

Covid-19 pandemic has resulted in much disruptions such as cancellation of many large charity events. However we remain committed and continue to give back to the society. We donated to Red Cross Society in Hubei China to support the procurement of medical supplies in combating Covid-19 and also to help China overseas students with their housing and travel fund needs. We also extended financial assistance to overseas students studying in Australia who are affected by the pandemic due to closure of borders:

- Financial aid to 1 Singaporean student studying in Australia
- Travel Fund Support for Students from Unilodge Park Central Australia
- Travel Fund Support for Students from Unilodge City Gardens Australia

Our CSR outreach continues to focus its efforts on children, youth, and the elderly. During the year, we continue to make monetary donations to various charitable organisations and events in Singapore, such as the following:

- ARC Children's Centre – Banquet Govt/Association & Charity Awards
- Paya Lebar – Better Together Fund-Raising Dinner
- UOB Chinese New Year Charity Drive
- UOB Heartbeat Covid – 19 Relief Fund Healthcare Face Shields Project and School Goodie Bag Programme
- Children's Aid Society
- POSB Passion Run for Kids 2020
- The New Charis Mission – 5 Pieces Puzzles for 14th Anniversary Virtual Celebration cum Fundraising
- ARC Children's Centre – Charity Golf 2020 at Sentosa Beach Resort
- Disabled People's Association
- Care Community Annual – Donation of 3 wheelchairs

Award and Accolades

We are pleased to have bagged two awards in 2020:

BCA Construction Excellence Award 2020 – Excellence

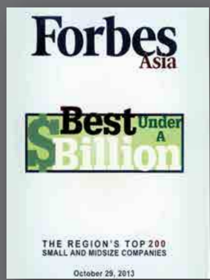
Mapletree Pioneer Logistics Hub

BCA Construction Excellence Award 2020 – Merit

Punggol West C40 (Matilda Court)

Over the years, our Group has garnered several prestigious awards and accolades:

- **Forbes Asia's 200 Best under a Billion** for 2013 and 2015.
- **Brand Finance** listed among Top 100 Singapore Brands.
- **Singapore 1000, Singapore SME 1000 & Singapore International 100 Rankings** achieved for our Group and its subsidiaries.



- **BCA Construction Excellence Awards**
  - Parc Centros – Merit
  - Nexus@One North – Merit
  - United World College of South East Asia – Excellence
  - The Capricorn at Singapore Science Park II – Excellence
  - Institute of Molecular & Cell Biology Annexe – Excellence
  - Institute of Molecular Agrobiology – Excellence
  - Institute of Microelectronics & Information Technology Institute – Merit
- **BCA Quality Mark Award for Good Workmanship**
  - Parc Centros – Excellent
  - Urban Residences – Star
- **BCA Green and Gracious Builder Award**
  - Star
- **BCA Construction Productivity Award**
  - Matilda Court – Gold
- **BCA Green Mark for Buildings Award**
  - Mega@Woodlands – Gold
  - Parc Centros – Goldplus
- **URA Architectural Heritage Awards**
  - Scalet Hotel
  - The Arts House
  - Sun Yat Sen Nanyang Memorial Hall
- **Enterprise 50 Five Years Award**
- **Enterprise 50 Award**

BCA QUALITY MARK

BCA GREEN MARK

Properties
Portfolio

SINGAPORE	Location	Type	Tenure	Approximate Gross Floor Area (Sq. Metres)	Effective Group Interest (%)
Development Properties					
Proposed residential development	Jalan Bunga Rampai	Residential	99-year Leasehold	9,800	75
Parc Botannia	10 Fernvale Street	Residential	99-year Leasehold	51,588	30
Mega@Woodlands	39 Woodlands Close	Industrial	30-year Leasehold	98,072	60
Investment Properties					
Pioneer Lodge	Soon Lee Road	Dormitory	9-year lease wef 1 October 2019	84,675	75
Tuas View Dormitory	70 Tuas South Avenue1	Dormitory	10-year lease wef 1 November 2013	118,065	60

AUSTRALIA	Location	Type	Tenure	Approximate Gross Floor Area (Sq. Metres)	Effective Group Interest (%)
Development Property					
Park Central	Logan Road, O'Keefe, Gillingham Street, Woolloongabba, Brisbane	Mixed-use	Freehold	94,311	100
Investment Properties					
UniLodge Park Central	8 Gillingham Street, Woolloongabba, Brisbane	PBSA	Freehold	41,805	60
UniLodge City Gardens	105 Gray Street, Adelaide	PBSA	Freehold	19,926	60
Y Suites on Waymouth	128 Waymouth Street, Adelaide	PBSA	Freehold	20,465	60
A'Beckett Street	183-189 A'Beckett Street, Melbourne	PBSA	Freehold	25,215	60
Gibbons Street	13-23 Gibbons Street, Redfern, Sydney	PBSA	Freehold	10,513	60
Moore Street	7-9 Moore Street, Canberra	PBSA	99-year Leasehold	18,823	60
Regent Street	90-102 Regent Street, Redfern, Sydney	PBSA	Freehold	9,015	60
Regent Street	104-116 Regent Street, Redfern, Sydney	PBSA	Freehold	9,562	34.48

As at 31 March 2021

Our **Business**

Local Property
DEVELOPMENT & INVESTMENT

The local property development and investment business is undertaken by Wee Hur Development Pte Ltd (WHD), a wholly-owned subsidiary of Wee Hur Holdings Ltd.

WHD acquires vacant plots of land or existing properties which have re-development potentials and develop these land parcels into either residential, industrial, commercial or mixed development in accordance to the approved use of these land parcels by the relevant authorities. The developments may comprise strata titled units which can be sold individually or be held as investment properties for recurring income.

Each development project may be undertaken by a separate entity which can be wholly-owned by WHD or co-owned with Joint Ventures partners.

Our **Business**

MEGA @WOODLANDS

8-storey multiple-user clean, light and general industrial development (512 units) with 2 canteens, clinic, minimart and other ancillary facilities at Woodlands Avenue 12. TOP obtained in January 2018.

Sales Status as at 31 March 2021: 78% sold and 14% tenanted. Including the innovative Rent-To-Own scheme, the aggregate take-up rate at about 89%. Since the end of Circuit Breaker measures on June 2020, we have seen strong and encouraging take up of units, with more than 60 units sold and rented.

Parc Botannia

4 blocks of 22-storey (735 units) condominium with carparks at basement level and 1st storey, one childcare centre, swimming pool and communal facilities at Fernvale Street/Fernvale Road.

Status: Sales launched in November 2017 with 100% sold as at 31 March 2021 based on the option to purchase issued. Construction works have been delayed due to COVID-19 and TOP is scheduled to be obtained by second half of 2021.

Residential Site at *Jalan Bunga Rampai*

This is a 99-year leasehold residential development, located at Jalan Bunga Rampai. 2 blocks of 16-storey apartment buildings comprises of 115 units of 2, 3 and 4-bedded apartments. Communal facilities include swimming pools, gym, multi-purpose function room, BBQ pits, etc.

Status: The residential property market stayed healthy with good sentiment amid COVID-19 with some new launches continued to be well received in the second half of 2020. We are expecting to launch in the second half of 2021.

Our **Business**

Parc Centros - TOP: 2016

Premier@Kaki Bukit - TOP: 2014

Urban Residences - TOP: 2014

Harvest@Woodlands - TOP: 2012

Villas@Gilstead - TOP: 2011

Our **Business**

Overseas Property **DEVELOPMENT & INVESTMENT**

Our overseas property development and investment business is undertaken by Wee Hur International Pte Ltd (WHI), a wholly-owned subsidiary of Wee Hur Holdings Ltd. We will set up a holding company for each country we are investing in.

Currently, we have overseas property development projects in Australia, which is undertaken by Wee Hur Australia Pte Ltd, a wholly-owned subsidiary of WHI.

Park Central

The development of Buranda Plot 2, Park Central is a mixed development comprising mainly residential, retail and commercial space.

We have concluded our master planning for the development and aim to progress on development application in 2021, with a view to secure relevant authority approvals in early 2022.

Our **Business**

Purpose-Built Student **Accommodation ("PBSA")**

The PBSA business is being undertaken via Wee Hur PBSA Master Trust ("Fund 1") and Wee Hur PBSA Fund II ("Fund 2"). These funds are managed by our wholly owned subsidiary Wee Hur Capital Pte Ltd.

Our PBSA business provides quality accommodation to tertiary students. These facilities are strategically located in the major capital cities of Australia and within close proximity to universities, public transportation nodes and amenities. We grow our PBSA portfolio through a greenfield strategy with the objectives to generate stable recurring income and capital appreciation. Our PBSAs are developed with the end occupiers in mind and therefore boast huge communal spaces for students to interact and supporting amenities to create a conducive living environment. We work closely with our appointed operators to ensure that all students who come through our PBSAs have a great experience staying with us.

We made our first foray into the PBSA business in 2015 by developing a 1,578-bed PBSA at Buranda in Brisbane Australia. This PBSA was subsequently seeded to Fund 1 in 2017. To date, we have successfully acquired a total of 8 land parcels to yield approximately 6,021 PBSA beds in the major cities of Australia. 2 assets are currently operational, 1 asset pending operations and the rest are at various stages of development to begin operations between 2022 to 2024.

Our **Business**

1st PBSA:
UniLodge Park Central, Brisbane

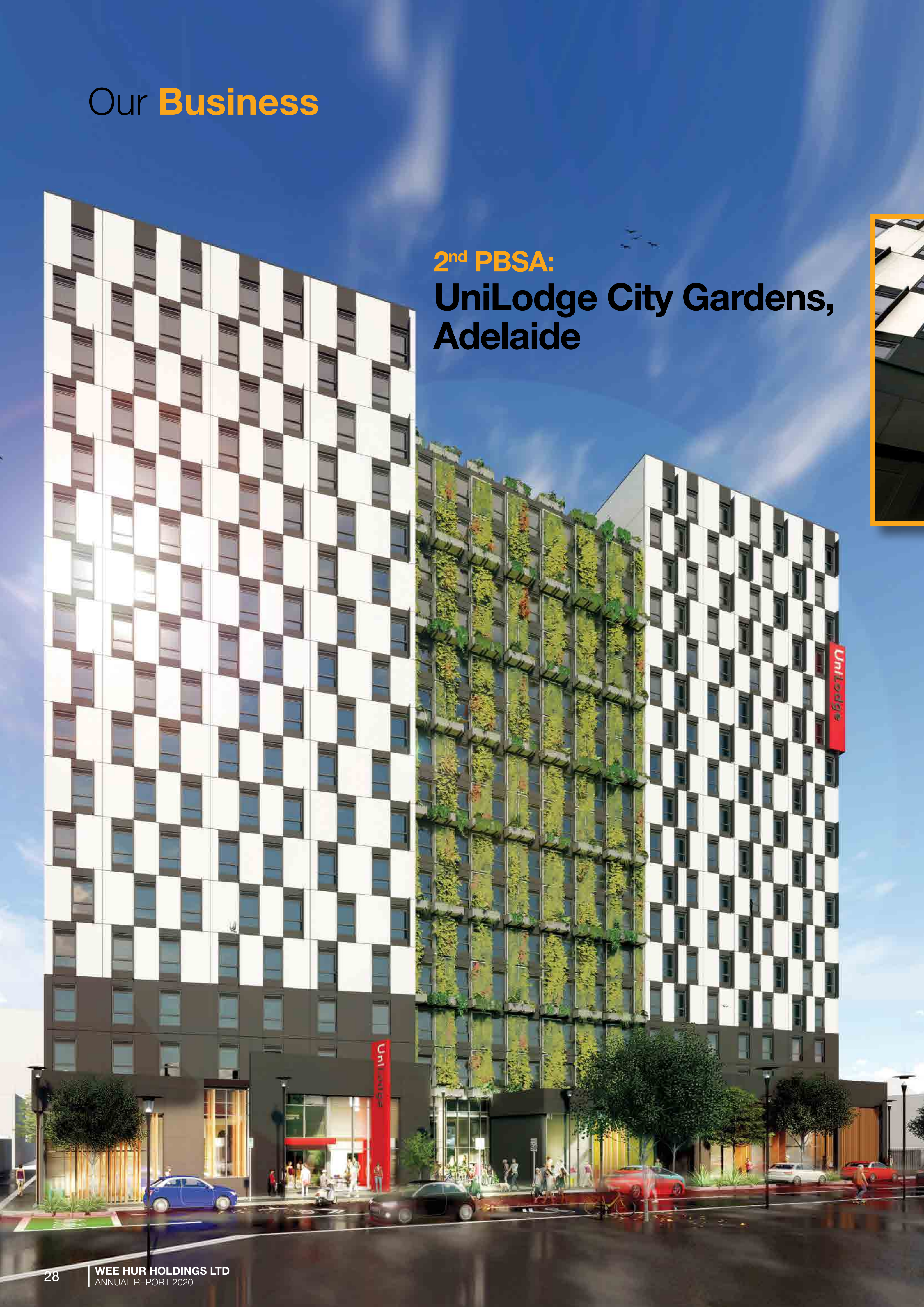
Location
UniLodge Park Central is located at 8 Gillingham Street, in the Brisbane suburb of Woolloongabba. The facility is 3km south of the Central Business District, situated above the Buranda busway and railway stations. The University of Queensland St Lucia campus, Queensland University of Technology Gardens Point campus and both Mt Gravatt and Nathan campuses of Griffith University are all conveniently located by bus or train, while a bikeway provides another quick and sustainable way to get around. Buranda Village, Stones Corner Village and Westfield Carindale are all located nearby that caters for retail and lifestyle amenities, and with the completion of the Park Central masterplan, amenities provided to students will be greatly enhanced.

Facility
Housing 1,578 beds across two buildings, the 25-storey Sky Tower and 14-storey Metro Tower are connected by a link bridge. A total of 687 studios and 891 shared apartment rooms make up the complex. The facility has a bicycle storage and a shared basement carpark for over 400 cars. 10 retail stores are situated on the ground floor, catering to residential needs. Communal facilities include a gym, theatre, BBQ pits, study rooms, game area, music room, common laundry room and shared kitchen.

Status
Commenced full operation in 2019 where we achieved an annualised occupancy rate of 80%. We began the first two months of 2020 stronger, however due to COVID-19, Australia closed its international borders fully in March 2020 which negatively impacted our occupancies. Despite that, we were still able to achieve an annualised occupancy of 57% for 2020. Our current efforts are focused on the domestic market and renewals of existing residents. We continue to market overseas through platform aggregators and education agents in preparation to improve occupancy once international borders reopen.

Our **Business**

2nd PBSA:
UniLodge City Gardens, Adelaide



Location

UniLodge City Gardens is located at 105 Gray Street. The facility is in the North-West of Adelaide's city centre, a short walk from University of South Australia (UniSA) City West campus and TAFE South Australia. It is also a short bus ride to the University of Adelaide and UniSA City East campus. Adelaide Metro's free trams also enhance connectivity to major retail/lifestyle hubs including Adelaide Central Market (Adelaide's Chinatown) and Rundle Mall. The site is poised to reap the benefits of major infrastructure growth and the gentrification of the north-west part of the city, including the new Royal Adelaide Hospital. This complex anticipates the needs that South Australia's projected increase in student population will have on the city, as well as its economic and commercial potential. The transformation will provide an environment for company incubation and commercialisation which will attract more students studying in South Australia therefore driving up demand for student accommodation.

Facility

The facility comprises of 772 beds in a 17-storey building with a total of 548 studios, 32 twin apartment rooms and 192 shared apartment rooms. A large internal-facing courtyard is situated on the ground floor, offering residents ample outdoor space within the complex. 2 retail stores are situated on the ground floor, catering to residential needs. Communal facilities include a gym, theatre, BBQ pits, study rooms, game area, basketball court, common laundry room and shared kitchen.

Status

We commenced operations in July 2019 which catered to a quieter second semester student in-take. Despite that, the occupancy was encouraging with a peak occupancy of 42% in December 2019. Similarly, our plans were dampened with the effects of the global pandemic, achieving an annualised occupancy of 52% for 2020. Our current efforts are focused on the domestic market and renewals of existing residents. We continue to market overseas through platform aggregators and education agents in preparation to improve occupancy once international borders reopen.

Our **Business**

3rd PBSA:
Y Suites on Waymouth, Adelaide




Location

Y Suites on Waymouth is located at 128 Waymouth Street. It is situated in the North-West of Adelaide's city centre beside Light Square. It is a short walk from University of South Australia (UniSA) City West campus and TAFE South Australia, and a short bus ride, to University of Adelaide and UniSA City East campus. Retail hubs such as Adelaide Central Market and Rundle Mall are also within walking distance. Other than having similar locational advantages as UniLodge City Gardens, this facility has the unique advantage of being close to universities and centre of the city. It's close proximity to Adelaide Central Market means it will stand to benefit most for increased amenities after the redevelopment of the market.

Facility

The facility contains 811 beds in a 16-storey building with a total of 475 studios, 128 ensuite rooms, 26 twin apartment rooms, 56 twin share beds and 126 shared apartment rooms. A double volume penthouse viewing gallery and herb garden on the top floor will provide residents with sweeping views over the city in both indoor and outdoor settings. Communal facilities include a gym, theatre, BBQ pits, study rooms, game area, common laundry room and shared kitchen.

Status

Y Suites on Waymouth is the first property managed by the Y Suites brand. The asset achieved practical completion in October 2020. As the international borders remain unopened, we have chosen not to open the facility to minimise operational losses. We are monitoring the situation closely and will ramp-up marketing to commence operations as soon as the borders are opened to international students.

4th PBSA:
A'Beckett Street, Melbourne

Location

The facility is located at 183-189 A'Beckett Street. It is situated in Melbourne's North-Central city area, beside Flagstaff Gardens and Queen Victoria Market, the largest fresh food market in the Southern Hemisphere. It is conveniently located within walking distance or a short tram ride from top Universities including RMIT University, The University of Melbourne, Victoria University and Australian Catholic University. Chinatown and Melbourne Central railway stations are also nearby, while Melbourne's free tram service within the city makes the rest of Melbourne's centre easily accessible.

Facility

The facility houses 888 beds in a 47-storey building with a total of 571 studios, 259 ensuite rooms and 58 twin share beds. More communal spaces will be incorporated within this prime real estate, including co-working spaces, function rooms, open balconies and a double volume penthouse viewing gallery overseeing Melbourne's skyline from the 47th floor. 1 retail store is situated on the ground floor, catering to residential needs. Additional communal facilities include a dance studio, game area, study rooms, theatre, common laundry room, shared kitchen and a gym.

Status

Construction works began in October 2019 and is on track to complete in the fourth quarter of 2021. Operations are then expected to commence in first semester 2022.

5th PBSA:
Gibbons Street, Sydney

Location

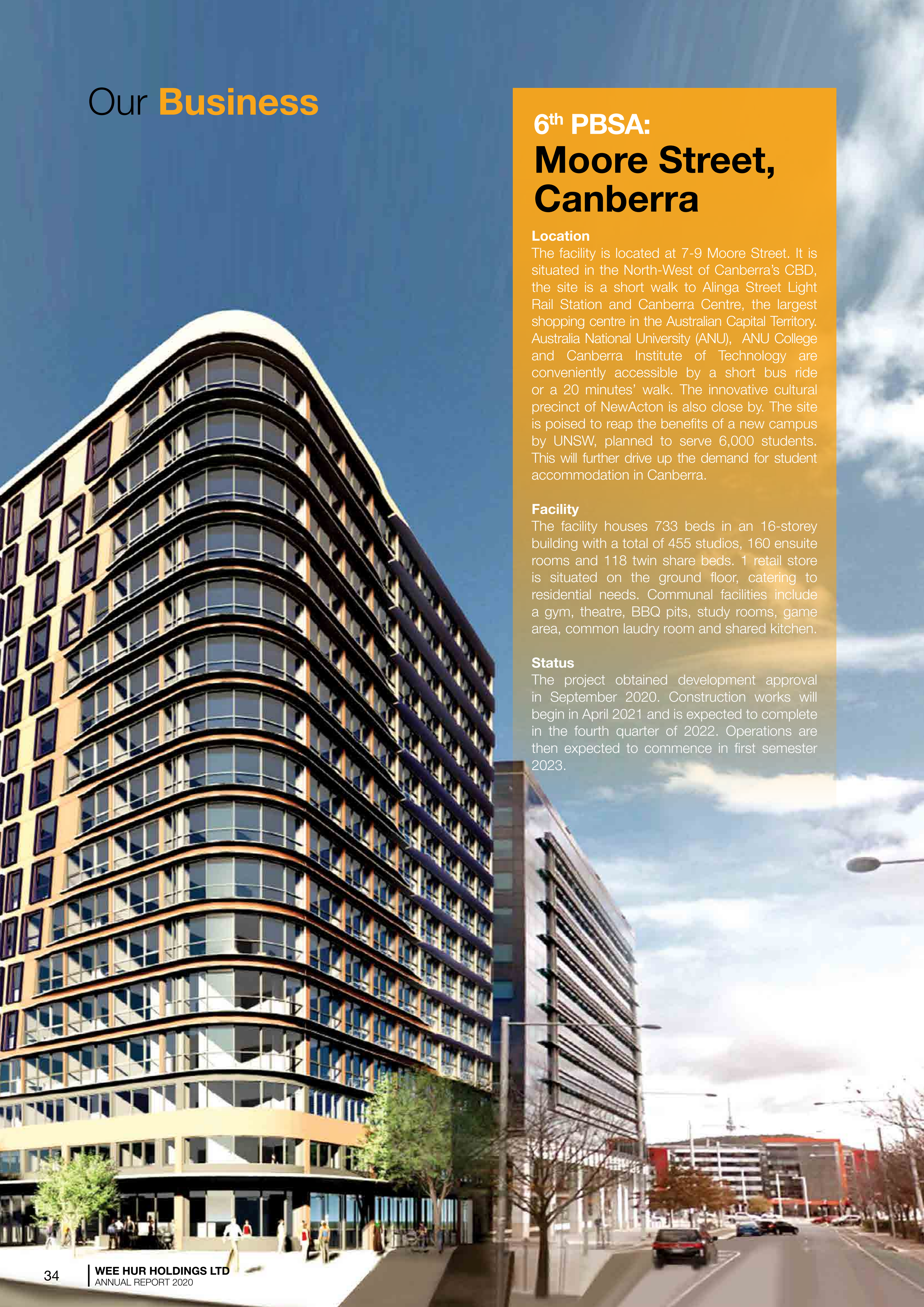
The facility is located at 13-23 Gibbons Street. It is situated in the inner-city Sydney suburb of Redfern. An easy walking distance to Redfern train station, the city is a quick train, walk or cycle away, while the rest of Sydney is conveniently accessible by Sydney's extensive railway network. The University of Sydney, University of Technology Sydney, TAFE NSW-Ultimo and TAFE NSW-Eora are all within a 20 minutes' walking distance. Central Park Mall, Haymarket and Chinatown provide convenient retail and lifestyle options. Poised to take advantage of Sydney's Metro Rail expansion including the proposed Waterloo train station which is to be operational by 2024, the asset is ideally located to offer convenient living and quality of life for students in Australia's most iconic city. Major changes to the Redfern precinct include the on-going development of the Australian Technology Park, which will furthermore contribute to the population density.

Facility

The facility houses 419 beds in an 18-storey building with a total of 364 studios and 55 ensuite rooms. 1 retail store is situated on the ground floor, catering to residential needs. Communal facilities include a gym, theatre, BBQ pits, study rooms, game area, common laundry room and shared kitchen.

Status

The project obtained development approval in October 2020. Demolition works began in March 2021 and construction works are expected to commence in June 2021 and slated to complete in the fourth quarter of 2022. Operations are then expected to commence in first semester 2023.



Our **Business**

6th PBSA:
Moore Street, Canberra

Location

The facility is located at 7-9 Moore Street. It is situated in the North-West of Canberra's CBD, the site is a short walk to Alinga Street Light Rail Station and Canberra Centre, the largest shopping centre in the Australian Capital Territory. Australia National University (ANU), ANU College and Canberra Institute of Technology are conveniently accessible by a short bus ride or a 20 minutes' walk. The innovative cultural precinct of NewActon is also close by. The site is poised to reap the benefits of a new campus by UNSW, planned to serve 6,000 students. This will further drive up the demand for student accommodation in Canberra.

Facility

The facility houses 733 beds in an 16-storey building with a total of 455 studios, 160 ensuite rooms and 118 twin share beds. 1 retail store is situated on the ground floor, catering to residential needs. Communal facilities include a gym, theatre, BBQ pits, study rooms, game area, common laudry room and shared kitchen.

Status

The project obtained development approval in September 2020. Construction works will begin in April 2021 and is expected to complete in the fourth quarter of 2022. Operations are then expected to commence in first semester 2023.

7th PBSA:
Regent Street, Sydney

Location
The facility is located at 90-102 Regent Street. An easy walking distance to Redfern train station, the city is a quick train, walk or cycle away, while the rest of Sydney is conveniently accessible by Sydney's extensive railway network. The University of Sydney, University of Technology Sydney, TAFE NSW-Ultimo and TAFE NSW-Eora are all within a 20 minutes' walking distance. Next to the Gibbons Street and second Regent Street PBSA facilities, they share a perfect mix of inner-city lifestyle and retail options.

Facility
The facility houses 408 beds in an 18-storey building with a total of 338 studios, 16 ensuite rooms and 54 twin share beds. 1 retail store is situated on the ground floor, catering to residential needs. Communal facilities include a gym, theatre, BBQ pits, study rooms, game area, common laundry room and shared kitchen.

Status
The project is at the development application stage, with approvals expected to be granted by end of second quarter 2021. Construction is targeted to begin immediately after that and is expected to complete in the 1st half of 2023. Operations are then expected to commence in second semester 2023.

8th PBSA:
Regent Street, Sydney

Location
The facility is located at 104-116 Regent Street. An easy walking distance to Redfern train station, the city is a quick train, walk or cycle away, while the rest of Sydney is conveniently accessible by Sydney's extensive railway network. The University of Sydney, University of Technology Sydney, TAFE NSW-Ultimo and TAFE NSW-Eora are all within a 20 minutes' walking distance. Next to the Gibbons Street and second Regent Street PBSA facilities, they share a perfect mix of inner-city lifestyle and retail options.

Facility
The facility is planned to house 412 beds in an 18-storey building with a total of 356 studios, 18 ensuite rooms, 30 twin apartment rooms and 8 twin share beds. 1 retail store is situated on the ground floor, catering to residential needs. Communal facilities include a gym, theatre, BBQ pits, study rooms, game area, common laundry room and shared kitchen.

Status
The asset was acquired in February 2021. The land is undergoing remediation works targeted to complete in Q2 2021 and the project has begun its development planning phase. Construction works is targeted to begin in the second quarter of 2022 and is expected to complete in the fourth quarter of 2023. To begin operations for first semester 2024.

Our **Business**

FUND **MANAGEMENT**

The fund management business is undertaken by Wee Hur Capital Pte Ltd ("WHCP"). WHCP, a wholly-owned subsidiary of Wee Hur Holdings Ltd, originates and manages private equity real estate funds.

WHCP proactively manages each stage of the fund's real estate life cycle through expertise in acquisition, development and asset management. Our mission is to match investors' capital with suitable real estate strategies to provide attractive risk-adjusted returns. We constantly strive to develop meaningful real estate solutions for the community, with specific attention to detail to create gem real estate assets.

Our current focus is in the alternative real estate asset class of PBSA where we own and manage the fourth largest PBSA portfolio in Australia.

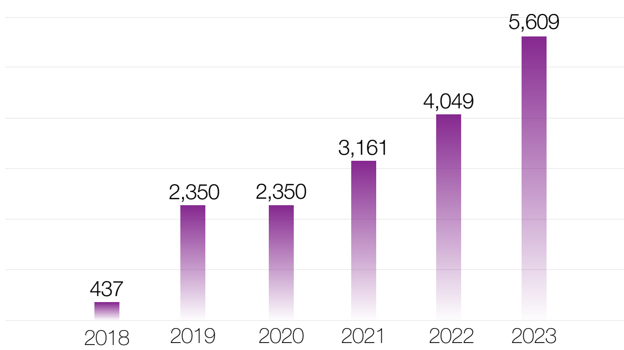
Our **Business**

Fund Currently Managing: Wee Hur PBSA Master Trust

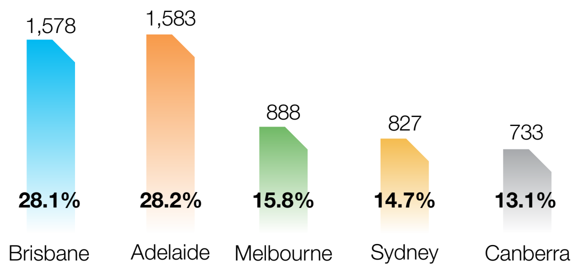
The Fund	• A unit trust constituted in Singapore to develop a portfolio of Purpose-built Student Accommodation ("PBSA") assets across Australia.
Investment Objective	• The Fund's principal investment objective is to generate stable returns for its investors by acquiring strategically located land with good connectivity to relevant tertiary and educational institutes in several cities within Australia which are well served by public transport infrastructure and amenities. To develop quality PBSAs thereon, and subsequently leasing accommodation to students studying at nearby educational institutions. • The Fund intends to develop a portfolio of up to 5,000 beds in major cities such as Brisbane, Melbourne, Sydney, Adelaide and Canberra which provides for income diversification from a geographical perspective.
Fund Size	• A$350 million in equity.
Status	• To date the Fund has successfully acquired 7 land parcels. • The portfolio of 7 assets will yield approximately 5,609 PBSA beds. • 2 assets are currently operational, 1 recently completed and the 4 are in various stages of development to be operational between 2022 and 2023.
Fund Term	• 5+1+1 years, from 30 June 2017

Our PBSA Portfolio

Operational Beds by Year



Operational Beds by City



Fund Currently Managing: Wee Hur PBSA Fund II

The Fund	• A unit trust constituted in Singapore to develop a single Purpose-built Student Accommodation ("PBSA") asset at 104-116 Regent Street, Sydney.
Investment Objective	• The Fund's principal investment objective is to generate stable returns for its investors by acquiring the strategically located land next to our existing 2 PBSA facilities with good connectivity to relevant tertiary and educational institutes. To develop a quality PBSA thereon, and subsequently leasing the accommodation to students studying at nearby educational institutions. • The Fund intends to develop 412 beds within the single asset.
Fund Size	• A$51 million in equity.
Status	• The Fund has successfully acquired the asset in February 2021. • Remediation works for the land will conclude in Q2 2021. The asset is currently in the development planning phase.
Fund Term	• 5+1+1 years, 15 January 2021.

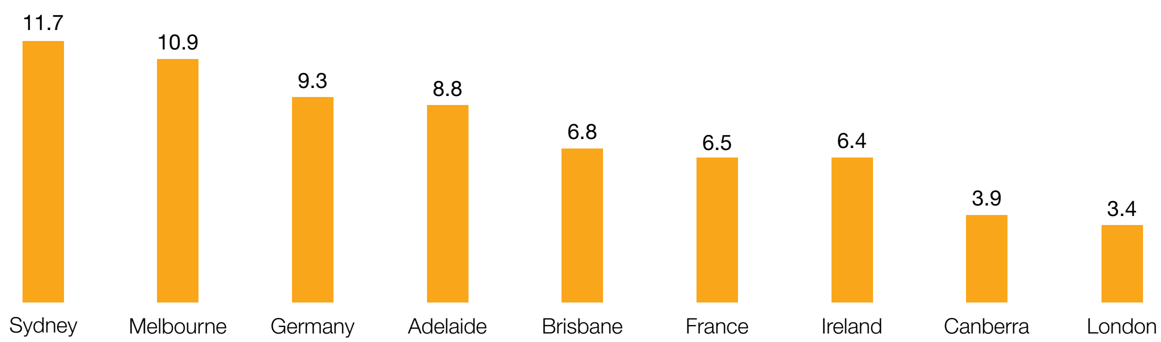
Sydney is the most attractive Australian market for investment into the student accommodation sector, driven by both demand and supply factors. Although certainly not immune to economic downturn, it is viewed as a resilient asset class and has demonstrated counter-cyclical characteristics in comparison to wider property market movements.

Increasing Student Population

Student numbers have continued to grow at around 3 - 5%, with particularly strong (double digit) international student population growth.

Attractive Yields

Higher PBSA yields comparative to other asset classes and more student accommodation markets such as the USA and the UK.



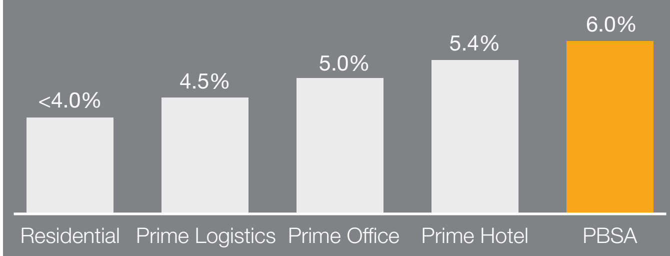
Supply-Demand Gap

Highest full-time student-to-bed ratio, signaling a structural undersupply in the market.

About Australian PBSA Sector

PBSA as an asset class has been well established in the developed markets of the United States (U.S.) and United Kingdom (U.K.). As a relatively new alternative asset class, catering to the real estate needs of both international and local students, PBSAs are strategically located within proximity to universities, public transportation nodes and amenities. Endeavoured primarily by Institutional investors and Sovereign Wealth funds, yields have begun to show compression in both the U.S. and U.K. where inflow of investments occurred a decade ago, unlike Australia which has in recent years just started to see an inflow of foreign investors. Wee Hur is one of the first few entrants into the Australian PBSA sector.

PBSA Yields vs Other Sectors in Australia



Savills Research 2019

Australian PBSA achieve higher yields comparative to traditional asset classes which are more accessible, having matured over time. Alternative real estate catering to a structural need of an emerging asset class provide investors with exceptional yields in addition to diversifying their portfolio.

	Company	Stakeholders	Existing and Pipeline Beds	Adelaide	Brisbane	Melbourne	Sydney	Canberra	Others
1	Scape Australia (Atira + Urbanest	Allianz IM – Real Estate AXA IM – Real Estate APG Asset Management ICBC International Holdings Bouwinwest	22,150	√	√	√	√		
2	AMP Capital	AMP Capital	6,315			√	√	√	
3	Iglu	GIC	6,102		√	√	√		
4	Wee Hur	Wee Hur	6,021	√	√	√	√	√	
5	Cedar Pacific	Pamoja Capital	5,204	√	√	√			
6	CLV	Transfield Holdings	4,719			√	√		√
7	HRL Morrison	HRL Morrison	2,694						√
8	Student One	Valparaiso Capital Partners	2,396		√				

Savills Market Report, 2020 & Wee Hur Capital Research, 2020

Why We Are Focusing on Australia PBSA

- Supply & Demand Factors:
  - Supply of PBSA at infancy stage
  - PBSA penetration rate is only at 6% in Australia, significantly lower than that of U.S. (13%) and U.K. (28%). This means that there are only 6 beds per 100 higher education students in Australia
  - Strong growth rate of international students for higher education.
  - High proportion of international students for higher education: 30%. U.K. 20% and U.S. 6%.

- Attractive Australia Government policies for international education(such as visa and post graduation work). Education is the 4th largest export sector for Australia.
- Affordable University fees as compared to U.K. and U.S.
- 37 Universities included in the world ranking.
- PBSA is a resilient and defensive asset class.

Our **Business**

PBSA **OPERATION**

In 2020, Y Suites was launched out of our vision to develop a global student accommodation brand that puts student experience at the forefront of its mission. It was established in 2020 under Wee Hur Hospitality Pte Ltd, a subsidiary of Wee Hur Holdings Ltd. The foundation of Y Suites rests on Wee Hur's presence in the Australian PBSA industry for the past five years. With our insights and experience in operations, sales and marketing, setting up Y Suites is a natural progression to streamline our capabilities and achieve our long-term goals in the PBSA industry.

Our **Business**

About Y Suites

The Y Suites team has invested heavily in developing capabilities in reservation and sales, marketing, customer service, property management, and business development. Concurrently, Y Suites has also partnered with RMS, a leading hospitality and property management cloud solution, to develop our online booking platform and manage our tenant database.

Being an innovation and customer-service driven brand, we have spearheaded several digitalisation efforts to increase automation and enhance customer service touchpoints. This includes end-to-end integration with other software platforms that could deliver services more efficiently and capture data more accurately. Ultimately, the goal is to curate an entire digital architecture that will support our business objective of being exceptional in customer service.

In terms of operation, we have partnered with UniLodge under a white label agreement, where Y Suites is the strategic brand driver for marketing, sales and reservations while UniLodge is appointed as the property manager. Y Suites have been actively providing guidance and training to align the property management team with our brand guidelines and customer service standards. In addition, we have also been rigorously enforcing strict Corvid-safety measures – including sanitisers, posters, and safe distancing guidelines - to protect students' safety and wellbeing when the building opens in July.

In China, the Y Suites business development team has been actively maintaining existing relationships with our partner agents and aggregators, and building new ones. In 2020, we have signed close to 30 agreements, and paid over 50 visits to our partners located in the major cities in China. We have also increased our participation in various industry fair and summits. In 2021, we aim to obtain membership of several key industry associations in China. We are also targeted to complete the setup of our new entity in China (Wholly Foreign Owned Entity) by end of Q1 2021, which will enable us to set up a full social media presence and further promote the Y Suites brand in China.

In Australia and Southeast Asia, we continue to drive our brand presence across major industry events, association memberships, publications, and online platforms. Likewise, we continue to nurture our relationships with new and existing partners, providing training and support on brand, products, and collaborative ideas. Our marketing team continues to adopt a strategic "whole-of-brand" approach in targeting onshore and offshore platforms to enhance Y Suites brand authority and recall.

We are excited to continue our major efforts in digitalisation, marketing, business development, customer service and property management as we prepare for the borders to eventually re-open and students to return to Australia this year.

Finally, we are pleased to announce that Y Suites on Waymouth, the first property to be managed under the Y Suites brand, is slated to commence operations once the borders closure is lifted. It is located at the heart of Adelaide's city centre, with only a short walking distance to Adelaide's education institutions, Chinatown, and Adelaide's iconic central market. In 2022, Y Suites will progressively manage the rest of our properties in Melbourne, Brisbane and Adelaide respectively.

Our **Business**

CONSTRUCTION

The construction business is being undertaken by the Group's wholly-owned subsidiary, Wee Hur Construction Pte Ltd (WHC) which was established since 1980.

WHC is a BCA registered contractor with financial grade A1 which allows it to tender for all public projects with unlimited contract value.

We undertake various types of construction projects from both private and public sectors. Construction projects include residential, commercial, industrial, institutional, religious, restoration and conservation projects.

Besides new constructions, we also undertake projects involving additions and alterations or refurbishment and upgrading to existing buildings and restoration and conservation of heritage and conservation buildings.

Our **Business**

Parc Botannia

Construction of 4 blocks of 22-storey (735 units) condominium with carparks at basement level and 1st storey, 1 childcare centre, swimming pool and communal facilities at Fernvale Street/Fernvale Road.

Client: Fernvale Green Pte Ltd
Expected Completion: Fourth quarter of 2021

Workshop, Car Showroom and Ancillary Office

Erection of 8-storey single user factory with 3 levels of basement carparks comprising work shop and car showroom and ancillary office at Kung Chong Road/Chang Charn Road.

Client: Stuttgart Auto Pte Ltd
Expected Completion: First quarter of 2022

Nursing Home at Potong Pasir Avenue 1

Construction of 9-storey nursing home at Potong Pasir Avenue 1.

Client: MOH Holding Pte Ltd
Expected Completion: Third quarter of 2021

Macpherson Blossom

Construction of 3 blocks of 17-storey and 19-storey residential flats (630 units) with a multi-storey carpark, eating houses, shops, supermarket, senior activity centre and roof garden, community facilities and precinct pavilion at Circuit Road (Geylang).

Client: Housing and Development Board
Expected Completion: Second quarter of 2023

Residential Developmet at Jalan Bunga Rampai

Construction of a 115 units condominium comprises two blocks of 16-storey apartment buildings with basement carparks. Communal facilities include swimming pools, gym, multi-purpose function room, BBQ pits, etc.

Client: Wee Hur (Bartley) Pte Ltd
Expected Completion: Fourth quarter of 2023

Tanglin Trust School

Additions and alterations to existing Tanglin Trust School involving new erection of 11-storey educational institution block with carpark and sports and recreational facilities at Portsdown Road.

Client: Tanglin Trust School
Expected Completion: First quarter of 2022

Poultry Farm

Design and built contract for proposed erection of a poultry farm with ancillary facilities and ancillary staff quarters at Neo Tiew Road (Lim Chu Kang).

Client: Chew's Agriculture Pte Ltd
Expected Completion: Second quarter of 2021

Design and Build of Upgrading Projects for G28 and Contingency Works

Design and build of upgrading projects at Hougang Avenue and Bedok Reservoir area.

Client: Housing and Development Board
Expected Completion: Fourth quarter of 2021

Parc Centros

Trilight

Parkview Elcat

Jcube

MEGA@Woodlands

M Hotel

DBS Asia Hub

Matilda Court

PUB Waterhub

Church of Our Saviour

Our **Business**

Workers' **DORMITORY**

Wee Hur Dormitory Pte Ltd (WHDY), the Group's wholly-owned subsidiary, undertakes our workers' dormitory business.

Our workers' dormitory business provides conducive living environment for foreign workers from construction, marine, process and manufacturing industries. We may acquire/lease landwhich have been approved for workers' dormitory from Government or private sector and develop the land parcel into a workers' dormitory complex which may include commercial and non-commercial amenities such as indoor recreational/multi-purpose room, indoor gymnasiums, TV rooms, reading rooms, canteens, minimarts, retail shops, outdoor game courts and etc.

WHDY has a 60% stake in Active System Engineering Pte Ltd which owns Tuas View Dormitory, and a 75% stake in Active System Development Pte Ltd which owns Pioneer Lodge.

TUASVIEW DORMITORY

Tuas View Dormitory, located at Tuas South Avenue 1 is a self-contained living quarters equipped with common toilets, designated cooking and food preparation area, laundry area and common dining cum interacting area. Catering to the need for rest and recreation, there is an indoor recreational/multi-purpose room, reading rooms and TV rooms as well as two indoor gymnasiums and at least two outdoor game courts. Besides, there are also commercial amenities such as minimarts, a canteen and other retail shops to provide greater convenience to the occupants.

Status: Lease had extended for another 3 years from 1 November 2020. To comply with the new requirements for workers' dormitory, number of beds had been reduced from 16,800 to 11,808. Based on the new number of beds, occupancy rate is about 60% as at 31 March 2021

Pioneer Lodge

Pioneer Lodge, strategically located at Soon Lee Road is beside a recreation club for migrant workers. It is a self-contained living quarters equipped with common toilets, designated cooking and food preparation area couple with common dining area. It is also sufficiently equipped with amenities to cater for occupants' recreation purposes, with TV rooms, reading rooms, recreation rooms, 4 basketball courts, street soccer court, outdoor fitness areas, open field and multiple hard courts for various recreation purposes. Occupants will enjoy greater convenience with the provision of a minimart, canteen, and retail shops within the facility.

Status: Construction works have been suspended since the beginning of circuit breaker on 7 April 2020. We are awaiting for BCA to revert to our request for a mutually agreed revised terms and conditions of the sub-tenancy agreement.

Sustainability
Summary

Sustainability Reporting

Wee Hur upholds high standards of responsible, sustainable and socially aware business practices. We are committed to incorporating sustainability in our corporate culture and improving the economic, environmental and social wellbeing of our stakeholders. We prudently balance economic viability with sustainability and social progress for future generations. During the unsettling times of the COVID-19 outbreak, the Group stays committed to prioritising the safety of our employees and workers.

Below is a summary table of the material topics in line with the Global Reporting Initiative ("GRI") standards that are relevant to the Group and our stakeholders.

Economic	Environmental	Social
Indirect Economic Impacts	Materials	Employment
Anti-Corruption	Energy	Occupational Health and Safety
	Water	Training and Education
	Emissions	Diversity and Equal Opportunity
	Effluents and Waste	Local Community
	Environmental Compliance	Supplier Social Assessment
	Supplier Environmental Assessment	Customer Health and Safety
		Customer Privacy
		Socioeconomic Compliance

More information on the Group's efforts on sustainability management in FY2020 can be found in our 2020 Sustainability Report which will be published by May 2021.

Corporate Governance
Report

Wee Hur Holdings Ltd. (the "**Company**") together with its subsidiaries (the "**Group**") is committed to a high standard of corporate governance to ensure effective self-regulation practices are in place to enhance corporate performance and accountability.

This report outlines the Company's main corporate governance practices with specific reference made to the principles and provisions of the Code of Corporate Governance 2018 (the "**2018 Code**").

Pursuant to Rule 710 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), the Board of Directors of the Company (the "**Board**") confirms that the Company and the Group, have for FY2020 complied with the Principles as set out in the 2018 Code. The Board also confirms that where there are deviations from the Provisions of the 2018 Code, explanations for the deviation and how the Group's practices are consistent with the intent of the relevant principle are provided in the sections below:

I. BOARD MATTERS

THE BOARD'S CONDUCT OF AFFAIRS

Principle 1: The company is headed by an effective Board which is collectively responsible and works with Management for the long-term success of the company.

The Board has six members comprising three Executive Directors, one Non-Executive Director and two Independent Directors. The Board comprises the following members:

Name of Directors	Position in Board	Appointment
Goh Yeow Lian	Executive Chairman and Managing Director	Executive Director
Goh Yew Tee	Executive Director and Deputy Managing Director	Executive Director
Goh Yeo Hwa	Member	Executive Director
Goh Yew Gee	Member	Non-Executive Director
Teo Choon Kow @ William Teo	Member	Lead Independent Director
Wong Kwan Seng Robert	Member	Independent Director

All Directors recognises that they have to discharge their duties and responsibilities at all times as fiduciaries and in the best interests of the Company and hold Management accountable for performance. *Provision 1.1*

The Company has established a Code of Business Ethics and Conduct that sets the principles of the code of business ethics and conduct which applies to all employees of the Group. This code covers areas such as conduct in workplace, business conduct, protection of the Company's assets, confidentiality of information and conflict of interest, etc. Directors, key management personnel and employees are expected to observe and uphold high standards of integrity which are in compliance with the Company's policies and the law and regulations of the countries in which it operates.

The Company's Constitution requires a Director and, Chief Executive Officer or Managing Director (or person(s) holding an equivalent position), who is in any way whether directly or indirectly interested in a contract or proposed contract with the Company shall declare the nature of his interest at a meeting of the Directors in accordance with Section 156 of the Companies Act, Cap. 50 (the "**Act**"). A Director and, Chief Executive Officer or Managing Director (or person(s) holding an equivalent position), shall not vote in respect of any contract or proposed contract or arrangement with the Company in which he has directly or indirectly a personal material interest and nor shall he be counted in the quorum present at the meeting.

The Board oversees the business affairs of the Group, approves the financial objectives and the strategies to be implemented by management and monitors standards of performance and issues of policy directly. In addition to its statutory duties, the Board's principal functions are to: *Provision 1.2*

(i) supervise the overall management of the business and affairs of the Group, approving the Group's corporate and strategic policies and direction and ensuring that the necessary financial and human resources are in place for the Group to meet its objectives;

(ii) formulate and approving financial objectives of the Group and monitoring its performances such as reviewing and approving of results announcements and approving of annual financial statements;

(iii) establish a framework of prudent and effective controls which enables risks to be assessed and managed, including safeguarding of shareholders' interests and the Group's assets;

(iv) oversee the processes for evaluating the adequacy of internal controls and risk management including the review and approval of interested person transactions;

(v) assume responsibility for corporate governance and compliances with the Companies Act and the rules and regulations of the relevant regulatory bodies;

(vi) evaluate performance of management;

(vii) approve the recommended framework of remuneration for the Board and key executives;

(viii) identify the key stakeholders groups and recognise that their perceptions affect the Group's reputation;

(ix) set the Group's values and standards (including ethical standards), and ensure that obligations to shareholders and other stakeholders are understood and met; and

(x) consider sustainability issues, e.g. environmental and social factors, as part of its strategic formulation.

Newly appointed directors will be given induction and orientation by way of briefings by the Executive Chairman on the business activities of the Group and its strategic directions as well as their duties and responsibilities as directors.

The Company will provide training for first-time director in areas such as accounting, legal and industry-specific knowledge as appropriate. If a newly-appointed Director has no prior experience as a director of the SGX-ST listed company, he is required to attend courses and training organised by institutions such as Singapore Institute of Directors, the Accounting and Corporate Regulatory Authority and the SGX at the Company's expense.

To keep abreast with developments in corporate, financial, legal and other compliance requirements, Directors are encouraged to attend relevant courses, conferences and seminars funded by the Company.

Matters that are specifically reserved for the approval of the Board include, among others, any material acquisitions and disposals of assets, corporate or financial restructuring, share issuance and the proposing of dividends. *Provision 1.3*

The Board has adopted a set of internal guidelines on the matters requiring Board's approval. Certain functions have also been delegated to various Board committees, namely, the Audit Committee (the "**AC**"), the Remuneration Committee (the "**RC**") and the Nominating Committee (the "**NC**") [the "**Board Committees**"]. The Board Committees function within clearly defined written terms of reference and operation procedures, which are reviewed on a regular basis. The terms of reference of each Board Committee was revised in FY2019 for alignment with the 2018 Code. The effectiveness of each Board Committee is also constantly monitored. *Provision 1.4*

Please refer to the various Principles in this report for more information on the activities of the respective Board Committees.

The number of the Board and Board Committees meetings and each director's attendance at such meetings held during FY2020 are as follows: *Provision 1.5*

		Board Committees		
	Board	**Audit**	**Remuneration**	**Nominating**
Number of meetings held	**3**	**2**	**2**	**1**
Attendance				
Goh Yeow Lian	3	2*	2*	1*
Goh Yew Tee	3	2*	2*	1*
Goh Yeo Hwa	2	2*	1*	1*
Goh Yew Gee	3	2	2	1
Teo Choon Kow @ William Teo	3	2	2	1
Wong Kwan Seng Robert	3	2	2	1

* Attendance by invitation

The Company's Constitution permit the Directors of the Company to attend meetings through the use of audio-visual communication equipment.

In between Board meetings, important matters concerning the Company are also put to the Board for its decision by way of circulating the resolutions for the Directors' approval together with supporting memoranda enabling the Directors to make informed decisions.

The NC noted that both Independent Directors have multiple board representations and other principal commitments.

Nevertheless, the NC is of the view that whilst it is important for Directors to devote sufficient time and attention to the affairs of the Group, the issue relating to multiple board representations should be left to the judgement and discretion of each Director.

The NC believes that contributions from each Director can be reflected in other ways other than the reporting of attendances of each Director at the Board and Board Committees meetings as well as the frequency of such meetings. A director would have been appointed on the strength of his experience and his potential to contribute to the proper guidance of the Group and its business. To focus on a director's attendance at formal meetings alone may lead to a narrow view of a director's contribution. It may also not do justice to his contributions, which can be in many forms, including management's access to him for guidance or exchange of views outside the formal environment of the Board.

Provision 1.6

In order to ensure that the Board is able to fulfil its responsibilities, prior to the Board meetings, Management provides the members of the Board with the financial statements of the Group, as well as relevant background information and documents relating to items of business to be discussed at a Board meeting before the scheduled meeting.

All Directors receive a set of Board papers that include explanatory information relating to matters to be brought before the Board, copies of disclosure notes, budgets, forecasts, material variances and internal Group's financial statements prior to Board meetings. This is generally issued to them at least three days prior to Board meetings. This is to allow sufficient time for the Board members to obtain further explanations, where necessary, to be properly briefed and adequately prepared for Board meetings.

The Directors are also regularly updated by Management as and when there are any significant developments or events relating to the Group's business operations.

Changes to regulations and accounting standards are monitored closely by Management. To keep pace with regulatory changes, where these changes have an important bearing on the Company's or Director's disclosure obligations, Directors are briefed either during Board meetings or at specially-convened sessions conducted by professionals.

News releases issued by the SGX-ST and the Accounting and Corporate Regulatory Authority which are relevant to the Directors are circulated to the Board by the Company Secretaries so that the Board as a whole is kept up-to-date on pertinent matters relating to the relevant regulatory requirements and their key changes such as listing rules, corporate governance, risk management, financial reporting standards and the Act.

Provision 1.7

In addition, Directors receive the management financial statements of the Company and have unrestricted access to the records and information of the Group. The Non-Executive and Independent Directors have access to senior executives in the Company and other employees to seek additional information, if required. To facilitate such access, the contact particulars of the senior management and the Company Secretaries have been provided to the Directors.

The Directors have separate and independent access to Management and the Company Secretaries at all times. The Company Secretaries have the responsibility to ensure that Board procedures are followed and that all applicable rules and regulations are complied with. One or both of the Company Secretaries are in attendance at meetings of the Board and Board Committees. The appointment and removal of the Company Secretaries should be a matter for the Board as a whole.

The Board also has access to the advice of external advisers, where necessary, at the Company's expense.

Rule 708 of the Listing Manual of SGX-ST

The Board has no dissenting view on the Chairman's message to the shareholders for the financial year under review as set out on pages 2 to 4 of this annual report.

BOARD COMPOSITION AND GUIDANCE

Principle 2: The Board has an appropriate level of independence and diversity of thought and background in its composition to enable it to make decisions in the best interests of the company.

The Board comprises six members of whom three are Executive Directors, one is Non-Executive Director and two are Independent Directors. Independent Directors comprise one third of the Board members.

The NC determines the independence of each Director annually. An independent director is one who is independent in conduct, character and judgement and has no relationship with the Company, its related corporations, its substantial shareholders or its officers that can interfere, or be reasonably perceived to interfere with the exercise of the directors' independence business judgement to the best interests of the Company. *Provision 2.1 and Provision 2.2*

The NC conducted its annual review of the directors' independence and was satisfied that the Company had complied with Guideline 2.1 of the Code of Corporate Governance 2012 which provides that at least one-third of the Board is made up of independent directors. The Company also complies with the Rule 210(5)(c) of the Listing Manual of SGX-ST (which will take effect from 1 January 2022) which requires independent directors to consist of at least one-third of the Board.

Although the Provision 2.2 of the 2018 Code requires that independent directors should make up a majority of the Board where the Chairman is not independent, the NC and the Board are of the opinion that there is a strong independence in the Board and the Board is able to exercise objective judgement independently from Management as all key issues and strategies are thoroughly reviewed and discussed by all Board members and constructively challenged by the Independent Directors, and no individual or small group of individuals dominate the decisions of the Board. The NC and the Board felt that the independence of independent directors must be based on the substance of their professionalism, integrity and objectivity and not merely based on form such as the number of independent directors must make up a majority of the Board or the number of years which they have served on the Board. As such, the NC and the Board are of the view that there is no requirement currently that Independent Directors should make up a majority of the Board. *Provision 2.3 and Provision 2.4*

In view of Provision 2.3 of the 2018 Code which requires that non-executive directors make up a majority of the Board, the NC and the Board reviews the size of the Board from time to time. The NC and the Board are of the view that the current Board size of six directors is appropriate taking into account the nature, scope and size of the Group's operations. The Board and the Board Committees have an appropriate balance and diversity of expertise and business experience and collectively possess the necessary core competence to lead and govern the Group effectively. Each director has been appointed on the strength of his calibre, experience and stature and not based on gender or age or ethnicity. Each director is expected to bring valuable range of experience and expertise to contribute to the development of the Group strategy and the performance of its business. Details of the directors' qualifications, background and working experience are set out under the "Board of Directors" section of this annual report.

The Company recognises and embrace the benefits of diversity of experience, age, skill sets, gender and ethnics on the Board ("**Board Diversity**") and views Board Diversity as an essential element to support the attainment of its strategic objectives and sustainable development. *Provision 2.5*

Although the Company does not have a written policy on Board Diversity, it has maintained a culture of diversity to benefit from a wide talent pool. The current Board composition provides diversity in terms of skills, experience and knowledge. In identifying suitable candidates for new appointment to the Board, the NC will ensure that female candidates are included for consideration. Nevertheless, gender is but one aspect of diversity and new directors will continue to be selected based on their merits and the potential contributions which they can bring to the Board.

The Independent Directors and Non-Executive Director, led by the Lead Independent Director, meet on a need-be basis without the Management's presence to discuss matters such as the Group's financial performance, corporate governance initiatives, board processes, succession planning and the remuneration of the Executive Directors.

EXECUTIVE CHAIRMAN AND MANAGING DIRECTOR

Principle 3: There is a clear division of responsibilities between the leadership of the Board and Management, and no one individual has unfettered powers of decision-making.

Mr Goh Yeow Lian ("**Mr Goh**") is currently the Executive Chairman and Managing Director of the Company. Mr Goh is one of the founders of the Group. He plays an instrumental role in development of the Group's business and is personally involved in the day-to-day operations of the Group. Mr Goh not only has extensive and in-depth knowledge of the construction industry but also provides the Group with strong leadership and vision. As such, the Board is of the view that it is in the best of the Group to adopt a single leadership structure as the current scale of the Group's business and operations does not warrant a division of duties. *Provision 3.1 and Provision 3.2*

As the Executive Chairman and Managing Director, Mr Goh is responsible for the day-to-day operations of the Group and has the full executive responsibilities over the business directions and operational decisions of the Group. Mr Goh also exercises control over quality, quantity and timeliness of the flow of information between the Management and the Board and assisting in ensuring compliance with the Company's guidelines on corporate governance. He also schedules meetings with the Board and prepares meeting agenda with the assistance of the Company Secretaries.

In view of Mr Goh's concurrent appointment as the Executive Chairman and Managing Director, the Board has appointed Mr Teo Choon Kow @ William Teo ("**Mr Teo**") as the Lead Independent Director. The Lead Independent Director is available to shareholders where they have concerns and for which contact through the normal channels of communication with the Executive Chairman and Managing Director are inappropriate or inadequate. There were no query or request on any matters which requires the Lead Independent Director's attention received in FY2020. *Provision 3.3*

BOARD MEMBERSHIP

Principle 4: The Board has a formal and transparent process for the appointment and re-appointment of directors, taking into account the need for progressive renewal of the Board.

The NC comprises three Directors, the majority of whom, including the NC Chairman, are independent as follows: *Provision 4.1 and Provision 4.2*

1. Wong Kwan Seng Robert - Chairman
2. Teo Choon Kow @ William Teo - Member
3. Goh Yew Gee - Member

Mr Wong Kwan Seng Robert ("**Mr Wong**") is the Independent Director and Mr Teo is the Lead Independent Director. Mr Goh Yew Gee is the Non-Executive Director.

The NC's written terms of reference describes its responsibilities, including, among others:

(i) identifying candidates and making recommendations on all Board appointments and re-nomination or continuation in office of any director;

(ii) review the composition of the Board annually and making recommendations to the Board with regard to any adjustments that are deemed necessary;

(iii) review and determine annually if a director is independent;

(iv) decide whether a director is able to and has been adequately carrying out his/her duties as a director of the Company, particularly when he/she has multiple board representations, and proposing internal guidelines in relation to multiple board representations;

(v) decide how the performance of the Board may be evaluated and propose objective performance criteria for approval by the Board;

(vi) recommend procedures for assessing the effectiveness of the Board as a whole and for assessing the contributions by each individual director to the effectiveness of the Board; and

(vii) give full consideration to succession planning for Directors and other senior executives in the course of its work.

The NC recommends all appointments and re-nominations of directors to the Board. New directors are appointed after the NC has reviewed and nominated them for appointment. The Company's Constitution provides for one-third of the directors to retire by rotation and be subject to re-election at every Annual General Meeting ("**AGM**"). A newly appointed director must also subject himself for retirement and re-election at the AGM immediately following his appointment. The NC, in considering the nominating of any director for re-election, will evaluate the performance of the director involved. *Provision 4.3*

All Directors, including the Executive Chairman and Managing Director submit themselves for re-nomination and re-election at regular intervals of at least once every three years. Pursuant to the Company's Constitution, one third of the Directors are to retire from office by rotation and be subject to re-election at the AGM of the Company.

The NC, taking into consideration the director's contribution and performance (such as attendance and participation at the Board and Board Committees' meetings) has recommended Mr Goh Yeo Hwa and Mr Goh Yew Gee, who are retiring at the forthcoming AGM, to be re-elected. The two Directors are retiring under Regulation 109 of the Company's Constitution. The retiring Directors have offered themselves for re-election. The Board has accepted the recommendations of the NC. The requisite information required under Appendix 7.4.1 of the SGX-ST Listing Manual pertaining to Mr Goh Yeo Hwa and Mr Goh Yew Gee are set out on pages 160 to 164 of this annual report.

The dates of initial appointment and last re-election of each Director are set out below:

Name of Directors	**Appointment**	**Date of Initial Appointment**	**Date of Last Re-election**
Goh Yeow Lian	Executive Chairman and Managing Director	3 September 2007	26 April 2019
Goh Yew Tee	Executive Director and Deputy Managing Director	24 September 2007	26 April 2019
Goh Yeo Hwa	Member	24 September 2007	27 April 2018
Goh Yew Gee	Member	24 September 2007	27 April 2018
Teo Choon Kow @ William Teo	Member	14 December 2007	3 June 2020
Wong Kwan Seng Robert	Member	14 December 2007	3 June 2020

The search and nomination process for new directors, if any, will be through search companies, contacts and recommendations that go through the normal selection process, to cast its net as wide as possible for the right candidates.

The selection criterion includes integrity, diversity of competencies, expertise, industry experience and financial literacy.

The NC determines the independence of each director annually based on the definition of independence as set out in the 2018 Code. The NC requires all the Independent Directors to confirm their independence and their relationships with the Company, its related corporations, its Directors, Management and the substantial shareholders of the Company by a declaration in writing annually. *Provision 4.4*

As at 31 December 2020, the two Independent Directors, Mr Teo and Mr Wong have served on the Board for more than nine years from the date of their first appointment. In subjecting the independence of Mr Teo and Mr Wong to particularly rigorous review, the NC has (with Mr Teo and Mr Wong abstaining from discussion and deliberation) placed emphasis on whether each of them has demonstrated independent judgement, integrity, professionalism and objectivity in the discharge of his duties rather than imposing a maximum number of years that he should serve. The NC noted that Mr Teo and Mr Wong have not hesitated to express their own viewpoints as well as seeking clarifications from Management on issues they deem necessary and Mr Teo and Mr Wong are able to exercise objective judgement on corporate matters independently, in particular from Management.

Accordingly, the NC has determined that both Mr Teo and Mr Wong continue to remain objective and independent-minded in Board's deliberations. Their vast experience enables them to provide the Board and the various Board Committees on which they serve, with pertinent experience and competence to facilitate sound decision-making and that their length of service does not in any way interfere with their exercise of independent judgement nor hinder their ability to act in the best interests of the Company.

The Board, after taking into consideration the views of the NC, is of the view that Mr Teo and Mr Wong remain independent and that, no individual or small group of individual dominates the Board's decision making process.

Under the Rule 210(5)(d)(iii) of the Listing Manual of SGX-ST which will take effect on 1 January 2022, a director will not be independent if he has served for an aggregate of more than 9 years and his continued appointment as an independent director has to be sought and approved in separate resolutions by (a) all shareholders, excluding the directors and chief executive officer of the issuer, and associates of such directors and chief executive officer (the "**Two-Tier Voting**"). Such resolutions approved by a Two-Tier Voting may remain in force for three years from the conclusion of the annual general meeting following the passing of the resolutions or the retirement or resignation of the director, whichever the earlier.

In order to comply with the aforesaid Rule, the Company will be seeking the approval of the shareholders through a Two-Tier Voting process at the forthcoming AGM for the continuation of office of Mr Teo and Mr Wong, who have each served as Independent Directors of the Company for an aggregate term of more than nine years, as Independent Directors of the Company.

The NC ensures that new directors are aware of their duties and obligations by giving them induction and orientation upon appointment as directors of the Company. *Provision 4.5*

The NC is of the view that whilst it is important for Directors to devote sufficient time and attention to the affairs of the Group, the issue relating to multiple board representations should be left to the judgement and discretion of each Director.

The NC believes that contributions from each Director can be reflected in other ways other than the reporting of attendances of each Director at Board and Board Committees' meetings as well as the frequency of such meetings. A director would have been appointed on the strength of his experience and his potential to contribute to the proper guidance of the Group and its business. To focus on a director's attendance at formal meetings alone may lead to a narrow view of a director's contribution. It may also not do justice to his contributions, which can be in many forms, including management's access to him for guidance or exchange of views outside the formal environment of the Board.

BOARD PERFORMANCE

Principle 5: The Board undertakes a formal annual assessment of its effectiveness as a whole, and that of each of its board committees and individual directors.

The NC evaluates and assesses the effectiveness of the Board taking into consideration appropriate performance criteria.

The Company has implemented formal process to evaluate the performance and effectiveness of the Board as a whole and of each of its Board Committees as well as each individual director annually. The evaluation of each individual director is done through self-evaluation. *Provision 5.1*

The performance criteria for the Board evaluation were recommended by the NC and approved by the Board.

All Directors are given a board evaluation questionnaire and self-evaluation questionnaire to express their view of various aspects of the performance of the Board, the Board Committees and their individual performance so as to assess the overall effectiveness of the Board. The completed questionnaires were submitted to the Company Secretaries for collation. The findings of such evaluations were presented to the NC for review before submitting to the Board for discussion and identifying areas for improvement and implementing certain recommendations to further enhance the effectiveness of the Board. *Provision 5.2*

The evaluation of the Board and the Board Committees focus on a set of performance criteria approved by the Board which includes the size and composition of the Board, Board independence, the Board's access to information and Board's accountability, Board Committee performance in relation to discharging their responsibilities as set out in their respective terms of reference.

The Board, through the delegation of its authority to the NC had made its best efforts to ensure each Director possesses the experience, knowledge and skills critical to the Group's business. This is necessary to enable the Board to make sound and well-considered decisions. The NC, in considering the nominating of any Director for re-election, will evaluate the performance of the Director involved.

II. REMUNERATION MATTERS

PROCEDURES FOR DEVELOPING REMUNERATION POLICIES, LEVEL AND MIX OF REMUNERATION AND DISCLOSURE OF REMUNERATION

Principle 6: The Board has a formal and transparent procedure for developing policies on director and executive remuneration, and for fixing the remuneration packages of individual directors and key management personnel. No director is involved in deciding his or her own remuneration.

Principle 7: The level and structure of remuneration of the Board and key management personnel are appropriate and proportionate to the sustained performance and value creation of the company, taking into account the strategic objectives of the company.

Principle 8: The company is transparent on its remuneration policies, level and mix of remuneration, the procedure for setting remuneration, and the relationships between remuneration, performance and value creation.

The RC comprises three Directors. All members of the RC are non-executive directors, the majority of whom, including the RC Chairman, are independent as follows:

Provision 6.1 and Provision 6.2

1. Teo Choon Kow @ William Teo - Chairman
2. Wong Kwan Seng Robert – Member
3. Goh Yew Gee - Member

Mr Teo and Mr Wong are the Independent Directors. Mr Goh Yew Gee is the Non-Executive Director.

The RC's terms of reference describes its responsibilities, including, among others:

(i) review and recommend a framework of remuneration policy and guidelines for remuneration for the Directors and key management personnel; review and recommend the specific remuneration packages for each of the Executive Director, including the Executive Chairman and Managing Director, and the implementation of any appropriate performance-related elements to be incorporated in the remuneration framework;

(ii) review and recommend the remuneration packages of all managerial staff in the Company or any of its principal subsidiaries, including managerial staff who are related to any of the Directors or any substantial shareholders of the Company; and

(iii) administer the Share Options Schemes of the Company, if any.

Although the recommendations are made in consultation with the Executive Chairman and Managing Director of the Company, the remuneration packages are ultimately approved by the entire Board. No Director is involved in deciding his own remuneration.

The Company adopted a remuneration policy for employees comprising a fixed component and a variable component. The fixed component is in the form of a base salary. The variable component is in the form of a variable bonus that is linked to the performance of the Group as a whole and the individual employees' performance. This is to align remuneration with the interests of shareholders and link rewards to corporate and individual performance so as to promote the long-term sustainability of the Group. *Provision 7.1*

The remuneration packages of the Executive Chairman and Managing Director and the Executive Directors include a variable performance bonus. Each of them has a separate service agreement with the Company and is for a fixed term.

The RC reviews the service contracts of the Executive Chairman and Managing Director and the Executive Directors, and the Company's obligations arising in the event of termination of the service contracts of Executive Chairman and Managing Director, the Executive Directors and key management personnel to ensure that such contracts of service contain fair and reasonable termination clauses which are not overly generous.

In addition, the RC reviews the service contracts of the Executive Chairman and Managing Director and the Executive Directors, and the Company's obligations arising in the event of termination of the service contracts of Executive Chairman and Managing Director, the Executive Directors and key management personnel to ensure that such contracts of service contain fair and reasonable termination clauses which are not overly generous. *Provision 6.3*

In addition, the RC reviews the compensation and performance of the Executive Chairman and Managing Director, Executive Directors, Group's key management personnel and staff who are related to the Executive Chairman and Managing Director and the Executive Directors annually to ensure that their remuneration commensurate with their performance and that of the Group as well as they are fairly rewarded. *Provision 7.3*

Currently, the Company does not use any contractual provisions to reclaim incentive components of remuneration from the Executive Chairman and Managing Director, Executive Directors and key management personnel in exceptional circumstances of misstatement of financial results, or of misconduct resulting in financial loss to the Company. The RC will consider, if required, whether there is a requirement to institute such contractual provisions to allow the Company to reclaim the incentive components of the remuneration of the Executive Chairman and Managing Director, Executive Directors and key management personnel paid in prior years in such exceptional circumstances.

Directors' fees for the Independent Directors and Non-Executive Director are set in accordance with the remuneration framework comprising basic fees and chairman fee of the Board Committees. Upon concurrent with the RC, the Board recommends the directors' fees for approval by the shareholders at the AGM of the Company, upon approval, be paid quarterly in arrears. Executive Directors including the Executive Chairman and Managing Director do not receive directors' fees as they are remunerated as members of Management. The Board concurred with the RC that the proposed directors' fees for the year ended 31 December 2020 are appropriate and not excessive, taking into consideration the level of contributions by the directors and factors such as effort and time spent for serving on the Board and Board Committees, as well as the responsibilities and obligations of the directors. *Provision 7.2*

The RC has explicit authority to seek appropriate expert advice in the field of executive compensation outside the Company on remuneration matters when necessary. During FY2020, the RC did not engage the service of an external remuneration consultant. *Provision 6.4*

The Board supports and is aware of the need for transparency. However, after deliberation and debate, the Board is of the view that full disclosure of the specific remuneration of each individual Director and the Group's key management personnel (who are not directors) is not in the best interests of the Group. Inter alia, the Board has taken into account the very sensitive nature of the matter, the relative size of the Group, the highly competitive business environment the Group operates in and the irrevocable negative impact such disclosure may have on the Group. *Provision 8.1 and Provision 8.3*

Details of remuneration and benefits of Directors and key management personnel for FY2020 which will provide sufficient overview of the remuneration of Directors and key management personnel are set out below:

Remuneration Bands and Name	Fees (%)	Salary (%)	Bonus (%)	Others (%)	Total (%)	Total ($'000)
Directors						
Above $1,000,000						
Goh Yeow Lian*	–	14	84	2	100	2,570
Goh Yew Tee*	–	25	71	4	100	1,209
$500,001 to $1,000,000						
Goh Yeo Hwa*	–	28	67	5	100	773
Below $250,000						
Teo Choon Kow @ William Teo	100	–	–	–	100	65
Wong Kwan Seng Robert	100	–	–	–	100	60
Goh Yew Gee*	100	–	–	–	100	55

Remuneration Bands and Name	Fees (%)	Salary (%)	Bonus (%)	Others (%)	Total (%)
Key Executives					
$250,001 to $500,000					
Goh Cheng Huah	–	51	43	6	100
Koh Chong Kwang	–	51	42	7	100
Sua Chen Shiua*	–	50	45	5	100
Lu Tze Chern	–	50	43	7	100
Goh Wee Ping*	–	51	46	3	100
Chua Cheng Hoon	–	73	21	6	100
Below $250,000					
Gaw Chu Lan*	–	61	38	1	100
Lim Poh Choo Janet	–	75	24	1	100
Goh Chengyu*	–	68	28	4	100
Goh Yeu Toh#*	–	57	24	19	100
Cheng Kiang Huat#*	–	57	24	19	100

Goh Yeu Toh and Cheng Kiang Huat are Executive Directors of Wee Hur Construction Pte Ltd, a wholly-owned subsidiary of the Company.

* Goh Yeow Lian, Goh Yew Tee, Goh Yeo Hwa, Goh Yew Gee and Goh Yeu Toh ("**Messrs Goh**") are brothers. Cheng Kiang Huat is the brother-in-law of Messrs Goh. Gaw Chu Lan is the sister of Messrs Goh. Goh Wee Ping is the son of Goh Yeow Lian and is the nephew of Goh Yew Tee, Goh Yeo Hwa, Goh Yew Gee and Goh Yeu Toh. Goh Chengyu is the son of Goh Yeo Hwa and is the nephew of Goh Yeow Lian, Goh Yew Tee, Goh Yew Gee and Goh Yeu Toh. Sua Chen Shiua is the son of Sua Nam Heng, the brother-in-law of Messrs Goh, and is the nephew of Messrs Goh.

Given the highly competitive industry conditions and in the interest of maintaining good morale and a strong spirit of teamwork within the Group, the Company discloses the remuneration of the top ten key management personnel (who are not directors of the Company) of the Group in bands of $250,000 as set out above. For the same reason, the Company does not disclose the aggregate remuneration paid to the top ten key management personnel (who are not directors of the Company) of the Group.

Other than those disclosed above, remuneration of employees who are substantial shareholders of the Group, or are immediate family members of Chairman/Directors who received remuneration which exceeded $100,000 for the financial year ended 31 December 2020 are as follows: *Provision 8.2*

Remuneration Bands and Name

$100,001 to $150,000

Goh Chey Teck

Goh Wee Shian

Sua Teng Jah

Cheng Song Seng

Goh Chey Teck is the brother of Messrs Goh. Goh Wee Shian is the son of Goh Yeow Lian, Sua Teng Jah is the daughter of Sua Nam Heng, Cheng Song Seng is the son of Cheng Kiang Huat and they are all nephews and niece of Messrs Goh.

The Wee Hur Employee Share Option Scheme ("**ESOS**") and Wee Hur Performance Share Plan ("**PSP**") which were approved by the shareholders at the Extraordinary General Meeting held on 19 May 2009 had lapsed. No share options or performance shares were issued since the inception of the ESOS and PSP. *Provision 8.3*

III. ACCOUNTABILITY AND AUDIT

RISK MANAGEMENT AND INTERNAL CONTROLS AND AUDIT COMMITTEE

Principle 9: The Board is responsible for governance of risk and ensures that Management maintains a sound system of risk management and internal controls, to safeguard the interests of the company and its shareholders.

Principle 10: The Board has an Audit Committee which discharges its duties objectively.

The Board assisted by the AC has oversight of the risk management system in the Group. The practice of risk management is undertaken by the Executive Directors and key management personnel under the purview of the AC and the Board. Management regularly reviews the Group's business and operational activities to identify areas of significant business risks as well as appropriate measures to control and mitigate these risks within the Group's risk policies and strategies. Management reviews all significant control policies and procedures and highlights all significant matters to the Board and the AC. *Provision 9.1*

With the assistance of the external consultant, the Group has established a Risk Governance and Internal Control Framework to monitor, manage and build awareness within the Group of the various risks to which the Group is exposed.

Under the Risk Governance and Internal Control Framework, Management of all levels are expected to constantly review the business operations and the environment that the Group operates in to identify risk areas and ensure mitigating measures are promptly developed to address these risks. The Risk Governance and Internal Control Framework outlines the Group's approach to managing enterprise-wide risks and sets out a systematic process for identifying, evaluating, managing and monitoring risks faced by the Group.

The system of internal controls and risk management established by the Company provides reasonable, but not absolute, assurance that the Group will not be adversely affected by any event that can be reasonably foreseen as it strives to achieve its business objectives. However, the Board also notes that no system of internal controls and risk management can provide absolute assurance in this regard, or absolute assurance against the occurrence of material errors, poor judgement in decision-making, human errors, losses, frauds or other irregularities.

The Executive Chairman and Managing Director and the Chief Financial Officer at the financial year end have provided a letter of assurance (a) that the financial records have been properly maintained and the financial statements give a true and fair view of the Company's operations and finances and (b) regarding the effectiveness of the Company's risk management and internal control systems. *Provision 9.2*

The AC comprises three Directors, all of whom are non-executive and the majority of whom, including the AC Chairman, are independent as follows: *Provision 10.2*

1. Teo Choon Kow @ William Teo – Chairman
2. Wong Kwan Seng Robert – Member
3. Goh Yew Gee – Member

Mr Teo and Mr Wong are the Independent Directors. Mr Goh Yew Gee is the Non-Executive Director. No former partner or director of the Company's existing auditing firm or auditing corporation is a member of the AC. *Provision 10.3*

The Board considers Mr Teo who is a fellow of the Association of Chartered Certified Accountants and a member of the Institute of Singapore Chartered Accountants, has extensive and practical accounting and related financial management expertise and experience, is well qualified to chair the AC.

The Board satisfies that the AC members, collectively, have relevant accounting and related financial management expertise and experience to discharge their duties and responsibilities.

The role of the AC is to assist the Board in overseeing the adequacy of the overall internal control functions, the internal audit functions within the Group, the relationship of those functions to external audit, the scope of audit by the external auditor as well as their independence. The functions of the AC include the following: *Provision 10.1*

(i) review with external auditor the scope and results of the audit, system of internal controls, their management letter and management's response;

(ii) review the financial statements including annual budget and any forecast, before submission to the Board for approval;

(iii) review the scope and results of the internal audit proceedings of the internal auditors to ensure all possible precautions are taken to ensure no irregularities;

(iv) review the interested person transactions in accordance with the Listing Rules of the SGX-ST;

(v) review whistle-blowing investigations within the Group and ensuring appropriate follow-up action, if required;

(vi) review all non-audit services provided by external auditor so as to ensure that any provision of such services would not affect the independence and objectivity of external auditor; and

(vii) consider and recommend the appointment or re-appointment of the external auditor.

The Company has outsourced its internal audit function and appointed Nexia TS Risk Advisory Pte Ltd as its Internal Auditors for FY2020. The Internal Auditors plan its internal audit schedules in consultation with Management and its plans are submitted to the AC for approval. The AC reviews and approves the internal audit plans and resources and also ensures that Nexia TS Risk Advisory Pte Ltd has the necessary resources to adequately perform its functions and is adequately staffed with persons with the relevant qualifications and experience. *Provision 10.4*

The AC has also reviewed and believed that the Internal Auditors are independent and have the appropriate standing and adequately resourced to perform its functions effectively. The Internal Auditors have unfettered access to all the Company's documents, records, properties and personnel including the AC. *Rule 1207 (10C) of the Listing Manual of SGX-ST*

The AC assesses the adequacy and effectiveness of the internal audit function annually. The function of internal audit is guided by the Standards for the Professional Practice of Internal Auditing.

The system of internal controls provides reasonable, but not absolute, assurance that the Company will not be adversely affected by any event that could be reasonably foreseen as it strives to achieve its business objectives. However, the Board also notes that no system of internal controls can provide absolute assurance in this regard, or absolute assurance against the occurrence of material errors, poor judgement in decision-making, human errors, losses, frauds or other irregularities.

Based on the aforesaid and the statutory audit conducted by the External Auditor and the internal audit conducted by the Internal Auditors and reviews performed by Management, written representation by Managing Director, Executive Directors, the Group CFO and the various heads of department, the Board, with the concurrence of the AC, is satisfied that the system of internal controls, including financial, operational, compliance and information *Rule 1207 (10) of the Listing Manual of SGX-ST* technology controls and risk management system, are adequate and effective to meet the needs of the Group's existing business objectives, having addressed the critical risk areas for FY2020. While acknowledging their responsibility for the system of internal controls, the Directors are aware that such a system is designed to manage, rather than eliminate risks, and therefore cannot provide absolute assurance in this regard, or absolute assurance against the occurrence of material errors or misstatements, poor judgement in decision-making, human errors, losses, frauds or other irregularities.

In the review of the financial statements of the Group for FY2020, the AC has discussed with Management the accounting principles that were applied and their judgement of items that might affect the integrity of the financial statements. The AC reviewed, among other matters, the following significant matters identified by PricewaterhouseCoopers Singapore LLP ("**PWC**" or the "**External Auditor**") for FY2020:

Matters Considered	**Action**
Accounting for construction contracts	The AC accepted PWC's audit approach to revenue recognition which derived the percentage of completion based on the total construction contracts. The AC also reviewed the external auditor work related construction costs which required significant judgement to estimate the total construction costs that will affect the measure of progress and consequently, revenue and profit margins recognised from construction contracts, including variations or claims recognised as contract revenue, and provision for liquidated damages.
Valuation of development properties	The AC viewed the carrying amount of development properties was of significant important to balance sheet item and hence, management's judgement, assumption and estimation towards the value were critically important. The AC concurred with the External Auditor in respect of the audit procedures and verification with third parties which were comprehensive.

The AC has been given full access and obtained the co-operation from the Management of the Company. The AC has the explicit authority to investigate any matter within its terms of reference. It also has full access to and co-operation by Management and full discretion to invite any Director or executive officer to attend its meetings, and reasonable resources to enable it to discharge its functions properly.

The aggregate amount of fees paid to the External Auditor of the Group for FY2020 were:

	$'000
Audit fees	290
Non-audit fees	758
Total fees	1,048

The AC has reviewed the nature and extent of non-audit services provided by PWC and the fees paid for its audit services, non-audit services and the aggregate amount of fees paid in respect of FY2020. The AC is of the view that the independence of the External Auditor has not been compromised.

PWC has been engaged to audit the financial statements of the Company and its Singapore incorporated subsidiaries. The Group has also engaged PricewaterhouseCoopers Australia LLP as the auditor to audit the financial statements of the Company's foreign-incorporated subsidiaries for FY2020.

The Group does not have any foreign-incorporated associated companies. Accordingly, the Group has complied with the Rules 715 and 717 of the Listing Manual in relation to its auditing firm. All the Singapore-incorporated subsidiaries of the Group are audited by PWC. The Group has one Singapore-incorporated associated company which is significant to the Group for FY2020 and is audited by Ernst & Young LLP. The Group therefore complied with Rule 716 of the Listing Manual of SGX-ST.

The AC has met with PWC, the External Auditor of the Company without the presence of Management at least once a year to discuss the results of their examinations and their evaluation of the systems of internal accounting controls. In addition, updates on changes in accounting standards and treatment are prepared by the External Auditor and circulated to members of the AC periodically for information. The AC has also met with the Internal Auditors without the presence of Management at least once a year. *Provision 10.5*

The Company has put in place a whistle-blowing policy since 2008. This policy will provide well-defined and accessible channels in the Group through which employees and third parties may raise concerns about improper conduct within the Group. No reports were received by the Group under the whistle-blowing policy during the financial year.

IV. SHAREHOLDER RIGHTS AND ENGAGEMENT

SHAREHOLDERS RIGHTS AND CONDUCT OF GENERAL MEETINGS AND ENGAGEMENT WITH SHAREHOLDERS

Principle 11: The company treats all shareholders fairly and equitably in order to enable them to exercise shareholders' rights and have the opportunity to communicate their views on matters affecting the company. The company gives shareholders a balanced and understandable assessment of its performance, position and prospects.

Principle 12: The company communicates regularly with its shareholders and facilitates the participation of shareholders during general meetings and other dialogues to allow shareholders to communicate their views on various matters affecting the company.

The Company does not practice selective disclosure. Price sensitive information is always announced to the SGX-ST through SGXNET after trading hours. Financial results and annual reports of the Company are announced or issued to the SGX-ST within the mandatory periods. *Provision 12.1*

Shareholders are encouraged to attend the AGM to ensure a greater level of shareholders' participation and for them to be kept up to date as to the strategies and goals of the Group. All shareholders of the Company shall receive a copy of the annual report, the notice of AGM and circulars and notices pertaining to any extraordinary general meetings of the Company. To facilitate participation by the shareholders, the Constitution of the Company allows the shareholders to attend and vote at general meetings of the Company by proxies. A shareholder who is not a relevant intermediary may appoint up to two proxies to attend and vote on his/her behalf at the general meetings while a member who is a relevant intermediary is entitled to appoint more than two proxies to attend and vote at the general meetings through proxy form deposited 72 hours before the meeting. Notices of general meetings are also advertised in newspapers and available on the SGX-ST's website. *Provision 11.1 and Provision 12.1*

Every matter requiring shareholders' approval is proposed as a separate resolution. Each item of special business included in the notice of meeting is accompanied, where appropriate, by an explanation for the proposed resolution. As authentication of shareholder identity information and other related security issues still remain a concern, the Company has decided, for the time being, not to implement voting in absentia by mail, facsimile or email. Participation of shareholders is encouraged at the AGM through the open question and answer session. The Directors, Management and the External Auditor are available to address any queries or concerns on matters relating to the Group and its operations. *Provision 11.2, Provision 11.3 and Provision 11.4*

In view of the COVID-19 situation in Singapore in FY2020, the AGM and EGM of the Company held on 3 June 2020 and 9 September 2020 (the "**General Meetings**") respectively were convened and held by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Alternative arrangements relating to the General Meetings held by electronic means were put in place including sending the notice, proxy form, Annual Report 2019 and Circular to Shareholders for the General Meetings by electronic means via publication on the Company's corporate website and on SGXNet, arrangements by which the meetings were accessed via live audio-visual webcast or live audio-only stream, submission of questions to the Chairman of the General Meetings in advance of the General Meetings, addressing of substantial and relevant questions prior to the General Meetings and voting by appointing the Chairman of the General Meetings as proxy at the General Meetings.

The entire Board was present at the General Meetings. Some of the Board members were present in person and some of the Directors attended the General Meetings remotely.

To promote greater transparency and effective participation, the Company conducts the voting of all its resolutions by poll at all general meetings. Upon the conclusion of the general meetings, the detailed voting results, including the total number of votes cast for or against each resolution tabled, are announced at the general meetings and via SGX-ST's website. *Provision 11.5*

The Company prepares detailed minutes for each general meeting, which includes comments and questions raised by shareholders, together with the responses from the Board and Management.

In compliance with the checklist jointly issued by the Accounting and Corporate Regulatory Authority, the Monetary Authority of Singapore and Singapore Exchange Regulation which provides further guidance to listed and non-listed entities on the conduct of general meetings during the period when elevated safe distancing measures are in place, the Company has published the minutes of the General Meetings on SGXNet as well as the Company's corporate website.

While the Company has not formally instituted a dividend policy, it has a good track record of paying annual dividends to shareholders since its listing in 2008. In proposing any dividend payout and/or determining the form, frequency and/or the amount of such dividend payout, the Board will take into account, inter alia, the Group's financial position, retained earnings, results of operations and cash flows, the Group's expected working capital requirements, the Group's expected capital expenditure and future expansion and investment plans and other funding requirements, general economic conditions and other internal or external factors that may have an impact on the business or financial performance and position of the Group. *Provision 11.6*

Although the Company does not have an investor relations policy, shareholders may at any time send their enquiries and/or feedback about the Company to the Board in writing via email, details of which are as follows: *Provision 12.2 and Provision 12.3*

Tel: 6258 1002
Email: general@weehur.com.sg

The Company values dialogue with its shareholders and believes in regular, effective and fair communication with its shareholders and is committed to hearing shareholders' views and addressing their concerns where possible.

V. MANAGING STAKEHOLDERS RELATIONSHIPS

ENGAGEMENT WITH STAKEHOLDERS

Principle 13: The Board adopts an inclusive approach by considering and balancing the needs and interests of material stakeholders, as part of its overall responsibility to ensure that the best interests of the company are served.

The Company values input from all of its stakeholder groups and uses a variety of channels and platforms to engage with them as well as receive their feedback. The Company identifies stakeholders as groups that have an impact or have the potential to be impacted by its business, as well as those external organisations that have expertise in aspects that the Company consider material. *Provision 13.1*

More details on the Company's strategy and key areas of focus in relation to the management of stakeholders' relationships will be disclosed in the standalone Sustainability Report for FY2020 which will be issued not later than 5 months after the end of the financial year. *Provision 13.2*

The Company does not practice selective disclosure. Price sensitive information is always announced to the SGX-ST through SGXNET after trading hours and in a timely manner. Financial results and annual reports are announced or issued to the SGX-ST within the mandatory periods and are also made available on the Company's website – www.weehur.com.sg. The Company's website is updated regularly. *Provision 13.3*

VI. OTHER CORPORATE GOVERNANCE MATTERS

DEALINGS IN SECURITIES

The Company has adopted an internal code which prohibits dealings in the securities of the Company by Directors and officers of the Group while in possession of price-sensitive information. Under this code, the Company, Directors and employees of the Group are not permitted to deal with the securities of the Company during the period beginning two weeks and one month before the announcement of the quarterly and full year financial statement respectively and ending on the date of the announcement.

As the Company has ceased quarterly reporting in respect of financial year ended 31 December 2020, the internal code on dealing in securities of the Company has been updated whereby the Company, Directors and employees of the Group are not permitted to deal with the securities of the Company during the period beginning one month before the announcement of the half year and full year financial statements results and ending on the date of the announcement.

In addition, Directors and officers are expected to observe insider trading laws at all times even when dealing in securities within the permitted trading period.

Directors and employees are also discouraged from dealing in the Company's securities on short-term consideration.

DISCLOSURE OF MATERIAL CONTRACTS

Except as disclosed under Interested Person Transactions, there is no material contract entered into by the Company or any of its subsidiaries involving the interests of any Directors or the controlling shareholder during FY2020.

INTERESTED PERSON TRANSACTIONS

The Company has set out procedures governing all interested person transactions to ensure that they are carried out on an arm's length basis, on normal commercial terms and will not be prejudicial to the interests of the Company and its shareholders.

Disclosure according to the Rule 907 of the SGX-ST Listing Manual in respect of interested person transactions for FY2020 is stated in the following table:

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than $100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) $'000	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than $100,000) $'000
Bull Mountain Investment Pte Ltd [(1)]	1,322[(7)]	-
WM (Kaki Bukit) Pte Ltd	30,000[(8)]	-
WM (Bartley) Pte Ltd	73,267[(9)]	-
Bull Mountain Investment Pte Ltd [(1)] Bonanza Capital Pte Ltd [(2)] Wealth Investment Pte Ltd [(3)] Sustained Investment Pte Ltd [(4)] QiCheng Investment Pte Ltd [(5)] Emixin Holdings Pte Ltd [(6)]	121,528[(10)]	
Goh Yeow Lian [(11)]	2,039[(11)]	-

Notes:

(1) Bull Mountain Investment Pte Ltd is incorporated in Singapore. The directors and shareholders of the company are Goh Yew Gee and his immediate family.

(2) Bonanza Capital Pte Ltd is incorporated in Singapore. The directors and shareholders of the company are Goh Yew Lay and his immediate family.

(3) Wealth Investment Pte Ltd is incorporated in Singapore. The directors and shareholders of the company are Goh Yew Tee and his immediate family.

(4) Sustained Investment Pte Ltd is incorporated in Singapore. The directors and shareholders of the company are Goh Yeo Hwa and his immediate family.

(5) QiCheng Investment Pte Ltd is incorporated in Singapore. The directors and shareholders of the company are Goh Yeu Toh and his immediate family.

(6) Emixin Holdings Pte Ltd is incorporated in Singapore. The director and shareholder of the company is Goh Wee Ping.

Goh Yeow Lian, Goh Yew Tee, Goh Yeo Hwa and Goh Yew Gee ("Messrs Goh") are Directors of the Company. Goh Yeu Toh and Goh Yew Lay, being brothers to Messrs Goh, are immediate family members of Messrs Goh. Goh Yeow Lian is also a controlling shareholder of the Company. Goh Wee Ping is the son of Goh Yeow Lian and nephew of Messrs Goh.

(7) Subscription of securities in the Wee Hur PBSA Master Trust. Shareholders' approval obtained via Extraordinary General Meeting on 21 November 2017 on the subscription of securities in the Wee Hur PBSA Master Trust in which the collective interest by the Interested Persons, whether directly or indirectly through their respective special purpose vehicles, may be increase to not more than 15.0%. As at the date hereof, the Interested Persons hold collectively, through their respective purpose vehicles and their associates, an interest of approximately 12.4% in the Wee Hur PBSA Master Trust.

(8) WM (Kaki Bukit) Pte Ltd is a joint venture partner of Wee Hur Development Pte Ltd ("WHD"), a wholly-owned subsidiary of the Company in Wee Hur (Woodlands 12) Pte Ltd ("Wee Hur (Woodlands 12)"). A proportionate corporate guarantee in the sum of $30,000,000 provided by the Company, which is the holding company of WHD, which has a 60% shareholding in Wee Hur (Woodlands 12) in respect of the total banking facilities of $50,000,000 granted by DBS Bank Ltd to Wee Hur (Woodlands 12). Please refer to announcement dated 22 January 2020 for more information.

(9) WM (Bartley) Pte Ltd is a joint venture partner of WHD in Wee Hur (Bartley) Pte Ltd ("Wee Hur (Bartley)"). WHD invested $1,500,000 in the share capital of Wee Hur (Bartley) and the risks and rewards are in proportion to the equity of each joint venture partner. A proportionate corporate guarantee in the sum of $71,767,425 provided by the Company, which is the holding company of WHD, which has a 75% shareholding in Wee Hur (Bartley) in respect of the aggregate principal amount of the facilities of $95,689,900 granted by United Overseas Bank Limited to Wee Hur (Bartley). Please refer to announcements dated 5 February 2020 and 7 April 2020 for more information.

(10) This amount comprises of (a) management fee of $5,499,000 charged to the sub-trusts of Wee Hur PBSA Master Trust by Wee Hur Capital Pte. Ltd., a wholly-owned subsidiary of the Company, (b) a guarantee in the sum of A$114,000,000 (equivalent to $116,029,000) provided by the Company in respect of a banking facilities granted to WH Buranda Trust, WH Abeckett Trust and WH Waymouth Trust, sub-trust of Wee Hur PBSA Master Trust. This amount represents 60% of the banking facility of A$190,000,000.

(11) Goh Yeow Lian and the Company have provided loans of USD2,000,000 (equivalent to $2,719,000) and USD1,500,000 (equivalent to $2,039,000), respectively to Zookal Pte Ltd ("Zookal") in which Goh Yeow Lian holds approximately 3% interest in Zookal while the Company holds approximately 5% interest in Zookal.

The Company does not have a general mandate from shareholders for interested person transactions pursuant to Rule 920 of the Listing Manual of the SGX-ST.

USE OF PROCEEDS

For FY2020, there has been no fund-raising exercises by way of additional issues of securities of the Company. The use of proceeds raised from the initial public offer and all previous additional listing of shares of the Company is in accordance with the stated use of proceeds and the percentage allocated as previously announced by the Company.

Financials

Directors'
Statement

The directors present their statement to the members together with the audited financial statements of the Group for the financial year ended 31 December 2020 and the balance sheet of the Company as at 31 December 2020.

In the opinion of the directors,

(a) the balance sheet of the Company and the consolidated financial statements of the Group as set out on pages 80 to 151 are drawn up so as to give a true and fair view of the financial position of the Company and of the Group as at 31 December 2020 and the financial performance, changes in equity and cash flows of the Group for the financial year covered by the consolidated financial statements; and

(b) at the date of the statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

Directors

The directors of the Company in office at the date of this statement are as follows:

Executive Chairman and Managing Director
Goh Yeow Lian

Executive Directors
Goh Yew Tee
Goh Yeo Hwa

Non-Executive Director
Goh Yew Gee

Independent Directors
Teo Choon Kow @ William Teo
Wong Kwan Seng Robert

Arrangements to enable directors to acquire shares and debentures

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose object was to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate, other than as disclosed under "**Share Options**" in this statement.

Directors' interests in shares and debentures

The directors of the Company holding office at the end of the financial year were not interested in shares or debentures of the Company or other related body corporate as recorded in the Register of Directors' Shareholdings kept by the Company under section 164 of the Companies Act, Chapter 50 (the "**Act**"), except as follows:

	Holdings registered in name of director or nominee		Holdings in which director is deemed to have an interest	
	At 31.12.2020	At 1.1.2020 or date of appointment, if later	At 31.12.2020	At 1.1.2020 or date of appointment, if later
Wee Hur Holdings Ltd. (the "Company") (No. of ordinary shares)				
Goh Yeow Lian	**6,063,000**	6,063,000	**402,194,872**	402,194,872
Goh Yew Tee	**2,159,416**	2,159,416	**15,550,000**	15,550,000
Goh Yeo Hwa	**8,725,100**	8,725,100	**36,799,257**	36,799,257
Goh Yew Gee	**16,490,120**	6,490,120	**–**	10,000,000
Wong Kwan Seng Robert	**225,000**	225,000	**–**	–

Goh Yeow Lian is deemed to have an interest in all the related corporations of the Company.

The directors' interests as at 21 January 2021 were the same as those at the end of the financial year.

Share Options

No options were granted during the financial year to subscribe for unissued shares of the Company.

No shares were issued during the financial year by virtue of the exercise of options to take up unissued shares of the Company.

There were no unissued shares of the Company under option at the end of the financial year.

Directors'
Statement

Audit committee

The members of the Audit Committee at the end of the financial year were as follows:

Teo Choon Kow @ William Teo (Chairman of audit committee)
Wong Kwan Seng Robert (Independent Director)
Goh Yew Gee (Non-Executive Director)

The Audit Committee carried out its functions in accordance with Section 201B(5) of the Singapore Companies Act. In performing those functions, the Committee reviewed:

- the scope and the results of internal audit procedures with the internal auditor;
- the audit plan of the Company's independent auditor and any recommendations on internal accounting controls arising from the statutory audit;
- the assistance given by the Company's management to the independent auditor; and
- the balance sheet of the Company and the consolidated financial statements of the Group for the financial year ended 31 December 2020 before their submission to the Board of Directors.

The Audit Committee has recommended to the Board that the independent auditor, PricewaterhouseCoopers LLP, be nominated for re-appointment at the forthcoming Annual General Meeting of the Company.

Independent Auditor

The independent auditor, PricewaterhouseCoopers LLP, has expressed its willingness to accept re-appointment.

On behalf of the Board of Directors

Goh Yeow Lian
Director

Goh Yew Tee
Director

1 April 2021

Independent
Auditor's Report
to the Members of WEE HUR HOLDINGS LTD.

Report on the Audit of the Financial Statements

Our opinion

In our opinion, the accompanying consolidated financial statements of Wee Hur Holdings Ltd. ("**the Company**") and its subsidiaries ("**the Group**") and the balance sheet of the Company are properly drawn up in accordance with the provisions of the Companies Act, Chapter 50 ("**the Act**") and Singapore Financial Reporting Standards (International) ("**SFRS(I)s**") so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 31 December 2020 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the financial year ended on that date.

What we have audited

The financial statements of the Company and the Group comprise:

- the consolidated statement of comprehensive income of the Group for the financial year ended 31 December 2020;
- the balance sheet of the Group as at 31 December 2020;
- the balance sheet of the Company as at 31 December 2020;
- the consolidated statement of changes in equity of the Group for the financial year then ended;
- the consolidated statement of cash flows of the Group for the financial year then ended; and
- the notes to the financial statements, including a summary of significant accounting policies.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("**SSAs**"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("**ACRA Code**") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements for the financial year ended 31 December 2020. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the Key Audit Matter
Accounting for construction contracts	
Refer to Note 3(a) (Critical accounting estimates, assumptions and judgements), Note 4 (Revenue) and Note 23 (Trade and other payables) Revenue from construction contracts amounted to $97.2 million, representing 51% of the Group's total revenue for the financial year ended 31 December 2020. Construction revenue is recognised over time by reference to the Group's progress toward completing the contracts. The measure of progress is determined based on the proportion of contract costs incurred to date to the estimated total contract costs for the construction contracts. Significant judgement is required to estimate the total construction costs that will affect the measure of progress and consequently, revenue and profit margins recognised from construction contracts, including variations or claims recognised as contract revenue, and provision for liquidated damages. The ongoing and evolving Coronavirus Disease 2019 ("COVID-19") pandemic, together with the adverse impacts on global economies and the local construction sector, have however heightened the estimation uncertainties associated with these contract revenues and contract costs and any related provisions for the outstanding projects held by the Group. Accordingly, we have assessed the accounting for construction contracts as a key audit matter.	We have performed the following audit procedures on a sample of significant projects to address the key audit matter: We obtained an understanding over the estimates used in project budgeting and impact of the COVID-19 pandemic on the Group's contract revenues and contract costs through discussions with senior management and examination of project documentation (including contracts and correspondences with customers). In relation to total contract revenue, our audit procedures include the following: a) Traced total contract sums to contract and variation orders entered into by the Group and its customers; b) Recomputed the measure of progress and the revenue recognised; c) Assessed the adequacy of provision for liquidated damages to be net off against contract revenue recognised (where applicable); and d) Assessed the reasonableness of the revenue recognised via discussion with the project teams and obtaining corroborating evidence such as correspondences with the customers. In relation to total contract costs, our audit procedures include the following: a) Reviewed the actual costs incurred by tracing to supplier invoices or sub-contractors progress billings; b) Reviewed management's estimate of idle costs arises from COVID-19 which are excluded in the measure of progress of the construction contract; c) Reviewed management's estimates of total construction costs and costs to complete via the following: i. Substantiated to contracts entered for sub-contracting costs; and ii. Reviewed the estimation of materials, labour and other construction costs with reference to the progress of the project. Based on the audit procedures performed, we have assessed management's estimates to be reasonable. We have also recomputed the cumulative contract revenue and the contract revenue for the current financial year for these projects and traced to the accounting records with no exception noted. We have also assessed the disclosures in the financial statements in relation to the sensitivity of contract revenue and contract costs of uncompleted contracts to the construction contract estimates to be appropriate.

Key audit matters (continued)

Key Audit Matter	How our audit addressed the Key Audit Matter
Net realisable value of development properties	
Refer to Note 3(b) (Critical accounting estimates, assumptions and judgements) and Note 12 (Development properties) As at 31 December 2020, the Group's development properties amounted to $210.9 million, representing 17% of the Group's total assets. These development properties are stated at the lower of their cost and their net realisable values. The determination of the estimated net realisable values of these development properties is critically dependent upon the Group's expectations of estimated selling prices and estimated costs to complete the development. Weak demand and oversupply caused by challenging economic environment might exert downward pressure on sales volume and property prices. Significant judgement is required in the determination of the net realisable values of the development properties. Accordingly, we have assessed the net realisable value of development properties as a key audit matter.	We have performed the following audit procedures, focusing on development projects with slower than expected sales or low margins to address the key audit matter: a) Challenged management's estimates of selling prices by considering recently transacted prices of the development properties and/or recently transacted prices of comparable properties; b) Assessed the adequacy of write down, if any, to net realisable value determined based on comparing the estimated selling price and cost incurred for each unit. Based on the audit procedures performed, we have assessed management's assessment of net realisable value of development properties to be reasonable.

Other Information

Management is responsible for the other information. The other information comprises Directors' Statement (but does not include the financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report, and the other sections of the annual report ("**the Other Sections**"), which are expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Other Sections, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions in accordance with SSAs.

Responsibilities of Management and Directors for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRS(I)s, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiary corporations incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditor's report is Tan Boon Chok.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants
Singapore, 1 April 2021

Consolidated Statement of
Comprehensive Income
For the Financial Year Ended 31 December 2020

	Note	2020 $'000	2019 $'000
Revenue	4	**189,945**	191,792
Cost of sales	5	**(169,106)**	(139,880)
Gross profit		**20,839**	51,912
Other income			
– Interest		**1,887**	4,090
– Others	6	**14,816**	4,876
Other gains and losses			
– Impairment loss on financial assets	30(b)	**(6)**	(3)
– Others	7	**11,263**	(8,730)
Expenses			
– Administrative	5	**(22,604)**	(22,543)
– Distribution and marketing	5	**(773)**	(1,584)
– Finance	9	**(7,168)**	(6,019)
Share of profit of associate	21	**11,133**	20,994
Profit before income tax		**29,387**	42,993
Income tax expense	10	**(5,203)**	(8,071)
Total profit		**24,184**	34,922
Other comprehensive income/loss):			
Items that may be reclassified subsequently to profit or loss			
Currency translation differences arising from consolidation – gains		**2,937**	806
Items that will not be reclassified subsequently to profit or loss			
Currency translation differences arising from consolidation – gains/(losses)	28	**238**	(267)
Other comprehensive income, net of tax		**3,175**	539
Total comprehensive income		**27,359**	35,461
Profit/(loss) attributable to:			
Equity holders of the Company		**28,460**	34,566
Non-controlling interests		**(4,276)**	356
		24,184	34,922
Total comprehensive income/(loss) attributable to:			
Equity holders of the Company		**31,397**	35,372
Non-controlling interests		**(4,038)**	89
		27,359	35,461
Earnings per share ("EPS") for profit attributable to equity holders of the Company (cent per share)			
Basic and diluted EPS	11	**3.10**	3.76

The accompanying notes form an integral part of these financial statements.

Balance Sheet–
Group
For the Financial Year Ended 31 December 2020

	Note	31 December 2020 $'000	31 December 2019 $'000
ASSETS			
Current assets			
Development properties	12	**210,909**	114,869
Trade and other receivables	13	**124,891**	94,026
Financial assets, at FVPL	14	**3,056**	4,571
Cash and cash equivalents	15	**105,096**	108,619
		443,952	322,085
Non-current assets			
Property, plant and equipment	16	**33,227**	33,317
Investment properties	17	**700,012**	517,284
Investment in associate	21	**39,361**	27,882
Financial assets, at FVPL	14	**5,520**	3,480
Deferred income tax assets	22	**3,794**	4,047
Trade and other receivables	13	**10,726**	42,802
		792,640	628,812
Total assets		**1,236,592**	950,897
LIABILITIES			
Current liabilities			
Current income tax liabilities	10	**6,919**	6,939
Trade and other payables	23	**100,430**	124,569
Derivative financial instruments	24	**2,906**	–
Borrowings	25	**165,245**	103,653
		275,500	235,161
Non-current liabilities			
Borrowings	25	**381,608**	175,046
Deferred income tax liabilities	22	**3,412**	2,250
Other payables	23	**156,180**	140,295
		541,200	317,591
Total liabilities		**816,700**	552,752
NET ASSETS		**419,892**	398,145
EQUITY			
Capital and reserves attributable to equity holders of the Company			
Share capital	26	**125,733**	125,733
Currency translation reserve	28	**(699)**	(3,636)
Retained profits		**292,875**	270,850
		417,909	392,947
Non-controlling interests		**1,983**	5,198
Total equity		**419,892**	398,145

The accompanying notes form an integral part of these financial statements.

Balance Sheet–

Company

For the Financial Year Ended 31 December 2020

	Note	31 December 2020 $'000	31 December 2019 $'000
ASSETS			
Current assets			
Trade and other receivables	13	**55,482**	35,838
Financial assets, at FVPL	14	**3,056**	4,571
Cash and cash equivalents	15	**50,377**	53,528
		108,915	93,937
Non-current assets			
Property, plant and equipment	16	**810**	3
Investment in subsidiaries	20	**58,150**	58,150
Financial assets, at FVPL	14	**5,520**	3,480
Deferred income tax assets	22	**250**	173
Other receivables	13	**258,529**	249,592
		323,259	311,398
Total assets		**432,174**	405,335
LIABILITIES			
Current liabilities			
Trade and other payables	23	**21,832**	10,966
Borrowings	25	**41,730**	43,500
		63,562	54,466
Non-current liabilities			
Borrowings	25	**648**	–
Other payables	23	**9,771**	10,767
		10,419	10,767
Total liabilities		**73,981**	65,233
NET ASSETS		**358,193**	340,102
EQUITY			
Capital and reserves attributable to equity holders of the Company			
Share capital	26	**125,733**	125,733
Retained profits		**232,460**	214,369
Total equity		**358,193**	340,102

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of
Changes In Equity
For the Financial Year Ended 31 December 2020

	Note	Share Capital $'000	Currency Translation Reserve $'000	Retained Profits $'000	Total $'000	Non-Controlling Interests $'000	Total Equity $'000
<u>Group</u>							
2020							
Balance as at 1 January 2020		125,733	(3,636)	270,850	392,947	5,198	398,145
Profit/(loss) for the year		–	–	28,460	28,460	(4,276)	24,184
Other comprehensive income for the year		–	2,937	–	2,937	238	3,175
Total comprehensive income/(loss) for the year		**–**	**2,937**	**28,460**	**31,397**	**(4,038)**	**27,359**
Dividend paid	27	–	–	(6,435)	(6,435)	–	(6,435)
Fair value adjustment on interest free loans from non-controlling interests		–	–	–	–	312	312
Capital contribution from non-controlling interests		–	–	–	–	511	511
Balance as at 31 December 2020		**125,733**	**(699)**	**292,875**	**417,909**	**1,983**	**419,892**
<u>Group</u>							
2019							
Balance as at 1 January 2019		125,733	(4,442)	242,719	364,010	11,935	375,945
Profit for the year		–	–	34,566	34,566	356	34,922
Other comprehensive income/(loss) for the year		–	806	–	806	(267)	539
Total comprehensive income for the year		–	806	34,566	35,372	89	35,461
Dividend paid/payable	27	–	–	(6,435)	(6,435)	(12,000)	(18,435)
Fair value adjustment on interest free loans from non-controlling interests		–	–	–	–	5,066	5,066
Capital contribution from non-controlling interests		–	–	–	–	108	108
Balance as at 31 December 2019		**125,733**	**(3,636)**	**270,850**	**392,947**	**5,198**	**398,145**

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of
Cash Flows
For the Financial Year Ended 31 December 2020

	Note	2020 $'000	2019 $'000 (Restated)
Cash flows from operating activities			
Total profit		**24,184**	34,922
Adjustments for:			
– Income tax expense		**5,203**	8,071
– Interest income		**(1,887)**	(4,090)
– Finance expenses		**7,168**	6,019
– Depreciation		**26,592**	19,611
– Impairment loss on financial assets		**6**	3
– Fair value losses/(gains) on derivative financial instruments		**2,716**	(2,311)
– Fair value gains on financial assets, at FVPL		**(45)**	(61)
– Impairment loss on property, plant and equipment		**453**	–
– Impairment losses on investment properties		**9,890**	–
– Loss on disposal of financial assets, at FVPL		**60**	46
– Unrealised currency translation (gains)/losses		**(21,913)**	4,269
– Rent concession		**(4,498)**	–
– Share of profit of associate		**(11,133)**	(20,994)
		36,796	45,485
Change in working capital:			
– Trade and other receivables		**7,817**	(7,107)
– Development properties		**(89,439)**	16,492
– Trade and other payables	34	**(21,794)**	16,288
Cash (used in)/generated from operations		**(66,620)**	71,158
Income tax paid		**(3,397)**	(13,439)
Withholding tax paid		**(543)**	(635)
Net cash (used in)/provided by operating activities		**(70,560)**	57,084
Cash flows from investing activities			
Additions to property, plant and equipment		**(3,257)**	(8,623)
Additions to investment properties		**(133,899)**	(147,727)
Purchase of financial assets, at FVPL		**(2,040)**	(3,480)
Disposal of plant and equipment		**–**	3
Disposal of financial assets, at FVPL		**1,500**	1,750
Loans to associate		**(2,127)**	(2,748)
Loans to a non-related party		**(271)**	(15,489)
Interest received		**981**	3,063
Net cash used in investing activities		**(139,113)**	(173,251)

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of

Cash Flows

For the Financial Year Ended 31 December 2020

	Note	2020 $'000	2019 $'000 (Restated)
Cash flows from financing activities			
Proceeds from capital contribution from non-controlling interests		**511**	108
Dividends paid to equity holders of the Company		**(6,435)**	(6,435)
Dividends paid to non-controlling interests	34	**(12,000)**	–
Interest paid		**(12,415)**	(6,756)
Bank deposit pledged		**(161)**	(46,533)
Proceeds from borrowings		**273,203**	78,694
Proceeds from related parties' loan		**14,400**	52,888
Repayment of borrowings		**(33,443)**	(45,695)
Repayment of related parties' loan		**(12,305)**	(6,600)
Principal payment of lease liability		**(6,325)**	(4,692)
Net cash provided by financing activities		**205,030**	14,979
Net decrease in cash and cash equivalents		**(4,643)**	(101,188)
Cash and cash equivalents			
Beginning of financial year		**62,086**	162,356
Effects of currency translation on cash and cash equivalents		**959**	918
End of financial year	15	**58,402**	62,086
Cash and bank balances		**105,096**	108,619
Less: cash restricted in use		**(46,694)**	(46,533)
Cash and cash equivalents	15	**58,402**	62,086

Reconciliation of liabilities arising from financing activities

				Non–cash changes					
	1 January 2020 $'000	Proceeds from borrowings $'000	Principal and interest payments $'000	Addition of lease $'000	Rent concession $'000	Interest expense $'000	Foreign exchange movement $'000	Fair value adjustment $'000	31 December 2020 $'000
Borrowings	210,588	273,203	(42,595)	–	–	9,152	20,677	–	471,025
Related parties' loan	138,295	14,400	(12,305)	–	–	4,283	9,819	(312)	154,180
Lease liabilities	68,111	–	(9,013)	18,540	(4,498)	2,688	–	–	75,828

				Non–cash changes				
	1 January 2019 $'000	Proceeds from borrowings $'000	Principal and interest payments $'000	Adoption of SFRS(I) 16 $'000	Interest expense $'000	Foreign exchange movement $'000	Fair value adjustment $'000	31 December 2019 $'000
Borrowings	180,387	78,694	(53,177)	–	7,482	(2,798)	–	210,588
Related parties' loan	95,464	52,888	(6,600)	–	3,342	(1,733)	(5,066)	138,295
Lease liabilities	–	–	(4,692)	71,883	920	–	–	68,111

The accompanying notes form an integral part of these financial statements.

1. General Information

Wee Hur Holdings Ltd. (the "**Company**") is listed on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and incorporated and domiciled in Singapore. The registered office is 39 Kim Keat Road, Wee Hur Building, Singapore 328814.

The principal activity of the Company is an investment holding company. The principal activities of its subsidiaries are building construction, workers' dormitory, property development, Purpose-built Student Accommodation ("**PBSA**"), fund management services and leasing of non-financial intangible assets (e.g. patents, trademarks, brand names etc).

2. Significant accounting policies

2.1 Basis of preparation

These financial statements have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("**SFRS(I)**") under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with SFRS(I) 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. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.

Interpretations and amendments to published standards effective in 2020

On 1 January 2020, the Group has adopted the new or amended SFRS(I) and Interpretations of SFRS(I) ("**INT SFRS(I)**") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I) and INT SFRS(I).

The adoption of these new or amended SFRS(I) and INT SFRS(I) did not result in substantial changes to the Group's accounting policies and had no material effect on the amounts reported for the current or prior financial years.

Impact of COVID-19

The COVID-19 pandemic has affected almost all countries of the world, and resulted in border closures, production stoppages, workplace closures, movement controls and other measures imposed by the various governments. The Group's significant operations are in Singapore and Australia, both of which have been affected by the spread of COVID-19 in 2020.

Set out below is the impact of COVID-19 on the Group's financial performance reflected in this set of financial statements for the year ended 31 December 2020:

i. The Group has assessed that the going concern basis of preparation for this set of financial statements remains appropriate.

ii. In 2020, border closures, construction stoppages and workplace closures have resulted in periods where the Group's operations were temporarily suspended to adhere to the respective governments' movement control measures. These have negatively impacted business activities on all operating segments in 2020, resulting in a negative impact on the Group's financial performance for 2020.

iii. For building construction segment, the Group expects to incur higher labour costs in order to complete the ongoing projects. The higher labour costs are due to a reduced supply of workers and an increase in overtime pay for more scheduled shift work in order to comply with safe distancing requirements. These additional costs have negatively impacted on the Group's revenue recognised under the input method. The effects of the decrease in revenue from building construction are disclosed in Note 4 and Note 32.

iv. For PBSA segment, border closures in Australia had negatively impacted the Group's performance (see Note 32).

2. Significant accounting policies (continued)

2.1 Basis of preparation (continued)

Impact of COVID-19 (continued)

v. In 2020, the Group has received government grant income from various schemes introduced by the Singapore Government and also provided rental concessions to tenants. The effects of such government grant income and concessions are disclosed in Note 6.

vi. The Group has considered the market conditions (including the impact of COVID-19) as at the balance sheet date, in making estimates and judgements on the recoverability of assets and provision for onerous contracts as at 31 December 2020. The significant estimates and judgement applied are disclosed in Notes 3(a), 3(b) and 3(d).

As the global COVID-19 situation remains very fluid as at the date these financial statements were authorised for issuance, the Group cannot reasonably ascertain the full extent of the probable impact of the COVID-19 disruptions on its operating and financial performance for the financial year ending 31 December 2021. If the situation persists beyond management's current expectations, the Group's assets may be subject to further write downs in the subsequent financial periods.

2.2 Revenue

(a) Revenue from contracts with customers

(i) Construction contracts

The Group performs construction works for customers through fixed-price contracts. Contract revenue is recognised when the Group's performance creates or enhance an asset that the customer controls as the asset is created or enhanced.

For these contracts, revenue is recognised over time by reference to the Group's progress towards completing the contract. The measure of progress is determined based on the proportion of contract costs incurred to date to the estimated total contract costs. Costs incurred that are not related to the contract or that do not contribute towards satisfying a performance obligation are excluded from the measure of progress and instead are expensed as incurred.

The period between the transfer of the promised goods and payment by the customer may exceed one year. For such contract, there is no significant financing component present as the payment terms is an industry practice to protect the customers from the Group's failure to adequately complete some or all of its obligations under the contract. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

Estimates of revenue, costs or extent of progress towards completion are revised if circumstances change. Any resulting increases or decreases in estimated revenue or costs are reflected in the profit or loss in the period in which the circumstances that give rise to the revision become known to management.

Contract modifications that add distinct goods or services at their standalone selling prices are accounted for as separate contracts. Contract modifications that add distinct goods or services but not at their standalone selling prices are accounted for as a continuation of the existing contract. The Group combines the remaining consideration in the original contract with the consideration promised in the modification to create a new transaction price that is then allocated to all remaining performance obligations. Contract modification that do not add distinct goods or services are accounted for as a continuation of the original contract and the change is recognised as a cumulative adjustment to revenue at the date of modification.

2. Significant accounting policies (continued)

2.2 Revenue (continued)

(a) Revenue from contracts with customers (continued)

(i) Construction contracts (continued)

The customer is invoiced on a milestone payment schedule. If the value of the goods transferred by the Group exceed the payments, a contract asset is recognised. If the payments exceed the value of the goods transferred, a contract liability is recognised.

For costs incurred in fulfilling the contract which are within the scope of another SFRS(I) (e.g. Inventories), these have been accounted in accordance with those other SFRS(I). If these are not within the scope of another SFRS(I), the Group will capitalise these as contract costs assets only if (a) these costs relate directly to a contract or an anticipated contract which the Group can specifically identify; (b) these costs generate or enhance resources of the Group that will be used in satisfying (or in continuing to satisfy) performance obligations in the future; and (c) these costs are expected to be recovered. Otherwise, such costs are recognised as an expense immediately.

Capitalised contract costs are subsequently amortised on a systematic basis as the Group recognises the related revenue over time. An impairment loss is recognised in the profit or loss to the extent that the carrying amount of capitalised contract costs exceeds the expected remaining consideration less any directly related costs not yet recognised as expenses.

(ii) Revenue from sale of development properties

Revenue is recognised when the control over the property has been transferred to the customer. At contract inception, the Group assesses whether the Group transfers control of the property over time or at a point in time by determining if (a) its performance does not create an asset with an alternative use to the Group; and (b) the Group has an enforceable right to payment for performance completed to date.

Where the Group does not have enforceable right to payment, revenue is recognised only when the completed property is delivered to the customers and the customers have accepted it in accordance with the sales contract.

Estimates of revenues, costs or extent of progress toward completion are revised if circumstances change. Any resulting increases or decreases in estimated revenues or costs are reflected in the profit or loss in the period in which the circumstances that give rise to the revision become known by management.

The customer is invoiced on a milestone payment schedule. If the value of the goods transferred by the Group exceed the payments, a contract asset is recognised. If the payments exceed the value of the goods transferred, a contract liability is recognised.

(b) Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest method.

(c) Rental income

Rental income from operating leases (net of any incentives given to the lessees) is recognised on a straight-line basis over the lease term.

(d) Dividend income

Dividend income is recognised when the right to receive payment is established.

2. Significant accounting policies (continued)

2.3 Government grants

Grants from the government are recognised as a receivable at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions.

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income.

Government grants relating to assets are deducted against the carrying amount of the assets.

2.4 Group accounting

(a) Subsidiaries

(i) Consolidation

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

In preparing the consolidated financial statements, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment indicator of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests comprise the portion of a subsidiary's net results of operations and its net assets, which is attributable to the interests that are not owned directly or indirectly by the equity holders of the Company. They are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and balance sheet. Total comprehensive income is attributed to the non-controlling interests based on their respective interests in a subsidiary, even if this results in the non-controlling interests having a deficit balance.

(ii) Acquisitions

The acquisition method of accounting is used to account for business combinations entered into by the Group.

The consideration transferred for the acquisition of a subsidiary or business comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

2. Significant accounting policies (continued)

2.4 Group accounting (continued)

(a) Subsidiaries (continued)

(ii) Acquisitions (continued)

The excess of (a) the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the (b) fair value of the identifiable net assets acquired is recorded as goodwill.

(iii) Disposals

When a change in the Group's ownership interest in a subsidiary result in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to profit or loss or transferred directly to retained profits if required by a specific Standard.

Any retained equity interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries and associate" for the accounting policy on investments in subsidiaries in the separate financial statements of the Company.

(b) Transactions with non-controlling interests

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of the Company. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised within equity attributable to the equity holders of the Company.

(c) Associates

Associates are entities over which the Group has significant influence, but not control, generally accompanied by a shareholding giving rise to voting rights of 20% and above.

Investments in associates are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses, if any.

(i) Acquisitions

Investments in associates is initially recognised at cost. The cost of an acquisition is measured at the fair value of the assets given, equity instruments issued or liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Goodwill on associates represent the excess of the cost of acquisition of the associates over the Group's share of the fair value of the identifiable net assets of the associates and is included in the carrying amount of the investments.

2. Significant accounting policies (continued)

2.4 Group accounting (continued)

(c) Associates (continued)

(ii) Equity method of accounting

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise Group's share of its associates' post-acquisition profits or losses of the investee in profit or loss and its share of movements in other comprehensive income of the investee's other comprehensive income. Dividends received or receivable from the associates are recognised as a reduction of the carrying amount of the investments. When the Group's share of losses in an associate equals to or exceeds its interest in the associates, the Group does not recognise further losses, unless it has legal or constructive obligations to make, or has made, payments on behalf of the associates. If the associates subsequently report profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised. Interest in an associate includes any long-term loans for which settlement is never planned nor likely to occur in the foreseeable future.

Unrealised gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of associates are changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(iii) Disposals

Investments in associates are derecognised when the Group loses significant influence. If the retained equity interest in the former associates is a financial asset, the retained equity interest is measured at fair value. The difference between the carrying amount of the retained interest at the date when significant influence is lost, and its fair value and any proceeds on partial disposal, is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries and associate" for the accounting policy on investments in associate in the separate financial statements of the Company.

2.5 Property, plant and equipment

(a) Measurement

Freehold land and leasehold property are initially recognised at cost. Freehold land is subsequently carried at cost less accumulated impairment losses.

All other items of property, plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses.

The cost of an item of property, plant and equipment initially recognised includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Cost also includes borrowing costs (refer to Note 2.6 on borrowing costs) and any fair value gains or losses on qualifying cash flow hedges of property, plant and equipment that are transferred from the hedging reserve.

2. Significant accounting policies (continued)

2.5 Property, plant and equipment (continued)

(b) Depreciation

Freehold land and asset under construction are not depreciated. Depreciation on other items of property, plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives as follows:

	Useful lives
Leasehold property	Up to 13 years
Container office and furniture	5 years
Renovation and air-conditioners	5 years
Equipment and machinery	1 and 5 years
Motor vehicles	10 years
Computers	1 year

The residual values, estimated useful lives and depreciation method of property, plant and equipment are reviewed, and adjusted as appropriate, at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise.

An asset is depreciated when it is available for use until it is derecognised even if during that period the item is idle. Fully depreciated assets still in use are retained in the financial statements.

(c) Subsequent expenditure

Subsequent expenditure relating to property, plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits associated with the item will flow to the entity and the cost of the item can be measured reliably. All other repair and maintenance expenses are recognised in profit or loss when incurred.

(d) Disposal

On disposal of an item of property, plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss within “other gains and losses”.

2.6 Borrowing costs

Borrowing costs are recognised in profit or loss using the effective interest method except for those costs that are directly attributable to the construction or development of properties and assets under construction. This includes those costs on borrowings acquired specifically for the construction or development of properties and assets under construction, as well as those in relation to general borrowings used to finance the construction or development of properties and assets under construction.

For Singapore trading properties under progressive payment scheme, borrowing cost on portion of property not ready for transfer of control to the purchasers are capitalised until the time when control is capable of being transferred to the purchasers.

2. Significant accounting policies (continued)

2.7 Investment properties

Investment properties include workers' dormitory and PBSA that are held for long-term rental yields and/or for capital appreciation and right-of-use assets relating to leasehold land that is held for long-term capital appreciation or for a currently indeterminate use. Investment properties include properties that are being constructed or developed for future use as investment properties.

Investment properties are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is calculated using the straight-line method to allocate depreciable amounts over the estimated useful lives of up to 9 years for the leasehold workers' dormitory. No depreciation is provided for PBSA under construction. However, depreciation for the completed PBSA is calculated using straight-line method to allocate depreciable amounts over estimated useful lives of its respective components as follows:

	Useful lives
Freehold and leasehold properties	40 years, or lease term if shorter
Furniture and fittings, equipment and machinery and improvements	3 to 40 years

The estimated useful lives are reviewed and adjusted as appropriate at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise.

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replaced components are recognised in profit or loss. The cost of maintenance, repairs and minor improvements is recognised in profit or loss when incurred.

On disposal of an investment property, the difference between the disposal proceeds and the carrying amount is recognised in profit or loss.

2.8 Development properties

Development properties refer to properties developed for sale. Development properties that are unsold are carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less cost to complete the development and selling expenses.

2.9 Investments in subsidiaries and associate

Investments in subsidiaries and associate are carried at cost less accumulated impairment losses in the Company's balance sheet. On disposal of such investments, the difference between disposal proceeds and the carrying amounts of the investments are recognised in profit or loss.

2.10 Impairment of non-financial assets

Property, plant and equipment
Right-of-use assets
Investments in subsidiaries and associate
Investment properties

Property, plant and equipment, right-of-use assets, investments in subsidiaries and associate and investment properties are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the cash generating unit ("**CGU**") to which the asset belongs.

2. Significant accounting policies (continued)

2.10 Impairment of non-financial assets (continued)

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount.

The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss.

An impairment loss for an asset other than goodwill is reversed only if, there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortisation or depreciation) had no impairment loss been recognised for the asset in prior years.

A reversal of impairment loss for an asset other than goodwill is recognised in profit or loss.

2.11 Financial assets

(a) Classification and measurement

The Group classifies its financial assets in the following measurement categories:

- Amortised cost; and
- Fair value through profit or loss (FVPL).

The classification depends on the Group's business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset.

The Group reclassifies debt instruments when and only when its business model for managing those assets changes.

At initial recognition

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

At subsequent measurement

(i) Debt instruments

Debt instruments mainly comprise of cash and cash equivalents, trade and other receivables, listed and unlisted debt securities.

Subsequent measurement categories depend on the Group's business model for managing the asset and the cash flow characteristics of the asset:

- Amortised cost: Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

2. Significant accounting policies (continued)

2.11 Financial assets (continued)

(a) Classification and measurement (continued)

At subsequent measurement (continued)

(i) Debt instruments (continued)

- FVPL: Debt instruments that are held for trading as well as those that do not meet the criteria for classification as amortised cost or FVOCI are classified as FVPL. Movement in fair values and interest income is recognised in profit or loss in the period in which it arises and presented in "other gains and losses".

(ii) Equity investments

The Group subsequently measures all its equity investments at their fair values. Equity investments are classified as FVPL with movements in their fair values recognised in profit or loss in the period in which the changes arise and presented in "other gains and losses".

(b) Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its debt financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 30(b) details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables and contract assets, the Group applies the simplified approach permitted by the SFRS(I) 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(c) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade date – the date on which the Group commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

On disposal of a debt instrument, the difference between the carrying amount and the sale proceeds is recognised in profit or loss. Any amount previously recognised in other comprehensive income relating to that asset is reclassified to profit or loss.

On disposal of an equity investment, the difference between the carrying amount and sales proceed is recognised in profit or loss if there was no election made to recognise fair value changes in other comprehensive income. If there was an election made, any difference between the carrying amount and sales proceed amount would be recognised in other comprehensive income and transferred to retained profits along with the amount previously recognised in other comprehensive income relating to that asset.

2. Significant accounting policies (continued)

2.12 Derivatives financial instruments and hedging activities

All derivatives are initially recognised and subsequently carried at fair value. Certain derivatives are entered into in order to hedge some transactions and all the strict hedging criteria prescribed by SFRS(I) 9 are not met. In those cases, even though the transaction has its economic and business rationale, hedge accounting cannot be applied. As a result, changes in the fair value of those derivatives are recognised directly in profit or loss and the hedged item follows normal accounting policies.

2.13 Financial guarantees

The Company has issued corporate guarantees to banks for bank borrowings of its subsidiaries. These guarantees are financial guarantees as they require the Company to reimburse the banks if the subsidiaries fail to make principal or interest payments when due in accordance with the terms of their borrowings. Intra-Group transactions are eliminated on consolidation.

Financial guarantee contracts are initially measured at fair value plus transaction costs and subsequently measured at the higher of:

(a) premium received on initial recognition less the cumulative amount of income recognised in accordance with the principles of SFRS(I) 15; and

(b) the amount of expected loss computed using the impairment methodology under SFRS(I) 9.

2.14 Borrowings

Borrowings are presented as current liabilities unless the Group has an unconditional right to defer settlement for at least 12 months after the balance sheet date, in which case they are presented as non-current liabilities.

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

Borrowings are derecognised when the obligation is discharged, cancelled or expired. The difference between the carrying amount and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

2.15 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). Otherwise, they are presented as non-current liabilities.

Trade and other payables are initially recognised at fair value, and subsequently carried at amortised cost using the effective interest method.

2.16 Leases

(i) When the Group is the lessee

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Reassessment is only required when the terms and conditions of the contract are changed.

2. Significant accounting policies (continued)

2.16 Leases (continued)

(i) When the Group is the lessee (continued)

- Right-of-use assets

  The Group recognised a right-of-use asset and lease liability at the date which the underlying asset is available for use. Right-of-use assets are measured at cost which comprises the initial measurement of lease liabilities adjusted for any lease payments made at or before the commencement date and lease incentive received. Any initial direct costs that would not have been incurred if the lease had not been obtained are added to the carrying amount of the right-of-use assets.

  This right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

  Right-of-use assets (except for those which meets the definition of an investment property) are presented within "Property, plant and equipment".

  Right-of-use assets which meets the definition of an investment property is presented within "Investment property" and accounted for in accordance with Note 2.7.

- Lease liabilities

  The initial measurement of lease liability is measured at the present value of the lease payments discounted using the implicit rate in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group shall use its incremental borrowing rate.

  Lease payments include the following:

  - Fixed payment (including in-substance fixed payments), less any lease incentives receivables;
  - Variable lease payment that are based on an index or rate, initially measured using the index or rate as at the commencement date;
  - Amount expected to be payable under residual value guarantees;
  - The exercise price of a purchase option if is reasonably certain to exercise the option; and
  - Payment of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

  Lease liability is measured at amortised cost using the effective interest method. Lease liability shall be remeasured when:

  - There is a change in future lease payments arising from changes in an index or rate;
  - There is a change in the Group's assessment of whether it will exercise an extension option; or
  - There is modification in the scope or the consideration of the lease that was not part of the original term.

  Lease liability is remeasured with a corresponding adjustment to the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

- Short term and low value assets

  The Group has elected to not recognised right-of-use assets and lease liabilities for short-term leases that have lease terms of 12 months or less and leases of low value leases, except for sublease arrangements. Lease payments relating to these leases are expensed to profit or loss on a straight-line basis over the lease term.

2. Significant accounting policies (continued)

2.16 Leases (continued)

(i) When the Group is the lessee (continued)

- Variable lease payments

  Variable lease payments that are not based on an index or a rate are not included as part of the measurement and initial recognition of the lease liability. The Group shall recognise those lease payments in profit or loss in the periods that triggered those lease payments.

(ii) When the Group is the lessor

Leases where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the lessees) is recognised in profit or loss on a straight-line basis over the lease term.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income.

Contingent rents are recognised as income in profit or loss when earned.

For contract which contains lease and non-lease components, the Group allocates the consideration based on a relative stand-alone selling price basis.

2.17 Income taxes

Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a tax authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

A deferred income tax liability is recognised on temporary differences arising on investments in subsidiaries and associate, except where the Group is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised.

Deferred income tax is measured:

(i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date; and

(ii) based on the tax consequence that will follow from the manner in which the Group expects, at the balance sheet date, to recover or settle the carrying amounts of its assets and liabilities.

Current and deferred income taxes are recognised as income or expense in profit or loss, except to the extent that the tax arises from a business combination or a transaction which is recognised directly in equity. Deferred tax arising from a business combination is adjusted against goodwill on acquisition.

2. Significant accounting policies (continued)

2.18 Provisions

Provisions for reinstatement costs and legal claims are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated.

Other provisions are measured at the present value of the expenditure expected to be required to settle the obligation using a pre-tax discount rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised in the statement of comprehensive income as finance expense.

Changes in the estimated timing or amount of the expenditure or discount rate are recognised in profit or loss when the changes arise.

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it.

2.19 Employee compensation

Employee benefits are recognised as an expense, unless the cost qualifies to be capitalised as an asset.

Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into separate entities such as the Central Provident Fund on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid.

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as the result of services rendered by employees up to the balance sheet date.

2.20 Currency translation

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates (“functional currency”). The financial statements are presented in Singapore Dollars, which is the functional currency of the Company.

(b) Transactions and balances

Transactions in a currency other than the functional currency (“foreign currency”) are translated into the functional currency using the exchange rates at the dates of the transactions. Currency exchange differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the balance sheet date are recognised in profit or loss. Monetary items include primary financial assets (other than equity investments), contract assets and financial liabilities.

When a foreign operation is disposed of or any loan forming part of the net investment of the foreign operation is repaid, a proportionate share of the accumulated currency translation differences is reclassified to profit or loss, as part of the gain or loss on disposal.

Foreign exchange gains and losses that relate to borrowings and all other foreign exchange gains and losses impacting profit or loss are presented in the income statement within “other gains and losses”.

Non-monetary items measured at fair values in foreign currencies are translated using the exchange rates at the date when the fair values are determined.

2. Significant accounting policies (continued)

2.20 Currency translation (continued)

(c) Translation of Group entities' financial statements

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) assets and liabilities are translated at the closing exchange rates at the reporting date;

(ii) income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and

(iii) all resulting currency translation differences are recognised in other comprehensive income and accumulated in the currency translation reserve. These currency translation differences are reclassified to profit or loss on disposal or partial disposal with loss of control of the foreign operation.

Fair value adjustments arising on the acquisition of foreign operations are treated as assets and liabilities of the foreign operations and translated at the closing rates at the reporting date.

2.21 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the executive committee whose members are responsible for allocating resources and assessing performance of the operating segments.

2.22 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand, deposits with financial institutions which are subject to an insignificant risk of change in value. For cash subjected to restriction, assessment is made on the economic substance of the restriction and whether they meet the definition of cash and cash equivalents.

2.23 Share capital and treasury shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are deducted against the share capital account.

When any entity within the Group purchases the Company's ordinary shares ("treasury shares"), the carrying amount which includes the consideration paid and any directly attributable transaction cost is presented as a component within equity attributable to the Company's equity holders, until they are cancelled, sold or reissued.

When treasury shares are subsequently cancelled, the cost of treasury shares are deducted against the share capital account if the shares are purchased out of capital of the Company, or against the retained profits of the Company if the shares are purchased out of earnings of the Company.

When treasury shares are subsequently sold or reissued pursuant to an employee share option scheme, the cost of treasury shares is reversed from the treasury share account and the realised gain or loss on sale or reissue, net of any directly attributable incremental transaction costs and related income tax, is recognised in the capital reserve.

2.24 Dividends to Company's shareholders

Dividends to the Company's shareholders are recognised when the dividends are approved for payment.

3. Critical accounting estimates, assumptions and judgements

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) *Accounting for construction contracts*

The Group has significant ongoing contracts to construct buildings. For these contracts, revenue is recognised over time by reference to the Group's progress towards completing the construction of the buildings. The measure of progress is determined based on the proportion of contract costs incurred to date to the estimated total contract costs for the construction contract ("input method").

Management has to estimate the total construction costs to complete to determine the Group's recognition of construction revenue. When it is probable that the total contract costs will exceed the total construction revenue, a provision for onerous contract is recognised immediately.

Significant judgement is required to estimate the total construction costs that will affect the measure of progress and consequently, revenue and profit margins recognised from construction contracts, including variations or claims recognised as contract revenue, and provision for liquidated damages. In making these estimates, management has relied on the expertise of the project teams to determine the progress of the construction and also on past experience of completed projects.

If the estimated total contract cost of on-going contracts to be incurred had been higher/lower by 5% from management's estimates, the Group's profit before tax would have been lower by $8,289,000 and higher by $6,357,000 respectively.

(b) *Net realisable value of development properties*

A review is made on development properties for decline in net realisable value below cost and an impairment is recorded against the development properties balance for any such decline. The review requires management to consider the future demand for the development properties. The determination of the estimated net realisable values of these development properties is critically dependent upon the Group's expectations of forecasted selling prices and estimated costs to develop these properties. The carrying amounts are disclosed in the note on development properties.

(c) *Uncertain tax positions*

The Group is subject to income taxes in numerous jurisdictions. In determining the income tax liabilities, management has estimated the amount of capital allowances and the deductibility of certain expenses ("uncertain tax positions") at each tax jurisdiction.

The Group has significant open tax assessments with a tax authority at the balance sheet date where there are on-going discussions. Management has provided additional tax liability on these uncertain tax positions based on its best estimate.

(d) *Impairment of investment properties*

Investment properties are carried at cost less accumulated depreciation and accumulated impairment losses (Note 2.7).

The Group has recognised impairment loss on certain investment properties of $9,890,000 during the financial year (Note 17). In performing the impairment assessment of these properties, as disclosed in Note 17, the recoverable amounts of the investment properties are derived in using fair value less costs to sell and value-in-use.

The continuous evolving situation due to COVID-19 pandemic during the year resulted in inherent uncertainty in the impairment assessment of investment properties. If the recoverable amounts (based on fair value less costs to sell and value-in-use) for these properties decrease/increase by 1% from the estimates, the profit before tax and net assets of the Group will decrease/increase by $2,773,000.

4. Revenue

	Group 2020 $'000	Group 2019 $'000
Rental income	**55,515**	55,577
Revenue from contracts with customers		
– Building construction	**97,204**	113,020
– Property development	**37,226**	23,195
	134,430	136,215
Total revenue	**189,945**	191,792

(a) *Disaggregation of revenue from contracts with customers*

The Group derives revenue from the transfer of services at point in time and over time in Singapore.

	At a point in time $'000	Over time $'000	Total $'000
2020			
Revenue from contracts with customers			
Building construction			
– Singapore	–	97,204	97,204
Property development			
– Singapore	26,133	–	26,133
– Australia	11,093	–	11,093
	37,226	97,204	134,430
2019			
Revenue from contracts with customers			
Building construction			
– Singapore	–	113,020	113,020
Property development			
– Singapore	23,195	–	23,195
	23,195	113,020	136,215

4. Revenue (continued)

(b) Contract assets and liabilities

	Group		
	31 December		1 January
	2020 $'000	2019 $'000	2019 $'000
Contract assets			
– Construction of buildings	**38,566**	38,320	24,184
Total contract assets	**38,566**	38,320	24,184
Contract liabilities			
– Construction of buildings	**(22,753)**	(27,256)	–
– Sale of development properties	**–**	(1,796)	(1,657)
Total contract liabilities	**(22,753)**	(29,052)	(1,657)

Contract assets relate to construction of buildings contracts. The contract assets balance increased as the Group provided more services and transferred more goods ahead of the agreed payment schedules.

Contract liabilities for construction of buildings contracts and sales of development properties have decreased due to lesser contracts in which the Group billed and received consideration ahead of the provision of services.

(i) Revenue recognised in relation to contract liabilities

	Group	
	2020 $'000	2019 $'000
Revenue recognised in current period that was included in the contract liability balance at the beginning of the period		
– Construction of buildings	**27,256**	–
– Sale of development properties	**1,796**	–

(ii) Remaining performance obligations

	Group	
	2020 $'000	2019 $'000
Aggregate amount of the transaction price allocated to contracts that are partially or fully unsatisfied as at 31 December		
– Construction of buildings	**251,819**	336,638

4. Revenue (continued)

(b) *Contract assets and liabilities (continued)*

Management expects that transaction price allocated to the unsatisfied performance obligations as of 31 December 2020 and 2019 may be recognised as revenue in the next reporting period as follows:

	Group			
	2020 $'000	**2021 $'000**	**2022 $'000**	**Total $'000**
Partial and fully unsatisfied performance obligations as at:				
31 December 2020	**–**	**208,139**	**43,680**	**251,819**
31 December 2019	210,453	90,185	36,000	336,638

The amount disclosed above does not include variable consideration which is subject to significant risk of reversal.

As permitted under the SFRS(I) 15, the aggregated transaction price allocated to unsatisfied contracts of periods one year or less, or are billed based on time incurred, is not disclosed.

(c) *Trade receivables from contracts with customers*

	Group		
	31 December		1 January
	2020 $'000	**2019 $'000**	**2019 $'000**
Current assets			
Trade receivables from contracts with customers	**9,855**	20,260	27,826
Less: Loss allowance	**(6)**	(3)	(424)
	9,849	20,257	27,402

5. Expenses by nature

	Group	
	2020 $'000	**2019 $'000**
Purchase of inventories and construction materials	**89,162**	82,876
Cleaning, repair and maintenance	**500**	712
Cost of development properties sold (Note 12)	**21,789**	11,293
Depreciation of property, plant and equipment (Note 16)	**2,034**	1,497
Depreciation of investment properties (Note 17)	**24,558**	18,114
Distribution and marketing expenses	**772**	1,584
Employee compensation (Note 8)	**24,905**	22,228
Legal and professional fee	**4,405**	3,323
Office expenses	**2,337**	2,788
Property operating expense	**20,503**	17,879
Property and related tax	**755**	851
Other expenses	**763**	862
Total cost of sales, distribution and marketing and administrative expenses	**192,483**	164,007

6. Other income

	Group	
	2020	**2019**
	$'000	**$'000**
Government grant income		
– Job Support Scheme	**3,150**	–
– Property tax rebate	**386**	–
– Foreign Worker Levy waivers and rebates	**1,763**	–
– Construction Restart Booster	**1,478**	–
– Rent concessions	**4,208**	–
– Others	**213**	91
	11,198	91
Less: Government grant expense	**(1,118)**	–
	10,080	91
Ancillary income	**959**	1,132
Rental income	**3,468**	3,552
Others	**309**	101
	14,816	4,876

The Jobs Support Scheme is a temporary scheme introduced in the Singapore Budget 2020 to help enterprises retain local employees. Under the Jobs Support Scheme, employers will receive cash grants in relation to the gross monthly wages of eligible employees.

Property tax rebate relates to property tax rebates and cash grant received from the Singapore Government to help businesses deal with the impact from COVID-19. For the property tax rebates, the Group is obliged to pass on the benefits to its tenants and has transferred these to the tenants in form of rent rebates during the current financial year. For the cash grant, the Group is obliged to waive up to two months of rental to eligible tenants.

As part of the Solidarity Budget announced on 6 April 2020, the Singapore Government provided business employers who hire foreign workers on work permits and S-passes with Foreign Worker Levy ("FWL") waivers and FWL rebates to ease the labour costs of such firms during the circuit breaker period. The FWL waiver and FWL rebate were extended and enhanced subsequently in the Fortitude Budget announced on 26 May 2020 and in the Ministry of Manpower ("MOM") Press Releases announced on 23 April 2020, 27 June 2020 and 1 August 2020 respectively. For businesses that were not allowed to resume operations from June 2020, FWL waiver and FWL rebate will be provided up to July 2020. For businesses in the Construction, Marine Shipyard, and Process ("CMP") sectors, FWL waiver will be provided for foreign worker levies that are due up to December 2020 and FWL rebate will be provided until December 2021.

The Construction Restart Booster is a temporary scheme introduced in the Construction Support Package which was announced on 27 June 2020 to help construction firms defray costs in procuring additional material/equipment to comply with COVID-Safe Worksite requirement to ensure works resume safely.

Rent concessions were received from JTC Corporation ("JTC") and Building and Construction Authority ("BCA") to waive some of the rentals for our workers' dormitories.

Government grant expense relates to the property tax rebates received from the Singapore Government that were transferred to tenants in the form of rent rebates during the year and rental waivers provided to eligible tenants as part of the qualifying conditions of the cash grant.

Rental income relates to rental income on the Group's development properties under the Rent-To-Own ("RTO") scheme.

7. Other gains and losses

	Group 2020 $'000	Group 2019 $'000
Fair value gains/(losses)		
– Financial assets at FVPL	**45**	61
– Derivative financial instruments	**(2,716)**	2,311
Loss on disposal of financial assets at FVPL	**(60)**	(46)
Impairment loss on property, plant and equipment	**(453)**	–
Impairment loss on investment properties	**(9,890)**	–
Currency exchange gains/(losses)	**24,337**	(11,056)
	11,263	(8,730)

Currency exchange gains/(losses) relate mainly to financial assets.

8. Employee compensation

	Group 2020 $'000	Group 2019 $'000
Short-term employee compensation	**23,502**	20,953
Employer's contributions to defined contribution plan	**1,403**	1,275
	24,905	22,228

9. Finance expenses

	Group 2020 $'000	Group 2019 $'000
Interest expense		
– Bank borrowings	**9,152**	7,482
– Related parties' loans	**4,283**	3,342
– Lease liabilities	**2,688**	920
– Others	**733**	–
Less: Amounts capitalised in		
– Development property	**(2,535)**	(1,249)
– Investment properties	**(6,882)**	(4,272)
– Property, plant and equipment	**(271)**	(204)
Amount recognised in profit or loss	**7,168**	6,019

Finance expenses on general financing were capitalised at a rate of 2.13% (2019: 2.8%) per annum.

10. Income taxes

(a) *Income tax expense*

	Group 2020 $'000	Group 2019 $'000
Tax expense attributable to profit is made up of:		
– Profit for the financial year		
Current income tax		
– Singapore	**4,615**	4,648
– Foreign	**–**	45
	4,615	4,693
Current withholding tax		
– Foreign	**669**	868
	669	868
Deferred income tax (Note 22)	**1,157**	2,494
– (Over)/under provision in prior financial years:		
Current income tax	**(1,238)**	16
Tax expense	**5,203**	8,071

The tax on the Group's profit before tax differs from the theoretical amount that would arise using the Singapore standard rate of income tax as follows:

	Group 2020 $'000	Group 2019 $'000
Profit before tax	**29,387**	42,993
Less: Share of profit of associate (Note 21)	**(11,133)**	(20,994)
Profit before tax and share of profit of associate	**18,254**	21,999
Income tax expense at 17% (2019: 17%)	**3,103**	3,740
Different tax rates in other countries	**309**	(157)
Withholding tax	**669**	868
Income not subject to tax	**(4,629)**	(652)
Expenses not deductible for tax purposes	**4,581**	3,175
Tax incentives	**(300)**	(137)
(Over)/under provision in prior financial years	**(1,238)**	16
Deferred tax unrecognised	**2,708**	1,218
Tax charge	**5,203**	8,071

The Group had unrecognised tax losses of $20,326,000 (2019: $8,194,000) at the balance sheet date which can be carried forward and used to offset against future taxable income subject to meeting certain statutory requirements by those companies with unrecognised tax losses in their respective countries of incorporation. The unrecognised tax losses have no expiry.

10. Income taxes (continued)

(b) Movement in current income tax liabilities

	Group		Company	
	2020 $'000	**2019 $'000**	**2020 $'000**	**2019 $'000**
Beginning of financial year	**6,939**	15,694	**–**	–
Income tax (paid)/refunded	**(3,397)**	(13,439)	**–**	2
Tax expense	**4,615**	4,693	**–**	–
(Over)/under provision in prior financial years	**(1,238)**	16	**–**	(2)
Currency translation differences	**–**	(25)	**–**	–
End of financial year	**6,919**	6,939	**–**	–

11. Earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to equity holders of the Company by the weighted average number of the ordinary shares outstanding during the financial year.

At the balance sheet date, the basis earnings per share and diluted earnings per share are the same as the Company has no dilutive potential ordinary shares.

	2020	**2019**
Net profit attributable to equity holders of the Company ($'000)	**28,460**	34,566
Weighted average number of ordinary shares outstanding for basic earnings per share ('000)	**919,245**	919,245
Basic and diluted earnings per share (cent per share)	**3.10**	3.76

12. Development properties

	Group	
	2020 $'000	**2019 $'000**
Property held for sale	**54,343**	68,587
Properties held for sale in the process of development	**156,566**	46,282
	210,909	114,869

The cost of development property held for sale recognised as an expense and included in "cost of sales" is $21,789,000 (2019: $11,293,000).

Development properties amounting to $164,085,000 (2019: $68,587,000) are mortgaged for credit facilities granted to the Group.

13. Trade and other receivables

	Group 2020 $'000	Group 2019 $'000	Company 2020 $'000	Company 2019 $'000
Current				
Trade receivables:				
– Non-related parties	**13,223**	16,583	**3**	11
– Related parties	**–**	6,840	**–**	–
– Subsidiaries	**–**	–	**5,962**	6,863
Contract assets (Note 4(b))	**38,566**	38,320	**–**	–
Less: Loss allowance (Note 30(b))	**(6)**	(3)	**–**	–
	51,783	61,740	**5,965**	6,874
Other receivables:				
– Non-related parties	**11,449**	9,199	**50**	60
– Related parties	**5**	5	**–**	–
– Loan to subsidiaries	**–**	–	**34,458**	14,962
Deposits to secure services	**6,253**	5,930	**–**	9
Prepayments	**2,708**	1,663	**26**	45
	20,415	16,797	**34,534**	15,076
Loan receivable:				
– Associate	**35,568**	–	**–**	–
– Non-related party	**17,125**	15,489	**14,983**	13,888
	52,693	15,489	**14,983**	13,888
	124,891	94,026	**55,482**	35,838
Non-Current				
Trade receivable:				
– Non-related party	**10,726**	9,602	**–**	–
Loan receivables:				
– Subsidiaries	**–**	–	**258,529**	249,592
– Associate	**–**	33,200	**–**	–
	10,726	42,802	**258,529**	249,592
Total trade and other receivables	**135,617**	136,828	**314,011**	285,430

Current receivables from related parties and loan to subsidiaries are unsecured, interest free and repayable upon demand.

The current loan receivable from a non-related party amounting to $14,983,000 (2019: $13,888,000) is secured over land, bears an interest of 12% per annum and will be repayable by end of 2021. The remaining amounts are unsecured, interest free and will be repayable by end of 2021.

The current loan receivables from associate is unsecured, interest free and will be repayable by December 2021. In the previous financial year, the fair value of loan receivables from associate approximated its carrying value. The fair value of loan from associate was computed based on indicative land loan drawdown interest rate of 1.80% per annum. The fair value was within level 2 of the fair value hierarchy.

13. Trade and other receivables (continued)

The non-current trade receivable from a non-related party is unsecured and will be repayable in full in April 2022. The fair value of the non-current trade receivable approximates its carrying value. The fair value of non-current trade receivable is computed based on cash flow discounted at market borrowing rate of 3.56% per annum (2019: 3.56% per annum). The fair value is within level 2 of the fair value hierarchy.

The non-current loan receivables from subsidiaries are unsecured, interest free and will not be repayable within the next 12 months. The fair value of the non-current loan receivables approximates its carrying value. The fair value of non-current other receivables is computed based on cash flow discounted at market borrowing rate of 3.50% per annum (2019: 3.50% per annum). The fair value is within level 2 of the fair value hierarchy.

14. Financial assets, at FVPL

	Group and Company	
	2020	**2019**
	$'000	**$'000**
Current		
Beginning of financial year	**4,571**	6,306
Fair value gains (Note 7)	**45**	61
Disposals	**(1,560)**	(1,796)
	3,056	4,571
Non-Current		
Beginning of financial year	**3,480**	–
Additions	**2,040**	3,480
	5,520	3,480
End of financial year	**8,576**	8,051

The information gives a summary of the significant geographical concentrations within the investment portfolio including Level 1 and Level 3 (Note 30(e)) securities:

	Group and Company	
	2020	**2019**
	$'000	**$'000**
A1. Quoted bonds in corporations with variable rates from 3.15% to 4.88% (2019: 3.15% to 5.0%) per annum and maturing on 8 April 2021 to 1 March 2027 (2019: 13 April 2020 to 1 March 2027)		
Based on Country		
Germany	**505**	511
Hong Kong	**255**	258
Singapore	**2,296**	3,802
	3,056	4,571
A2. Unquoted equity and convertible note investment in a corporation		
Based on Country		
Singapore	**5,520**	3,480
	8,576	8,051

15. Cash and cash equivalents

	Group		Company	
	2020	**2019**	**2020**	**2019**
	$'000	**$'000**	**$'000**	**$'000**
Cash at bank and on hands	**102,731**	102,408	**50,377**	53,528
Short term bank deposits	**2,365**	6,211	**–**	–
	105,096	108,619	**50,377**	53,528

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

	Group	
	2020	**2019**
	$'000	**$'000**
Cash and bank balances (as above)	**105,096**	108,619
Less: Bank deposit pledged	**(46,694)**	(46,533)
Cash and cash equivalents per consolidated statement of cashflows	**58,402**	62,086

Bank deposit is pledged as security granted for bank borrowings (Note 25).

16. Property, plant and equipment

	Leasehold property	Freehold land	Container office and furniture	Renovation and air-conditioners	Equipment and machinery	Motor vehicles	Computers	Asset under construction	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Group									
2020									
Cost									
Beginning of financial year	7,124	15,453	3,236	1,249	3,872	888	2,507	13,342	47,671
Additions	1,974	–	13	93	117	–	180	11	2,388
Transfer/adjustments	12,930	–	2	4	19	–	66	(13,000)	21
End of financial year	22,028	15,453	3,251	1,346	4,008	888	2,753	353	50,080
Accumulated depreciation and impairment losses									
Beginning of financial year	3,583	–	3,169	1,193	3,501	502	2,406	–	14,354
Depreciation charge	1,330	–	38	21	269	83	293	–	2,034
Impairment loss	–	453	–	–	–	–	–	–	453
Adjustments	–	–	–	–	–	–	12	–	12
End of financial year	4,913	453	3,207	1,214	3,770	585	2,711	–	16,853
Net book value									
End of financial year	**17,115**	**15,000**	**44**	**132**	**238**	**303**	**42**	**353**	**33,227**
2019									
Cost									
Beginning of financial year	6,485	15,453	3,225	1,244	3,508	809	2,346	4,189	37,259
Adoption of SFRS(I) 16	639	–	–	–	–	–	–	–	639
Additions	–	–	14	5	364	79	164	9,153	9,779
Disposals/written off/adjustments	–	–	(3)	–	–	–	(3)	–	(6)
End of financial year	7,124	15,453	3,236	1,249	3,872	888	2,507	13,342	47,671
Accumulated depreciation									
Beginning of financial year	2,993	–	2,747	1,129	3,370	417	2,202	–	12,858
Depreciation charge	590	–	422	64	131	85	205	–	1,497
Disposals/written off/adjustments	–	–	–	–	–	–	(1)	–	(1)
End of financial year	3,583	–	3,169	1,193	3,501	502	2,406	–	14,354
Net book value									
End of financial year	3,541	15,453	67	56	371	386	101	13,342	33,317

16. Property, plant and equipment (continued)

	Leasehold property $'000	Office equipment $'000	Furniture $'000	Computer $'000	Total $'000
Company					
2020					
Cost					
Beginning of financial year	–	–	5	5	10
Additions	968	3	–	–	971
End of financial year	968	3	5	5	981
Accumulated depreciation					
Beginning of financial year	–	–	2	5	7
Depreciation charge	161	2	1	–	164
End of financial year	161	2	3	5	171
Net book value					
End of financial year	**807**	**1**	**2**	**0**	**810**
2019					
Cost					
Beginning and end of financial year	–	–	5	5	10
Accumulated depreciation					
Beginning of financial year	–	–	1	5	6
Depreciation charge	–	–	1	–	1
End of financial year	–	–	2	5	7
Net book value					
End of financial year	–	–	3	–	3

(a) Right-of-use of assets acquired under leasing arrangements are presented together with the owned assets of the same class. Details of such leased assets are disclosed in Note 18(a).

(b) Bank borrowings are secured on property, plant and equipment of the Group with carrying amount of $29,164,000 (2019: $28,320,000) (Note 25).

(c) At the balance sheet date, the details of the Group's freehold land are as follows:

Property name	Tenure	Location	Description/existing use
Wee Hur Building	Freehold	39 Kim Keat Road & 1/A/B Lorong Ampas Singapore 328814 & 328775	Office building

For the purpose of impairment assessment, the recoverable amount of freehold land is determined based on the fair value less cost to sale of the freehold land. The following table presents the valuation technique and key input that were used to determine the recoverable amount of freehold land categorised under Level 3 of the fair value hierarchy:

Property name	Fair value at 31 December 2020	Valuation technique	Unobservable input
Wee Hur Building	$15,000,000 (2019: $15,500,000)	Direct comparison	Market value per square meter

Arising from this assessment, an impairment loss of $453,000 was recognised.

17. Investment properties

	Completed investment properties	Investment properties under construction	Total
	$'000	$'000	$'000
Group			
2020			
Cost			
Beginning of financial year	416,867	179,453	596,320
Additions	66,811	103,736	170,547
Transferred to completed investment properties	36,556	(36,556)	–
Currency translations differences	30,322	16,307	46,629
End of financial year	550,556	262,940	813,496
Accumulated depreciation and impairment losses			
Beginning of financial year	79,036	–	79,036
Depreciation charge	24,558	–	24,558
Impairment loss	–	9,890	9,890
End of financial year	103,594	9,890	113,484
Net book value			
End of financial year	**446,962**	**253,050**	**700,012**
2019			
Cost			
Beginning of financial year	269,380	108,308	377,688
Additions	84,449	134,155	218,604
Adoption of SFRS(I) 16	7,832	–	7,832
Transferred to completed investment properties	61,291	(61,291)	–
Currency translations differences	(6,085)	(1,719)	(7,804)
End of financial year	416,867	179,453	596,320
Accumulated depreciation			
Beginning of financial year	60,922	–	60,922
Depreciation charge	18,114	–	18,114
End of financial year	79,036	–	79,036
Net book value			
End of financial year	337,831	179,453	517,284

Investment properties with carrying amount of $480,097,000 (2019: $267,658,000) related to development of PBSA are mortgaged to secure bank loans (Note 25).

17. Investment properties (continued)

At the balance sheet date, the details of the Group's investment properties are as follows:

Property name	Tenure	Location	Description/existing use
Completed investment properties:			
Tuas View Dormitory	Leasehold 10 years from 1 November 2013	70 Tuas South Ave 1, Singapore	Workers' dormitory
UniLodge Park Central	Freehold	8 Gillingham Street, Woolloongabba, Brisbane, Australia	PBSA
UniLodge City Gardens	Freehold	105 Gray Street, Adelaide, Australia	PBSA
Y Suites on Waymouth	Freehold	128 Waymouth Street, Adelaide, Australia	PBSA
Investment properties under development:			
Abeckett Street	Freehold	183 - 189 A'Beckett Street, Melbourne, Australia	PBSA
Gibbons Street	Freehold	13 - 23 Gibbons Street, Redfern, Sydney, Australia	PBSA
Regent Street	Freehold	90 - 102 Regent Street, Redfern, Sydney, Australia	PBSA
Moore Street	Leasehold 99-years	7 - 9 Moore Street, Canberra, Australia	PBSA
Pioneer Lodge[(d)]	Leasehold 9 years from 1 October 2019	Soon Lee Road, Singapore	Workers' dormitory

17. Investment properties (continued)

The following table presents the valuation techniques and key inputs that were used to determine the fair value of investment properties categorised under Level 3 of the fair value hierarchy:

Property name	Fair value at 31 December 2020	Valuation technique	Unobservable inputs
Tuas View Dormitory	$25,000,000 (2019: $12,000,000)	Discounted cash flow	Discount rate
UniLodge Park Central[(a)]	$217,555,000 (2019: $219,435,000)	Discounted cash flow	Discount rate Terminal capitalisation rate
UniLodge City Gardens[(a)]	$99,032,000 (2019: $97,680,000)	Discounted cash flow	Discount rate Terminal capitalisation rate
Y Suites on Waymouth[(a)]	$102,187,000 (2019: $36,868,000)	Discounted cash flow (Change in valuation technique in 2020 as investment property was completed in 2020) (2019: Residual value)	Discount rate Terminal capitalisation rate (2019: Gross development value per bed Construction cost per bed)
Abeckett Street[(a) & (b)]	$106,556,000 (2019: $51,981,000)	Residual value	Gross development value per bed Construction cost per bed
Gibbons Street[(a) & (c)]	$49,262,000 (2019: $54,165,000)	Residual value	Gross development value per bed Construction cost per bed
Regent Street[(a) & (c)]	$45,190,000 (2019: $36,640,000)	Residual value	Gross development value per bed Construction cost per bed
Moore Street[(a)]	$30,330,000 (2019: Not applicable)	Residual value	Gross development value per bed Construction cost per bed

(a) The valuation reports for these properties included a material valuation uncertainty clause. This clause highlights that less certainty, and consequently a higher degree of caution, should be attached to the valuation as a result of COVID-19 pandemic. This represents a significant estimation uncertainty in relation to the valuation of these investment properties.

17. Investment properties (continued)

Impairment assessments

For the purpose of impairment testing, the recoverable amount of each investment property is determined based on the fair value less costs to sell and value-in-use of the investment property.

For (b), the recoverable amount is based on fair value less costs to sell and the key assumption to which the recoverable amount is most sensitive to is the assumed gross development value per bed of $249,000.

For (c), the recoverable amount is based on value-in-use and the discount rate used for both Gibbons Street and Regent Street is 9.5%.

Accordingly, the Group has recognised impairment losses for the following PBSA:

	Group
	2020 **$'000**
Abeckett Street	**1,298**
Gibbons Street	**3,664**
Regent Street	**1,628**
	6,590

(d) In 2020, the construction of Pioneer Lodge were suspended since April 2020 due to local restrictions imposed and the change in design under the improved standards of new dormitories because of the COVID-19 pandemic.

The Group has performed an impairment assessment using the fair value less costs to sell basis, adopting the discounted cash flow ("DCF") approach. Under this approach, uncertainties about future outcomes are reflected through probability-weighted cash flow scenarios and also considering different land lease periods and various land rental arrangements. The use of the DCF approach also aligns with management's internal forecasts. The fair value is within level 3 of the fair value hierarchy. Arising from this assessment, an impairment loss of $3,300,000 was recognised. The key assumptions to which the recoverable amount is most sensitive to is the discount rate used of 7.5%.

The following amounts are recognised in profit or loss in respect of the investment properties:

	Group	
	2020 **$'000**	**2019** **$'000**
Rental income	**55,492**	55,553
Direct operating expenses arising from:		
- Investment properties that generate rental income	**(39,756)**	(36,394)
- Investment properties that do not generate rental income	**(5,334)**	–

18. Leases – The Group as a lessee

Nature of the Group's leasing activities

Leasehold property

The Group leases land and building from a non-related party. The right-of-use of the land and building is classified as Property, plant and equipment (Note 16).

Leasehold land

The Group also makes annual lease payments for leasehold land. The right-of-use of the land is classified as investment properties (Note 17).

(a) *Carrying amounts*

ROU assets classified within Property, plant and equipment

	2020 $'000	2019 $'000
Leasehold property	**457**	548

ROU assets classified within Investment properties

The right-of-use assets relating to the leasehold land presented under Investment properties (Note 17) are stated at cost and have carrying amounts at balance sheet date of $72,115,000 (2019: $65,211,000).

(b) *Depreciation charge during the year*

	2020 $'000	2019 $'000
Investment properties	**11,636**	6,033
Property, plant and equipment	**91**	91
Less: Depreciation capitalised in investment property under development	**(1,761)**	(1,761)
	9,966	4,363

(c) *Interest expense*

	2020 $'000	2019 $'000
Interest expense on lease liabilities	**2,688**	920
Less: Interest capitalised in investment property under development	**(1,758)**	(603)
	930	317

(d) Total cash outflow for all the leases in 2020 was $13,511,000 (2019: $4,692,000).

(e) Addition of ROU assets during the financial year 2020 was $18,540,000 (2019: $63,412,000).

19. Leases – The Group as a lessor

Nature of the Group's leasing activities – Group as a lessor

The Group has leased out office space, commercial spaces, workers' dormitories and PBSA under operating leases to related and non-related parties for monthly lease payment. Where considered necessary to reduce credit risk, the Group may collect deposits or obtain bank guarantees for the term of the lease.

The Group is exposed to changes in the residual value of properties at the end of current lease agreements. The residual value risk born by the Group is mitigated by active management of its property portfolio with the objective of optimising tenant mix in order to:
- achieve the longest weighted average lease term possible;
- minimise vacancy rates across all properties; and
- minimise the turnover of tenants with high quality credit ratings.

The Group also grant lease incentives to encourage high quality tenants to remain in properties for longer lease terms. In the case of anchor tenants, this also attracts other tenants to the property thereby contributing to overall occupancy levels.

Lease agreements may include a clause requiring the tenant to reinstate the leased space to its original state when the lease expires, and the tenant decides not to renew the lease agreement. This contributes to the maintenance of the property and allows for the space to be re-let quickly once a tenant has departed. In addition, the Group has an annual capitalised expenditure plan reviewed at least semi-annually to keep properties in line with market standards.

These leases are classified as an operating lease because the risk and rewards incidental to ownership of the assets are not substantially transferred.

Rental income from operating lease are disclosed in Note 4.

Undiscounted lease payments from the operating leases to be received after the reporting date are as follows:

	2020 $'000	2019 $'000
Less than one year	**27,460**	35,346
One to two years	**2,927**	1,073
Two to three years	**248**	264
Three to four years	**223**	231
Four to five years	**223**	222
After five years	**453**	673
Total undiscounted lease payment	**31,534**	37,809

20. Investment in subsidiaries

	Company	
	2020 $'000	2019 $'000
Equity investments at cost		
Beginning of financial year	**58,150**	53,981
Fair value adjustment on interest free loan due from subsidiaries	**–**	4,169
End of financial year	**58,150**	58,150

20. Investment in subsidiaries (continued)

The Group has the following subsidiaries as at 31 December 2020 and 2019:

Name of subsidiaries	Principal activities	Country of business/ incorporation	Effective percentage of equity held by Group 2020 %	2019 %
Held by the Company				
Wee Hur Construction Pte. Ltd.	General building and civil engineering construction	Singapore	**100**	100
Wee Hur Development Pte. Ltd.	Investment holding	Singapore	**100**	100
Wee Hur Dormitory Pte. Ltd.	Investment holding	Singapore	**100**	100
Wee Hur International Pte. Ltd.	Investment holding	Singapore	**100**	100
Wee Hur Capital Pte. Ltd.	Fund management	Singapore	**100**	100
Wee Hur PBSA Master Trust	Investment holding	Singapore	**60**	61
Wee Hur Hospitality Pte. Ltd.	Leasing of non-financial intangible assets (e.g. patents, trademarks, brand names etc)	Singapore	**100**	100
Held through Wee Hur Development Pte. Ltd.				
Wee Hur (Woodlands) Pte. Ltd.[#c]	Property development	Singapore	**100**	100
Wee Hur (Paya Lebar) Pte. Ltd.[#c]	Property development	Singapore	**100**	100
Wee Hur (Kim Keat) Pte. Ltd.	Property development	Singapore	**100**	100
Wee Hur (Kaki Bukit) Pte. Ltd.	Property development	Singapore	**60**	60
Wee Hur (Punggol Central) Pte. Ltd.	Property development	Singapore	**65**	65
Wee Hur (Woodlands 12) Pte. Ltd.	Property development	Singapore	**60**	60
Wee Hur (Bartley) Pte. Ltd. (Incorporated on 22 January 2020)	Property development	Singapore	**75**	–
Held through Wee Hur International Pte. Ltd.				
Wee Hur Australia Pte. Ltd.	Investment holding	Singapore	**100**	100
Held through Wee Hur (Australia) Pte. Ltd.				
Wee Hur (Buranda 1) Pty Ltd [#a & #c] (Deregistered on 17 March 2020)	Investment property	Australia	**–**	100
Wee Hur (Buranda 2) Pty Ltd [#a & #b]	Property development	Australia	**100**	100
Wee Hur (Buranda 3) Pty Ltd [#a & #b]	Property development	Australia	**100**	100
Wee Hur (Ann Street) Pty Ltd [#a & #b]	Investment property	Australia	**100**	100
Held through Wee Hur PBSA Master Trust				
Wee Hur PBSA (Australia) Pte. Ltd.	Investment holding	Singapore	**100**	100
WH PBSA Trust [#a & #b]	Investment holding	Australia	**100**	100

20. Investment in subsidiaries (continued)

The Group has the following subsidiaries as at 31 December 2020 and 2019 (continued):

Name of subsidiaries	Principal activities	Country of business/ incorporation	Effective percentage of equity held by Group	
			2020 %	2019 %
Held through WH PBSA Trust				
WH Buranda Trust [#a & #b]	Build and operate student accommodation	Australia	**100**	100
WH Gray Street Trust [#a & #b]	Build and operate student accommodation	Australia	**100**	100
WH Abeckett Trust [#a & #b]	Build and operate student accommodation	Australia	**100**	100
WH Gibbons Trust [#a & #b]	Build and operate student accommodation	Australia	**100**	100
WH Waymouth Trust [#a & #b]	Build and operate student accommodation	Australia	**100**	100
WH Regent Trust [#a & #b]	Build and operate student accommodation	Australia	**100**	100
WH Moore Trust [#a & #b] (Incorporated on 1 April 2020)	Build and operate student accommodation	Australia	**100**	–
Held through Wee Hur Dormitory Pte. Ltd.				
Active System Engineering Pte. Ltd.	Build and operate workers' dormitories	Singapore	**60**	60
Active System Development Pte. Ltd.	Build and operate workers' dormitories	Singapore	**75**	75

All the subsidiaries are audited by Pricewaterhouse Coopers LLP, Singapore unless otherwise stated. All the subsidiaries are incorporated and operate in Singapore unless otherwise stated.

[#a] Incorporated in Australia.
[#b] Audited by PricewaterhouseCoopers, Australia.
[#c] These companies are not required to be audited by law in the country of incorporation.

Subsidiaries with non-controlling interests

Carrying value of non-controlling interests

	31 December	
	2020 $'000	2019 $'000
Wee Hur (Punggol Central) Pte. Ltd.	**668**	665
Wee Hur (Kaki Bukit) Pte. Ltd.	**460**	460
Wee Hur (Woodlands 12) Pte. Ltd.	**3,644**	1,298
Wee Hur (Bartley) Pte. Ltd.	**464**	–
Active System Engineering Pte. Ltd.	**2,106**	(2,634)
Active System Development Pte. Ltd.	**(1,800)**	(29)
Wee Hur PBSA Master Trust	**(3,559)**	5,438
	1,983	5,198

20. Investment in subsidiaries (continued)

Subsidiaries with non-controlling interests (continued)

Summarised financial information of subsidiaries with material non-controlling interests

Set out below are the summarised financial information for each subsidiary that has non-controlling interests that are material to the Group. These are presented before inter-company eliminations.

Summarised balance sheet

	Wee Hur (Punggol Central) Pte. Ltd.		Wee Hur (Kaki Bukit) Pte. Ltd.		Wee Hur (Woodlands 12) Pte. Ltd.		Wee Hur (Bartley) Pte. Ltd.		Active System Engineering Pte. Ltd.		Active System Development Pte. Ltd.		Wee Hur PBSA Master Trust	
	2020 $'000	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**
Current														
Assets	**2,818**	2,853	**1,270**	1,481	**67,706**	85,888	**111,168**	–	**22,038**	13,141	**1,266**	2,070	**17,727**	22,178
Liabilities	**(996)**	(1,034)	**(151)**	(361)	**(39,659)**	(42,704)	**(122)**	–	**(21,152)**	(17,775)	**(20,438)**	(7,550)	**(87,820)**	(66,590)
Total current net assets/ (liabilities)	**1,822**	1,819	**1,119**	1,120	**28,047**	43,184	**111,046**	–	**886**	(4,634)	**(19,172)**	(5,480)	**(70,093)**	(44,412)
Non-current														
Assets	**86**	83	**30**	30	**62**	60	**–**	–	**17,712**	9,813	**71,139**	65,651	**640,448**	456,902
Liabilities	**–**	–	**–**	–	**(19,000)**	(40,000)	**(109,192)**	–	**(13,333)**	(11,764)	**(59,168)**	(60,287)	**(580,017)**	(398,783)
Total non-current net assets/ (liabilities)	**86**	83	**30**	30	**(18,938)**	(39,940)	**(109,192)**	–	**4,379**	(1,951)	**11,971**	5,364	**60,431**	58,119
Net assets/ (liabilities)	**1,908**	1,902	**1,149**	1,150	**9,109**	3,244	**1,854**	–	**5,265**	(6,585)	**(7,201)**	(116)	**(9,662)**	13,707

20. Investment in subsidiaries (continued)

Subsidiaries with non-controlling interests (continued)

Summarised income statement

	Wee Hur (Punggol Central) Pte. Ltd.		Wee Hur (Kaki Bukit) Pte. Ltd.		Wee Hur (Woodlands 12) Pte. Ltd.		Wee Hur (Bartley) Pte. Ltd.		Active System Engineering Pte. Ltd.		Active System Development Pte. Ltd.		Wee Hur PBSA Master Trust	
	For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December	
	2020 $'000	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**	**2020 $'000**	**2019 $'000**
Revenue	**–**	–	**–**	–	**26,133**	23,195	**–**	–	**36,730**	37,213	**–**	–	**18,761**	18,340
Profit/(loss) before income tax	**3**	9	**(1)**	7	**7,710**	6,098	**(146)**	–	**13,960**	12,773	**(7,051)**	(200)	**(27,431)**	(16,777)
Income tax credit/ (expense)	**3**	(2)	**–**	(1)	**(1,845)**	(1,004)	**–**	–	**(2,110)**	(2,547)	**(34)**	34	**5,159**	(670)
Post-tax profit/(loss)	**6**	7	**(1)**	6	**5,865**	5,094	**(146)**	–	**11,850**	10,226	**(7,085)**	(166)	**(22,272)**	(17,447)
Other comprehensive income/(loss)	**–**	–	**–**	–	**–**	–	**–**	–	**–**	–	**–**	–	**238**	(267)
Total comprehensive income/(loss)	**6**	7	**(1)**	6	**5,865**	5,094	**(146)**	–	**11,850**	10,226	**(7,085)**	(166)	**(22,034)**	(17,714)
Total comprehensive income/(loss) allocated to non- controlling interests	**2**	2	**–**	2	**2,346**	2,038	**(36)**	–	**4,740**	4,090	**(1,771)**	(42)	**(8,627)**	(7,007)
Dividends paid/ payable to non-controlling interests	**–**	–	**–**	–	**–**	12,000	**–**	–	**–**	–	**–**	–	**–**	–

20. Investment in subsidiaries (continued)

Subsidiaries with non-controlling interests (continued)

Summarised cash flows

	Wee Hur (Punggol Central) Pte. Ltd.		Wee Hur (Kaki Bukit) Pte. Ltd.		Wee Hur (Woodlands 12) Pte. Ltd.		Wee Hur (Bartley) Pte. Ltd.		Active System Engineering Pte. Ltd.		Active System Development Pte. Ltd.		Wee Hur PBSA Master Trust	
	For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December		For year ended 31 December	
	2020 $'000	2019 $'000	2020 $'000	2019 $'000	2020 $'000	2019 $'000	2020 $'000	2019 $'000	2020 $'000	2019 $'000	2020 $'000	2019 $'000	2020 $'000	2019 $'000
Net cash (used in)/ provided by operating activities	**(11)**	(10)	**(247)**	(8)	**(10,806)**	62,334	**(108,987)**	–	**23,345**	23,890	**3,543**	(919)	**12,303**	13,712
Net cash provided by/(used in) investing activities	**–**	2	**–**	1	**6**	–	**2**	–	**(35)**	40	**(161)**	(1,113)	**(145,852)**	(149,632)
Net cash (used in)/ provided by financing activities	**–**	(81)	**126**	–	**9,523**	(69,065)	**111,191**	–	**(13,764)**	(20,900)	**(3,460)**	3,375	**128,696**	111,738

21. Investment in associate

	Group	
	2020	**2019**
	$'000	**$'000**
Beginning of financial year	**27,882**	6,523
Share of profit	**11,133**	20,994
Fair value adjustment on interest free loans	**346**	365
End of financial year	**39,361**	27,882

Set out below is the associate of the Group as at 31 December 2020 and 2019, which, in the opinion of the directors, is material to the Group. The associate as listed below have share capital consisting solely of ordinary shares, which are held directly by the Group; the country of incorporation is also their principal place of business.

Name of entity	Principal activity	Country of business/ incorporation	Effective percentage of equity held by Group	
			2020	**2019**
Fernvale Green Pte. Ltd.	Property development	Singapore	**30%**	30%

In November 2017, Fernvale Green Pte. Ltd. launched Parc Botannia, a residential condominium of 735-unit on land plot at Fernvale Road/Fernvale Street.

There are no contingent liabilities relating to the Group's interest in the associate.

Summarised financial information for associate:

Summarised balance sheet

	Fernvale Green Pte. Ltd. 31 December	
	2020	**2019**
	$'000	**$'000**
Current assets	**320,127**	332,734
Current liabilities	**159,686**	104,113
Non-current liabilities	**29,237**	135,683

21. Investment in associate (continued)

Summarised financial information for associate (continued):

Summarised statement of comprehensive income

	Fernvale Green Pte. Ltd. For the year ended 31 December	
	2020 **$'000**	**2019** **$'000**
Revenue	**172,350**	310,276
Gross profit	**48,332**	92,101
Other income	**188**	279
Expenses		
– Sales and marketing	**(450)**	(2,716)
– Finance	**(2,841)**	(5,032)
– Others	**(79)**	(77)
Profit	**45,150**	84,555
Income tax expense	**(8,040)**	(14,750)
Post-tax profit	**37,110**	69,805

Reconciliation of summarised financial information

Reconciliation of the summarised financial information presented, to the carrying amount of the Group's interest in associate, is as follows:

	Fernvale Green Pte. Ltd. 31 December	
	2020 **$'000**	**2019** **$'000**
Net Assets	**131,204**	92,938
Group's equity interest	**30%**	30%
Group's share of net assets	**39,361**	27,882
Carrying value	**39,361**	27,882

22. Deferred income taxes

Deferred income tax assets and liabilities are offset when there is legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same taxation authority.

The amounts, determined after appropriate offsetting, are shown on the balance sheet as follows:

	Group		Company	
	2020 $'000	**2019 $'000**	**2020 $'000**	**2019 $'000**
Deferred tax assets	**3,794**	4,047	**250**	173
Deferred tax liabilities	**(3,412)**	(2,250)	**–**	–
Net deferred tax assets	**382**	1,797	**250**	173

The movement in the net deferred income tax account is as follows:

	Group		Company	
	2020 $'000	**2019 $'000**	**2020 $'000**	**2019 $'000**
Beginning of financial year	**(1,797)**	(4,486)	**(173)**	(123)
Other adjustment	**364**	187	**–**	–
Currency translation differences	**(106)**	8	**–**	–
Tax charged/(credited) to				
– Profit or loss (Note 10(a))	**1,157**	2,494	**(77)**	(50)
End of financial year	**(382)**	(1,797)	**(250)**	(173)

The movement in deferred income tax assets and liabilities (prior to offsetting of balances within the same tax jurisdiction) is as follows:

Deferred income tax assets

	Provisions $'000	**Tax losses carry forward $'000**	**Lease liabilities $'000**	**Others $'000**	**Total $'000**
Group					
2020					
Beginning of financial year	(4,579)	(1,130)	698	213	(4,798)
Charged/(credited) to:					
– Profit or loss	187	(819)	(2,526)	(34)	(3,192)
Other adjustment	165	–	–	–	165
Currency translation differences	(137)	(12)	–	–	(149)
End of financial year	(4,364)	(1,961)	(1,828)	179	(7,974)
2019					
Beginning of financial year	(7,111)	(676)	–	(428)	(8,215)
Charged/(credited) to:					
– Profit or loss	2,531	(465)	698	641	3,405
Currency translation differences	1	11	–	–	12
End of financial year	(4,579)	(1,130)	698	213	(4,798)

22. Deferred income taxes (continued)

Deferred income tax liabilities

	Accelerated tax depreciation	Foreign income not remitted	Lease assets	Others	Total
	$'000	$'000	$'000	$'000	$'000
Group					
2020					
Beginning of financial year	878	1,925	(726)	924	3,001
(Credited)/charged to:					
– Profit or loss	(9)	397	2,371	1,590	4,349
Other adjustment	–	–	–	199	199
Currency translation differences	–	–	–	43	43
End of financial year	869	2,322	1,645	2,756	7,592
2019					
Beginning of financial year	1,787	1,431	–	511	3,729
(Credited)/charged to:					
– Profit or loss	(909)	494	(726)	230	(911)
Other adjustment	–	–	–	187	187
Currency translation differences	–	–	–	(4)	(4)
End of financial year	878	1,925	(726)	924	3,001

Others comprises of deferred income and general borrowings capitalised.

Deferred income tax assets

	Provisions	Tax losses carry forward	Others	Total
	$'000	$'000	$'000	$'000
Company				
2020				
Beginning of financial year	(7)	(166)	–	(173)
(Credited)/charged to:				
– Profit or loss	(1)	(170)	94	(77)
End of financial year	(8)	(336)	94	(250)
2019				
Beginning of financial year	(9)	(114)	–	(123)
Charged/(credited) to:				
– Profit or loss	2	(52)	–	(50)
End of financial year	(7)	(166)	–	(173)

23. Trade and other payables

	Group 2020 $'000	Group 2019 $'000	Company 2020 $'000	Company 2019 $'000
Current				
Trade payables:				
– Non-related parties	**30,133**	43,111	**–**	–
– Related parties	**490**	–	**–**	–
Accrued construction costs	**24,247**	12,911	**–**	–
Provision for onerous contracts	**5,431**	5,121	**–**	–
Contract liabilities (Note 4(b))	**22,753**	29,052	**–**	–
	83,054	90,195	**–**	–
Other payables:				
– Non-related parties	**1,579**	1,100	**43**	134
– Subsidiaries	**–**	–	**17,476**	5,346
– Related parties	**2,124**	15,035	**–**	–
Accrued operating expense	**7,255**	10,302	**3,317**	4,490
Advance payment and deposits	**6,418**	7,937	**–**	–
	17,376	34,374	**20,836**	9,970
Loan payables:				
– Subsidiary	**–**	–	**996**	996
	100,430	124,569	**21,832**	10,966
Non-Current				
Loan payables:				
– Related parties	**154,180**	138,295	**–**	–
– Subsidiary	**–**	–	**9,771**	10,767
Provision	**2,000**	2,000	**–**	–
	156,180	140,295	**9,771**	10,767
Total trade and other payables	**256,610**	264,864	**31,603**	21,733

The Group has ongoing construction contracts for building works. The provision for onerous contracts is recognised at the balance sheet date as it is probable that the total construction costs will exceed the total construction contract revenue for certain projects.

Movement in provision for onerous contracts are as follows:

	Group 2020 $'000	Group 2019 $'000
Beginning of financial year	**5,121**	–
Provision made	**1,250**	5,121
Utilised	**(940)**	–
End of financial year	**5,431**	5,121

Other payables are unsecured, interest free and repayable on demand.

23. Trade and other payables (continued)

Non-current provision relates to a provision made for the reinstatement of land for Tuas View Dormitory upon expiry of the lease contract.

Included in the loan payables to related parties, $18,725,000 (2019: $20,780,000) are unsecured, interest free and not expected to be repaid within the next 12 months from the balance sheet date. The remaining $135,455,000 (2019: $117,515,000) comprise interest free loans from related parties' stapled proportion to the units subscribed by them in relation to a placement exercise that aligned with the Group's intent of building up a PBSA portfolio in Australia. The loan is repayable on 30 June 2022. Interests are imputed at 3.50% per annum repriced semi-annually for cash flow discounting purposes up to June 2022. The fair value is not significantly different from their carrying value. The fair value is within level 2 of the fair value hierarchy.

Loan payable to subsidiary bear interest at 1.25% (2019: 1.25%) per annum over 1-month SIBOR. The current portion of $996,000 (2019: $996,000) is repayable in full in the following year and the non-current portion of $9,771,000 (2019: $10,767,000) is repayable in full in 2031. The fair value of the loan payable to subsidiary was $10,496,000 (2019: $12,558,000) which are determined from discounting at market borrowing rates of 1.50% (2019: 3.00%) at balance sheet date.

24. Derivatives financial instruments

Currency forwards and interest rate swap contracts

These include the gross amount of all notional values for contracts that have not yet been settled or cancelled. The amount of notional value outstanding is not necessarily a measure or indication of market risk, as the exposure of certain contracts may be offset by that of other contracts.

	Group		Company	
	Contract notional amount $'000	Fair value (liability)/asset $'000	Contract notional amount $'000	Fair value asset/(liability) $'000
31 December 2020				
– Currency forwards	AUD 15,000	(87)	AUD 15,000	(87)
– Interest rate swaps	AUD 181,500	(2,906)	–	–
	AUD 196,500	(2,993)	AUD 15,000	(87)
31 December 2019				
– Interest rate swaps	AUD 131,500	109	–	–
	AUD 131,500	109	–	–

The fair value is within level 2 of the fair value hierarchy where the currency forwards and interest rate swap contracts is based on valuation made by financial institutions.

25. Borrowings

	Group		Company	
	2020 $'000	2019 $'000	2020 $'000	2019 $'000
Current				
Bank borrowings	**150,789**	92,763	**41,570**	43,500
Lease liabilities	**14,456**	10,890	**160**	–
	165,245	103,653	**41,730**	43,500
Non-Current				
Bank borrowings	**320,237**	117,825	**–**	–
Lease liabilities	**61,371**	57,221	**648**	–
	381,608	175,046	**648**	–
Total borrowings	**546,853**	278,699	**42,378**	43,500

The borrowings of the Group and the Company amounting to $466,026,000 (2019: $210,588,000) and $41,570,000 (2019: $43,500,000) respectively bear interests at variable rates, based on interbank offered rates.

The exposure of the borrowings of the Group and of the Company to interest rate changes and the contractual repricing dates at the balance sheet date are follows:

	Group		Company	
	2020 $'000	2019 $'000	2020 $'000	2019 $'000
6 months or less	**119,271**	91,876	**41,570**	43,500
6 – 12 months	**31,362**	887	**–**	–
1 – 5 years	**315,393**	105,917	**–**	–
Over 5 years	**–**	11,908	**–**	–
Total borrowings	**466,026**	210,588	**41,570**	43,500

During the year, the Group re-financed a construction loan facility amounting to $52,926,000 into a term loan facility amounting to $52,926,000. This loan must be fully paid by 28 February 2022 (2019: 30 June 2020).

The fair values of the borrowings approximate their carrying values.

The range of floating interest rates paid were as follows:

	Group 31 December		Company 31 December	
	2020 Per annum	2019 Per annum	2020 Per annum	2019 Per annum
Bank borrowings	**0.60% to 3.63%**	2.04% to 4.78%	**0.60% to 2.09%**	2.04% to 2.09%

Security granted

Total borrowings include secured liabilities of $471,025,000 (2019: $210,588,000). Bank borrowings of the Group are secured over certain development properties (Note 12), bank deposit pledged to the bank (Note 15), leasehold property, freehold land and asset under construction (Note 16) and investment properties (Note 17) of the Group.

25. Borrowings (continued)

Breach of loan covenants

Some of the Group's loan agreements are subjected to covenant clauses, whereby the Group is required to meet certain key financial ratios. As at balance sheet date, the Group did not fulfil the debt service coverage ratio as required in the loan agreements in relation to certain loans amounting to $21,233,000 (classified as non-current during the year). There was no breach of loan covenants in the last financial year.

Due to this breach of the covenant clause, the bank is contractually entitled to request for immediate repayment of the outstanding loan amount of $21,233,000. The outstanding balance is presented as a current liability as at 31 December 2020. The bank had not requested early repayment of the loan as of the date when these financial statements were approved by the Board of Directors. On 11 March 2021, management has obtained a waiver from the bank for the breach of the covenant until 31 December 2021 subject to certain conditions.

26. Share capital and treasury share

	No. of ordinary shares		Amount		
	Issued share capital	Treasury shares	Share capital $'000	Treasury shares $'000	Total $'000
Group and Company					
2020					
Beginning and end of financial year	919,245,086	16,671,000	130,307	(4,574)	125,733
2019					
Beginning and end of financial year	919,245,086	16,671,000	130,307	(4,574)	125,733

All issued ordinary shares are fully paid. There is no par value for these ordinary shares. Fully paid ordinary shares carry one vote per share and carry a right to dividends as and when declared by the Company.

27. Dividends

	Group	
	2020 $'000	2019 $'000
Ordinary dividends		
Final dividend paid in respect of the previous financial year of 0.50 cent (2019: 0.40 cent) per share	**4,596**	3,677
Interim dividend paid in respect of current financial year of 0.20 cent (2019: 0.30 cent) per share	**1,839**	2,758
Total dividends paid in the year	**6,435**	6,435

In respect of the current financial year, the directors propose that a final dividend of 0.30 cent per ordinary share to be paid to shareholders after the forthcoming Annual General Meeting. These dividends are subject to approval by shareholders at the next Annual General Meeting and has not been included as a liability in these financial statements. The proposed dividends for 2020 are payable in respect of all ordinary shares in issue up to the date the dividends become payable.

28. Currency translation reserve

	Group	
	2020 **$'000**	**2019** **$'000**
Beginning of financial year	**(3,636)**	(4,442)
Net currency translation differences of financial statements of foreign subsidiaries	**3,175**	539
Less: Non-controlling interests	**(238)**	267
End of financial year	**(699)**	(3,636)

29. Commitments

(a) Capital commitments

Capital expenditures contracted for at the balance sheet date but not recognised in the financial statements are as follows:

	Group	
	2020 **$'000**	**2019** **$'000**
Investment properties	**43,642**	132,873

The amount pertains to contracts for construction of investment properties.

30. Financial risk management

Financial risk factors

The Group's activities expose it to market risk (including currency risk, equity price risk and interest rate risk), credit risk and liquidity risk. The Group's overall risk management strategy seeks to minimise any adverse effects from the unpredictability of financial markets on the Group's financial performance. The Group uses financial instruments such as currency forwards and interest rate swaps to hedge certain financial risk exposures.

The Board of Directors is responsible for setting the objectives and underlying principles of financial risk management for the Group. Management then establishes the detailed policies such as authority levels, oversight responsibilities, risk identification and measurement, exposure limits and hedging strategies, in accordance with the objectives and underlying principles approved by the Board of Directors.

Financial risk management is carried out by management in accordance with the policies approved by the Board of Directors. Management identifies, evaluates and hedges financial risks in close co-operation with the Group's operating units. The management measures actual exposures against the limits set and prepares monthly reports for review by the directors.

(a) Market risk

(i) Currency risk

The Group operates in Asia with dominant operations in Singapore and Australia. Entities in the Group regularly transact in currencies other than their respective functional currencies ("foreign currencies").

30. Financial risk management (continued)

(a) Market risk (continued)

(i) *Currency risk* (continued)

Currency risk arises when transactions are denominated in foreign currencies other than functional currency such as the Australian Dollar ("AUD"). To manage the currency risk, the Group enters into currency forwards with the banks.

The risk is measured through a forecast of highly probable AUD expenditure and tracking of firm commitments in AUD. The objective of entering into currency forwards with the banks is to minimise the volatility of the Group's currency cost of highly probable transactions and firm commitments.

The Group's currency exposure based on the information provided to management is as follows:

	Group	
	2020	**2019**
	$'000	**$'000**
AUD		
Financial assets:		
Cash and cash equivalents	**28,391**	57,046
Trade and other receivables	**23,180**	19,141
Intra-group receivables	**254,473**	219,207
	306,044	295,394
Financial liabilities:		
Intra-group payables	**(10,431)**	(254)
Net financial assets	**295,613**	295,140

	Company	
	2020	**2019**
	$'000	**$'000**
AUD		
Financial assets:		
Cash and cash equivalents	**17,981**	52,386
Trade and other receivables	**14,983**	13,888
Intra-group receivables	**213,416**	182,761
	246,380	249,035
Financial liabilities:		
Intra-group payables	**–**	(19)
Net financial assets	**246,380**	249,016

30. Financial risk management (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

If the AUD change against the SGD by 10% (2019: 10%) with all other variables including tax rate being held constant, the effects arising from the net financial liability/asset (excluding equity instruments) that are exposed to currency risk will be as follows:

	Group		Company	
	2020	**2019**	**2020**	**2019**
	$'000	**$'000**	**$'000**	**$'000**
AUD against SGD				
– Strengthened	**24,536**	24,497	**20,450**	20,669
– Weakened	**(24,536)**	(24,497)	**(20,450)**	(20,669)

The above table shows sensitivity to the hypothetical percentage variation in the functional currency against the relevant non-functional foreign currency. The sensitivity rate used is the reasonably possible change in foreign exchange rates. For similar rate weakening of the functional currency against the relevant foreign currencies above, there would be comparable impacts in the opposite direction.

The hypothetical changes in exchange rates are not based on observable market data (unobservable inputs). The sensitivity analysis is disclosed for each non-functional currency to which the entity has significant exposure at end of the financial year. The analysis above has been carried out on the basis that there are no hedged transactions.

(ii) Equity price risk

The Group is exposed to equity securities price risk arising from the unquoted equity investments held by the Group which are classified as financial assets at FVPL. The fair values of these assets are disclosed in Note 14. To manage its price risk arising from the equity investments, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group.

If prices for equity securities had changed by 10% (2019: 10%) with all other variables including tax rate being held constant, the effects on profit after tax would have been:

	Group and Company	
	2020	**2019**
	$'000	**$'000**
Unquoted equity investment		
– Increased by	**552**	348
– Decreased by	**(552)**	(348)

30. Financial risk management (continued)

(a) Market risk (continued)

(iii) Interest rate risk

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. The Group's exposure to fair value interest rate risk arises mainly from current quoted bonds in corporations with variable rates.

The Group's and the Company's quoted bonds are denominated mainly in SGD. If the SGD interest rates had been higher/lower by 1% (2019: 1%) with all other variables including tax rate being held constant, the profit after tax would have been higher/lower by $25,000 (2019: $37,000) as a result of higher/lower fair value gain on these quoted bonds.

The Group's exposure to cash flow interest rate risks arises mainly from borrowings at variable rates. The Group manages these cash flow interest rate risks using floating-to-fixed interest rate swaps.

The Group's and the Company's borrowings are denominated mainly in SGD and AUD. If the SGD and AUD interest rates had been higher/lower by 1% (2019: 1%) with all other variables including tax rate being held constant, the profit after tax would have been lower/higher by $3,868,000 (2019: $1,748,000) and $345,000 (2019: $361,000) respectively as a result of higher/lower interest expense on these borrowings.

(b) Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group adopts the policy of dealing only with customers of appropriate credit standing and history and obtaining sufficient collateral where appropriate to mitigate credit risk.

Credit exposure to an individual counterparty is restricted by credit limits that are approved by the management based on ongoing credit evaluation. The counterparty's payment pattern and credit exposure are continuously monitored at the entity level by the respective management and at the Group level by the management.

Concentration of contract assets and trade receivables' customers as at the end of financial year:

	Group	
	2020	**2019**
	$'000	**$'000**
Top 1 customer	**13,901**	20,593
Top 2 customer	**4,126**	13,439
Top 3 customer	**3,666**	7,880

The Group's investments in debt instruments are considered to be low risk investments. The credit ratings of the investments are monitored for credit deterioration.

30. Financial risk management (continued)

(b) *Credit risk (continued)*

As the Group and the Company do not hold collateral, the maximum exposure to credit risk to each class of financial instruments is the carrying amount of that class of financial instruments presented on the balance sheet, except as follows:

	Company	
	2020 **$'000**	**2019** **$'000**
Corporate guarantees provided to banks on:		
– Subsidiaries' loan	**274,135**	103,510
– Associate's loan	**9,360**	63,169
	283,495	166,679

The Company has assessed that its subsidiaries and associate have strong financial capacity to meet the contractual cash flow obligations in the near future and hence, does not expect significant credit losses arising from these guarantees.

The movements in credit loss allowance are as follows:

	Trade receivables $'000
<u>Group</u>	
Balance at 1 January 2020	3
Loss allowance recognised in profit or loss during the year on:	
– Changes in credit risk	6
Receivables written off as uncollectible	(3)
Balance at 31 December 2020	6
Balance at 1 January 2019	424
Loss allowance recognised in profit or loss during the year on:	
– Changes in credit risk	3
Receivables written off as uncollectible	(424)
Balance at 31 December 2019	3

Cash and cash equivalents and trade receivables relating to revenue generated from construction of buildings and sale of development properties, loan to non-related party and associate and other receivables are subject to immaterial credit loss.

30. Financial risk management (continued)

(b) Credit risk (continued)

(i) Trade receivables and contract assets

The Group uses a provision matrix to measure the lifetime expected credit loss allowance for trade receivables and contract assets.

In measuring the expected credit losses, trade receivables and contract assets are grouped based on shared credit risk characteristics and days past due. The contract assets relate to unbilled work in progress, which have substantially the same risk characteristics as the trade receivables for the same type of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusted for the latest developments and forward looking macroeconomics factors relevant to the counterparty.

Trade receivables and contract assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. The Group considers a financial asset as in default if the counterparty fails to make contractual payments within 90 days when they fall due, and writes off the financial asset when it is deemed uncollectible. Where receivables are written off, the Group continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognised in profit or loss.

The expected loss rate for the Group's and the Company's trade receivables and contract assets are immaterial as more than 88% (2019: 86%) and 42% (2019: 44%) respectively of the total trade receivables and contract assets are not past due.

(ii) Other financial assets at amortised cost

Category of internal credit rating	Performing	Under-performing	Non-performing	Write-off
Definition of category	Issuers have a low risk of default and a strong capacity to meet contractual cash flows.	Issuers for which there is a significant increase in credit risk; as significant in credit risk is presumed if interest and/or principal repayment are 30 days past due	Interest and/or principal payments are 90 days past due	Interest and/ or principal repayments are 120 days past due and there is no reasonable expectation of recovery
Basis of recognition of expected credit losses	12-month expected credit losses	Lifetime expected credit losses	Lifetime expected credit losses	Asset is written off

The loan receivables from subsidiaries of $258,529,000 (2019: $249,592,000) (Note 13) are subject to immaterial credit loss as the Company had assessed that its subsidiaries have strong financial capacity to meet the contractual obligation and considered to have low credit risk.

For the loan receivables from a non-related party of $17,125,000 (2019: $15,489,000) (Note 13), an amount of $14,983,000 (2019: $13,888,000) is secured over the land of the counterparty whereby the fair value of the land is higher than the loan receivables as at balance sheet date. The remaining unsecured amount is subject to immaterial credit loss as the Company had assessed that the non-related party has strong financial capacity to meet the contractual obligation and considered to have low credit risk.

30. Financial risk management (continued)

(c) *Liquidity risk*

Prudent liquidity risk management includes maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and the ability to close out market positions at a short notice. At the balance sheet date, assets held by the Group and the Company for managing liquidity risk included cash and short-term deposits as disclosed in Note 15.

Management monitors rolling forecasts of the liquidity reserve of the Group and the Company on the basis of expected cash flows. This is generally carried out at local level in the operating companies of the Group in accordance with the practice and limits set by the Group. These limits vary by location to take into account the liquidity of the market in which the entity operates. In addition, the Group's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these obligations, monitoring liquidity ratios and maintaining debt financing plans.

The table below analyses non-derivative financial liabilities of the Group and the Company into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Less than 1 year $'000	**1 – 5 years $'000**	**More than 5 years $'000**	**Total $'000**
Group				
At 31 December 2020				
Trade and other payables	72,246	154,180	–	226,426
Lease liabilities	16,977	49,777	25,839	92,593
Bank borrowings	158,455	324,767	–	483,222
At 31 December 2019				
Trade and other payables	90,396	138,295	–	228,691
Lease liabilities	13,540	38,023	35,352	86,915
Bank borrowings	95,632	117,141	13,849	226,622
Company				
At 31 December 2020				
Trade and other payables	21,986	4,453	6,043	32,482
Lease liabilities	187	748	–	935
Bank borrowings	42,040	–	–	42,040
Financial guarantee contracts	64,582	218,913	–	283,495
At 31 December 2019				
Trade and other payables	11,311	5,061	7,497	23,869
Bank borrowings	44,409	–	–	44,409
Financial guarantee contracts	25,308	141,371	–	166,679

The table below analyses the derivative financial instruments of the Group and the Company for which contractual maturities are essential for an understanding of the timing of the cash flows into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

30. Financial risk management (continued)

(c) *Liquidity risk (continued)*

	Less than 1 year $'000	Between 1 and 2 years $'000	Total $'000
Group			
At 31 December 2020			
Net-settled interest rate swaps			
- Net cash outflows	1,338	1,568	2,906
Gross-settled currency forwards			
- Receipts	15,180	–	15,180
- Payments	(15,267)		(15,267)
At 31 December 2019			
Net-settled interest rate swaps			
- Net cash inflows	109	–	109
Company			
At 31 December 2020			
Gross-settled currency forwards			
- Receipts	15,180	–	15,180
- Payments	(15,267)	–	(15,267)

The Company did not hold derivatives for hedging in 2019.

(d) *Capital risk*

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern and to maintain an optimal capital structure to maximise shareholder value. In order to maintain or achieve an optimal capital structure, the Group may adjust the amount of dividend payments, return capital to shareholders, issue new shares, buy back issued shares, obtain new borrowings or sell assets to reduce borrowings.

Management monitors capital based on a gearing ratio. The Group and the Company are also required under their capital risk policies to maintain a gearing ratio of not exceeding 70% (2018: 70%).

The gearing ratio is calculated as net debt divided by total capital. Net debt is calculated as borrowings plus trade and other payables (less contract liabilities, provision for onerous contracts and provision) less cash and cash equivalents. Total capital is calculated as total equity plus net debt.

	Group		Company	
	2020 $'000	2019 $'000	2020 $'000	2019 $'000
Net debt	**668,183**	398,771	**23,604**	11,705
Total equity	**419,892**	398,145	**358,193**	340,102
Total capital	**1,088,075**	796,916	**381,797**	351,807
Gearing ratio	**61%**	50%	**6%**	3%

The Group and the Company are in compliance with all externally imposed capital requirements for the financial years ended 31 December 2019 and 2020, except as disclosed in Note 25.

30. Financial risk management (continued)

(e) Fair value measurements

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

(a) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);

(b) 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

(c) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
Group				
31 December 2020				
Assets				
Financial assets, at FVPL	3,056	–	5,520	8,576
Liabilities				
Derivative financial instruments	–	2,993	–	2,993
31 December 2019				
Assets				
Financial assets, at FVPL	4,571	–	3,480	8,051
Derivative financial instruments	–	109	–	109
Company				
31 December 2020				
Assets				
Financial assets, at FVPL	3,056	–	5,520	8,576
Liabilities				
Derivative financial instruments	–	87	–	87
31 December 2019				
Assets				
Financial assets, at FVPL	4,571	–	3,480	8,051

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy level as at the end of the reporting period.

There were no transfers between Levels 1 and 2 during the year.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1.

The fair value of derivative financial instruments, comprising mainly interest rate swaps, is calculated as the present value of the estimated future cash flows based on observable yield curves. These instruments are classified as Level 2.

30. Financial risk management (continued)

(e) *Fair value measurements (continued)*

The following table presents the valuation techniques and key inputs that were used to determine the fair value of financial assets, at FVPL categorised under Level 3 of the fair value hierarchy:

Financial assets, at FVPL

Description	Fair value as at 31 December 2020	Valuation technique	Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Unquoted equity investment in corporation	$3,480,000	Revenue multiples based approach	Enterprise value/revenue multiple	4 times – 6 times	The higher the enterprise value/revenue multiple, the higher the valuation

As at balance sheet date, the fair value of the unquoted convertible note investment in a corporation is based on the recent transaction price.

There was no movement during the year for instruments classified as level 3.

The fair values of current financial assets and liabilities carried at amortised cost approximate their carrying amounts.

(f) *Financial instruments by category*

The carrying amount of the different categories of financial instruments is as disclosed on the face of the balance sheet and in Notes 13, 15, 23 and 25 to the financial statements, except for the following:

	Group $'000	Company $'000
31 December 2020		
Financial assets, at amortised cost	199,439	364,362
Financial liabilities, at amortised cost	773,279	73,981
31 December 2019		
Financial assets, at amortised cost	205,464	338,913
Financial liabilities, at amortised cost	507,390	65,233

31. Related party transactions

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

(a) Sales and purchases of services

	Group	
	2020	**2019**
	$'000	**$'000**
Sales of services to		
– associate	**24,560**	45,742
– other related parties	**8,257**	613
Purchases of services from		
– other related parties	**(12,738)**	(12,652)

Other related parties comprise mainly companies which are controlled by the Group's key management personnel and their close family members.

Outstanding balances at 31 December 2020, arising from sale/purchase of goods and services, are unsecured and receivable/payable within 12 months from balance sheet date and are disclosed in Notes 13 and 23 respectively.

(b) Key management personnel compensation

Key management personnel include the directors and those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly and their remuneration are as follows:

	Group	
	2020	**2019**
	$'000	**$'000**
Salaries and other short-term employee benefits	**7,823**	8,535
Employer's contributions to defined contribution plan	**184**	188
	8,007	8,723

The above amounts are included under employee benefits expenses. Included in the above amounts are the following items:

	Company	
	2020	**2019**
	$'000	**$'000**
Remuneration of directors of the Company	**4,553**	5,132
Fees to directors of the Company	**180**	180
	4,733	5,312

The remuneration of directors and key management personnel is determined by the Remuneration Committee having regard to the performance of individuals and market trends.

32. Segment information

For management purposes, the Group is organised into business units based on their products and services, and has seven reportable operating segments as follows:

(a) The building construction segment is in the business of constructing residential and commercial properties.

(b) The workers' dormitory segment is in the business of building and operating of foreign workers' dormitories and leasing of office and commercial properties.

(c) The property development segment comprised the business of developing and sale of residential and industrial properties in Singapore and the business of developing and sale of mixed use properties in Australia. This was presented as one segment in the prior year. In 2020, management has disclosed the Singapore and Australia segment separately for the financial years ended 31 December 2020 and 2019.

(d) The corporate segment is involved in the Group's corporate services.

(e) The PBSA segment is in the business of building and operating student accommodation for local and foreign students.

(f) The fund management segment is in the business of fund management services.

(g) The PBSA operation is in the business of managing student accommodation, which include reservation and sales, marketing, customer service, property management, and business development.

Sales between segments are carried out at market terms. The revenue from external parties reported to the management is measured in a manner consistent with that in the statement of comprehensive income.

Except as indicated above, no operating segments have been aggregated to form the above reportable operating segments.

32. Segment information (continued)

The following is an analysis of the Group's reportable segments for the financial year ended 31 December 2020:

Operating segments	Building construction	Workers' Dormitory	Property Development Singapore	Property Development Australia	Corporate	PBSA	Fund Management	PBSA Operation	Consolidated
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Profit or loss and reconciliation									
Total segment sales	101,486	37,240	26,919	11,653	3,111	18,761	5,499	–	204,669
Inter-segment sales	(4,282)	(510)	(762)	(560)	(3,111)	–	(5,499)	–	(14,724)
Revenue to external parties	97,204	36,730	26,157	11,093	–	18,761	–	–	189,945
Segment result	(4,726)	11,109	11,336	5,458	14,848	(12,902)	(1,413)	(175)	23,535
Share of profit of associate	–	–	11,133	–	–	–	–	–	11,133
	(4,726)	11,109	22,469	5,458	14,848	(12,902)	(1,413)	(175)	34,668
Interest income									1,887
Finance expense									(7,168)
Profit before tax									29,387
Income tax expense									(5,203)
Profit after tax									24,184
Segment results includes:									
Depreciation expense	(1,838)	(14,936)	(4)	–	(3)	(9,802)	(8)	(1)	(26,592)
Impairment of property, plant and equipment	–	–	(453)	–	–	–	–	–	(453)
Impairment of investment property	–	(3,300)	–	–	–	(6,590)	–	–	(9,890)

32. Segment information (continued)

The following is an analysis of the Group's reportable segments for the financial year ended 31 December 2020 (continued):

Operating segments	Building construction	Workers' Dormitory	Property Development Singapore	Property Development Australia	Corporate	PBSA	Fund Management	PBSA Operation	Consolidated
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Assets and reconciliation									
Segment assets	89,494	104,534	263,710	66,766	74,267	635,610	2,076	135	1,236,592
Segment assets includes:									
Investment in associate	–	–	39,361	–	–	–	–	–	39,361
Liabilities and reconciliation									
Segment liabilities	88,777	92,701	139,085	3,052	44,930	447,629	510	16	816,700
Other material items and reconciliation									
Additions to:									
Property, plant and equipment	2,140	67	4	–	3	71	101	4	2,390
Investment properties	–	27,363	–	–	–	144,982	–	–	172,345

32. Segment information (continued)

The following is an analysis of the Group's reportable segments for the financial year ended 31 December 2019:

Operating segments	Building construction	Workers' Dormitory	Property Development Singapore	Property Development Australia	Corporate	PBSA	Fund Management	Consolidated
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Profit or loss and reconciliation								
Total segment sales	111,935	37,453	23,865	144	3,668	18,340	5,540	200,945
Inter-segment sales	1,085	(240)	(646)	(144)	(3,668)	–	(5,540)	(9,153)
Revenue to external parties	113,020	37,213	23,219	–	–	18,340	–	191,792
Segment result	12,920	14,841	9,925	(1,504)	(11,566)	1,754	(2,442)	23,928
Share of profit of associate	–	–	20,994	–	–	–	–	20,994
	12,920	14,841	30,919	(1,504)	(11,566)	1,754	(2,442)	44,922
Interest income								4,090
Finance expense								(6,019)
Profit before tax								42,993
Income tax expense								(8,071)
Profit after tax								34,922
Segment results includes:								
Depreciation expense	(918)	(11,035)	(3)	–	(1)	(7,649)	(5)	(19,611)

32. Segment information (continued)

The following is an analysis of the Group's reportable segments for the financial year ended 31 December 2019 (continued):

Operating segments	Building construction	Workers' Dormitory	Property Development Singapore	Property Development Australia	Corporate	PBSA	Fund Management	Consolidated
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Assets and reconciliation								
Segment assets	97,918	89,690	154,997	65,671	75,892	464,895	1,834	950,897
Segment assets includes:								
Investment in associate	–	–	27,882	–	–	–	–	27,882
Liabilities and reconciliation								
Segment liabilities	87,810	87,850	46,786	3,971	47,896	277,338	1,101	552,752
Other material items and reconciliation								
Additions to:								
Property, plant and equipment	10,355	39	2	–	–	20	2	10,418
Investment properties	–	73,449	–	–	–	153,309	–	226,758

32. Segment information (continued)

(a) Revenue from major products and services

Revenue from external customers are derived mainly from the sale of commercial properties, construction of buildings and leasing of dormitories to foreign workers and PBSA to students. The breakdown of the Group's revenue by products and services is provided under Note 4(a).

Revenue of $24,560,000 (2019: $45,742,000) is derived from a single external customer. This revenue is attributable to the construction segment.

(b) Geographical information

The Group's seven business segments operate in two main geographical areas:

- Singapore – the Company is headquartered and has operations in Singapore. The operations in this area are principally the construction of buildings, leasing of workers' dormitory, property developer, fund management and investment holding; and
- Australia – the operations in this area are principally property development and PBSA.

	Non-current assets	
	2020 $'000	**2019 $'000**
Singapore	**159,009**	171,960
Australia	**629,837**	452,805
	788,846	624,765

The Group's revenue by geographical areas is disclosed under Note 4(a).

33. Events occurring after balance sheet date

On 5 January 2021, the Group's wholly-owned subsidiary, Wee Hur Capital Pte. Ltd., had entered into a trust deed with Perpetual (Asia) Limited in relation to the constitution of Wee Hur PBSA Fund II ("WHF2"). Pursuant to the terms of the trust deed, the Company had committed to subscribe for 600 units, denominated at AUD 25,500 each, for an amount of AUD 15,300,000, which will result in the Company holding 30% interest in WHF2.

On 12 February 2021, WHF2 through its indirect sub-trust, WH Redfern Trust, had completed the acquisition of a freehold land at 104-116 Regent Street, Redfern, Sydney, Australia, for a cash consideration of AUD 50,710,000.

34. Comparatives

The following prior year comparatives have been restated to correct the misclassification of the dividend paid to non-controlling interests.

Presented in consolidated statement of cash flows:

	Previously Reported $'000	Restatement $'000	After Restatement $'000
For the financial year ended 31 December 2019			
Cash flows from operating activities			
Change in working capital:			
– Trade and other payables	28,288	(12,000)	16,288
Cash flows from financing activities			
– Dividends paid to non-controlling interests	(12,000)	–	–

These restatements have no impact to the results for the financial year ended 31 December 2019 and the statement of financial position of the Group as at 31 December 2019.

35. New or revised accounting standards and interpretations

Below are the mandatory standards, amendments and interpretations to existing standards that have been published and are relevant for the Group's accounting periods beginning on or after 1 January 2021 and which the Group has not early adopted.

Amendments to SFRS(I) 1-1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (effective for annual periods beginning on or after 1 January 2023)

The narrow-scope amendments to SFRS(I) 1-1 Presentation of Financial Statements clarify that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date (e.g. the receipt of a waver or a breach of covenant). The amendments also clarify what SFRS(I) 1-1 means when it refers to the 'settlement' of a liability.

The amendments could affect the classification of liabilities, particularly for entities that previously considered management's intentions to determine classification and for some liabilities that can be converted into equity.

The Group does not expect any significant impact arising from applying these amendments.

Amendments to SFRS(I) 1-37 Provisions, Contingent Liabilities and Contingent Assets: Onerous Contracts – Cost of Fulfilling a Contract (effective for annual periods beginning on or after 1 January 2022)

An onerous contract is a contract in which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the costs of fulfilling it and any compensation or penalties arising from failure to fulfil it. The amendment to SFRS(I) 1-37 clarifies that the direct costs of fulfilling a contract include both the incremental costs of fulfilling the contract and an allocation of other costs directly related to fulfilling contracts.

The Group does not expect any significant impact arising from applying these amendments.

35. New or revised accounting standards and interpretations (continued)

The Phase 2 amendments to SFRS(I) 9, SFRS(I) 1-39, SFRS(I) 7 and SFRS(I) 16 are applicable for periods beginning on or after 1 January 2021 ("**Phase 2 amendments**").

The Phase 2 amendments provide further reliefs for hedge accounting as well as practical expedients for modifications of debts instruments and lease liabilities for lessees with interbank offered rates ("**IBOR**") based terms. The Group has not early adopted the Phase 2 amendments.

Management is currently assessing the impact of the Phase 2 amendments on the Group which could impact the IBOR based borrowings in Note 25.

36. Authorisation of financial statements

These financial statements were authorised for issue in accordance with a resolution of the Board of Directors of Wee Hur Holdings Ltd on 1 April 2021.

Statistics of

Shareholdings

AS AT 15 MARCH 2021

Number of fully issued and paid up shares (excluding treasury shares and subsidiary holdings)	:	919,245,086
Class of shares	:	Ordinary shares
Voting rights	:	One vote per share
Treasury shares	:	16,671,000
Subsidiary holdings	:	Nil

DISTRIBUTION OF SHAREHOLDINGS

Size of Shareholdings	Number of Shareholders	%	Number of Shares	%
1 - 99	290	11.12	4,862	0.00
100 - 1,000	92	3.53	49,600	0.01
1,001 - 10,000	591	22.65	4,022,783	0.44
10,001 - 1,000,000	1,578	60.48	135,069,652	14.69
1,000,001 and above	58	2.22	780,098,189	84.86
Total	**2,609**	**100.00**	**919,245,086**	**100.00**

TOP 20 SHAREHOLDERS

No.	Name of Shareholder	Number of Shares	%
1	GSC Holdings Pte. Ltd.	349,159,000	37.98
2	Citibank Nominees Singapore Pte Ltd	92,116,723	10.02
3	DBS Nominees (Private) Limited	51,956,942	5.65
4	Goh Yeu Toh	38,745,957	4.21
5	Raffles Nominees (Pte.) Limited	36,537,857	3.97
6	Goh Yew Gee	16,490,120	1.79
7	Hong Leong Finance Nominees Pte Ltd	11,823,200	1.29
8	Maybank Kim Eng Securities Pte. Ltd.	11,596,962	1.26
9	United Overseas Bank Nominees (Private) Limited	10,156,406	1.10
10	CGS-CIMB Securities (Singapore) Pte. Ltd.	9,969,771	1.08
11	Goh Yeo Hwa	8,725,100	0.95
12	OCBC Securities Private Limited	7,207,818	0.78
13	Low Woo Swee @ Loh Swee Teck	7,096,600	0.77
14	UOB Kay Hian Private Limited	6,955,303	0.76
15	Goh Yeow Lian	6,063,000	0.66
16	Ong Gim Loo	6,000,000	0.65
17	BNP Paribas Nominees Singapore Pte. Ltd.	5,728,100	0.62
18	Tan Ah Hio	5,300,000	0.58
19	Liew Siew Keok	5,160,000	0.56
20	Phillip Securities Pte Ltd	5,051,909	0.55
	TOTAL	**691,840,768**	**75.23**

Statistics of

Shareholdings

AS AT 15 MARCH 2021

SUBSTANTIAL SHAREHOLDERS AS AT 15 MARCH 2021
(As recorded in the Register of Substantial Shareholders as at 15 March 2021)

Substantial Shareholders	Direct Interest		Deemed Interest	
Name	**Number of Shares**	**%[1]**	**Number of Shares**	**%[1]**
Goh Yeow Lian[2]	6,063,000	0.66	402,194,872	43.75
GSC Holdings Pte. Ltd.	349,159,000	37.98	–	–

Notes:

(1) Based on the total number of issued ordinary shares of 919,245,086 (excluding treasury shares and subsidiary holdings) as at 15 March 2021.

(2) Mr Goh Yeow Lian is deemed to have an interest in the following shares:
(i) 349,159,000 shares held by GSC Holdings Pte. Ltd. through his interest in GSC Holdings Pte. Ltd.
(ii) 5,300,000 shares registered in the name of his spouse, Tan Ah Hio.
(iii) 8,216,000 shares held by his spouse, Tan Ah Hio (registered in the name of Citibank Nominees Singapore Pte Ltd).
(iv) 39,519,872 shares registered in the name of Citibank Nominees Singapore Pte Ltd.

PERCENTAGE OF SHAREHOLDINGS IN PUBLIC HANDS

To the best knowledge of the Company, the percentage of shareholding held in the hands of public as at 15 March 2021 is approximately 33.61% of the total issued shares, excluding treasury shares. Therefore, the Company complies with Rule 723 of the Listing Manual of the Singaoire Exchange Securities Trading Limited.

TREASURY SHARES AND SUBSIDIARY HOLDINGS

As at 15 March 2021, the number of treasury shares held is 16,671,000 representing 1.81% of the total number of issued shares excluding treasury shares. The Company does not have any subsidiary holdings.

WEE HUR HOLDINGS LTD.

(Company Registration Number 200619510K)
(Incorporated in the Republic of Singapore)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Fourteenth Annual General Meeting (the "**AGM**") of Wee Hur Holdings Ltd. (the "**Company**") will be convened and held by electronic means on Wednesday, 28 April 2021 at 11.30 a.m. for the purpose of transacting the following business:

ORDINARY BUSINESS

1. To receive and adopt the Directors' Statement, Auditor's Report and Audited Financial Statements for the financial year ended 31 December 2020. **Resolution 1**

2. To declare the payment of a final tax exempt (one-tier) dividend of S$0.003 per ordinary share for the financial year ended 31 December 2020. **Resolution 2**

3. To approve the payment of Directors' fees of S$180,000 for the financial year ending 31 December 2021, to be paid quarterly in arrears. (2020: S$180,000). **Resolution 3**

4. To re-elect Mr Goh Yeo Hwa, a Director retiring pursuant to Regulation 109 of the Company's Constitution. [*See explanatory Note (a)(i)*] **Resolution 4**

5. To re-elect Mr Goh Yew Gee, a Director retiring pursuant to Regulation 109 of the Company's Constitution. [*See explanatory Note (a)(i) and (ii)*] **Resolution 5**

6. To re-appoint PricewaterhouseCoopers LLP as Independent Auditor and to authorise the Directors to fix their remuneration. **Resolution 6**

SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolutions, with or without modifications, as Ordinary Resolutions:

7. That, subject to and contingent upon passing of Resolution 8 by shareholders of the Company by appointing the Chairman of the Meeting to vote at the AGM, excluding the Directors and the chief executive officer of the Company, and their respective associates [as defined in the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**")]: **Resolution 7**

   (a) the continued appointment of Mr Teo Choon Kow @ William Teo, as an independent director, for purposes of Rule 210(5)(d)(iii)(A) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022) be and is hereby approved; and

   (b) the authority conferred by this Resolution shall continue in force until the earlier of the following: (i) the retirement or resignation of Mr Teo Choon Kow @ William Teo as a Director; or (ii) the conclusion of the third annual general meeting of the Company following the passing of this Resolution.

8. That, subject to and contingent upon the passing of Resolution 7: **Resolution 8**

   (a) the continued appointment of Mr Teo Choon Kow @ William Teo, as an independent director, for the purposes of Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022) be and is hereby approved; and

   (b) the authority conferred by this Resolution shall continue in force until the earlier of the following: (i) the retirement or resignation of Mr Teo Choon Kow @ William Teo as a Director; or (ii) the conclusion of the third annual general meeting of the Company following the passing of this Resolution,

   provided that this Resolution shall only be proposed and voted upon if Resolution 7 is passed by shareholders of the Company by appointing the Chairman of the Meeting as proxy to vote at the AGM.

   [*See explanatory Note (b)(i) and (ii)*]

9. That, subject to and contingent upon passing of Resolution 10 by shareholders of the Company by appointing the Chairman of the Meeting to vote at the AGM, excluding the Directors and the chief executive officer of the Company, and their respective associates (as defined in the Listing Manual of the SGX-ST): **Resolution 9**

(a) the continued appointment of Mr Wong Kwan Seng Robert, as an independent director, for purposes of Rule 210(5)(d)(iii)(A) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022) be and is hereby approved; and

(b) the authority conferred by this Resolution shall continue in force until the earlier of the following: (i) the retirement or resignation of Mr Wong Kwan Seng Robert as a Director; or (ii) the conclusion of the third annual general meeting of the Company following the passing of this Resolution.

10. That, subject to and contingent upon the passing of Resolution 9: **Resolution 10**

(a) the continued appointment of Mr Wong Kwan Seng Robert, as an independent director, for the purposes of Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022) be and is hereby approved; and

(b) the authority conferred by this Resolution shall continue in force until the earlier of the following: (i) the retirement or resignation of Mr Wong Kwan Seng Robert as a Director; or (ii) the conclusion of the third annual general meeting of the Company following the passing of this Resolution,

provided that this Resolution shall only be proposed and voted upon if Resolution 9 is passed by shareholders of the Company by appointing the Chairman of the Meeting as proxy to vote at the AGM.

[See explanatory Note (b)(i) and (iii)]

11. **Share Issue Mandate** **Resolution 11**

"That pursuant to Section 161 of the Companies Act, Chapter 50 (the "**Companies Act**") and the listing rules of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") authority be and is hereby given to the Directors of the Company to

(a) (i) issue shares in the capital of the Company ("**Shares**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible into Shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors may in their absolute discretion deem fit; and

(b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue Shares in pursuance of any Instruments made or granted by the Directors while this Resolution was in force,

provided that:

(1) the aggregate number of Shares (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) to be issued pursuant to this Resolution shall not exceed fifty per cent (50%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Shares (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) to be issued other than on a pro rata basis to existing shareholders of the Company shall not exceed twenty per cent (20%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below);

(2) (subject to such manner of calculation as may be prescribed by the SGX-ST) for the purpose of determining the aggregate number of Shares that may be issued under sub-paragraph (1) above, the total number of issued Shares shall be based on the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the time this Resolution is passed, after adjusting for:

(i)* new Shares arising from the conversion or exercise of any convertible securities;

(ii)* new Shares arising from the exercise of share options or vesting of share awards, provided the options or awards were granted in compliance with Part VIII of Chapter 8 of the Listing Manual of SGX-ST; and

(iii) any subsequent bonus issue, consolidation or subdivision of Shares;

**Adjustments in accordance with (i) or (ii) are only to be made in respect of new shares arising from convertible securities, share options or share awards which were issued and outstanding or subsisting at the time of the passing of this resolution approving the mandate.*

and, in sub-paragraph (1) above and this sub-paragraph (2), "subsidiary holdings" has the meaning given to it in the Listing Manual of the SGX-ST.

(3) in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the Constitution for the time being of the Company; and

(4) (unless revoked or varied by the Company in a general meeting) the authority conferred by this Resolution shall continue in force until the conclusion of the next annual general meeting of the Company or the date by which the next annual general meeting of the Company is required by law to be held, whichever is the earlier." *[See explanatory Note (c)]*

NOTICE IS HEREBY GIVEN that, subject to the members' approval at the AGM of the Company, the Transfer Books and Register of Members of the Company will be closed at 5.00 p.m. on 7 May 2021 for the purpose of determining members' entitlement to the proposed final tax exempt (1-tier) dividend of S$0.003 per ordinary share for the financial year ended 31 December 2020 (the "**FY2020 Final Dividend**").

Duly completed transfers received by the Company's Registrar, Boardroom Corporate & Advisory Services Pte Ltd of 50 Raffles Place, Singapore Land Tower #32-01, Singapore 048623 up to the close of business at 5.00 p.m. on 7 May 2021 will be registered to determine the members' entitlement to the FY2020 Final Dividend.

In respect of shares in securities accounts with the Central Depository (Pte) Limited ("**CDP**"), the FY2020 Final Dividend will be paid by the Company to CDP which will in turn distribute the FY2020 Final Dividend entitlements to holders of shares in accordance with its practice.

The FY2020 Final Dividend, if approved, will be paid on 21 May 2021 to members registered in the books of the Company on 7 May 2021.

By Order of the Board
Tan Ching Chek and Teo Ah Hiong
Joint Company Secretaries

12 April 2021

Explanatory Notes:

(a) (i) Information pursuant to Rule 720(6) of the Listing Manual on Mr Goh Yeo Hwa and Mr Goh Yew Gee is set out under the "Information on Directors Seeking for Re-election" on pages 160 to 164 of 2020 Annual Report of the Company.

(ii) Mr Goh Yew Gee, will, upon re-election as a Non-Executive Director of the Company, continue to serve as a member of the Audit, Nominating and Remuneration Committees.

(b) (i) Ordinary Resolutions 7, 8, 9, and 10 are proposed in anticipation of Rule 210(5)(d)(iii) of the Listing Manual of the SGX-ST which will take effect from 1 January 2022.

With effect from 1 January 2022, Rule 210(5)(d)(iii) of the Listing Manual of the SGX-ST stipulates that a director is not independent if he has been a director for an aggregate period of more than nine years and his continued appointment as an independent director has not been sought and approved in separate resolutions by (A) all shareholders; and (B) shareholders excluding the directors and the chief executive officer of the company, and their respective associates. For the purpose of the resolution referred to in (B), the directors and the chief executive officer of the company, and their respective associates, must not accept appointment as proxies unless specific instructions as to voting are given.

Each of Mr Teo Choon Kow @ William Teo and Mr Wong Kwan Seng Robert is an Independent Director who has served as a Director of the Company for more than nine years.

The Company is proposing to seek the requisite approval for their continued appointment as Independent Directors via a Two-Tier Voting process. For the purpose of the Ordinary Resolutions 8 and 10, the Directors and the Chief Executive Officer of the Company, and their respective associates, must not accept appointment as proxies unless specific instructions as to voting are given.

If such requisite approval is not obtained prior to 1 January 2022, the relevant Director (if he continues to hold office as of 1 January 2022) will be regarded as non-independent as of 1 January 2022 and will be re-designated as a non-independent Director.

The requisite approval, if obtained, will remain in force until the earlier of the following: (i) the retirement or resignation of the relevant Director; or (ii) the conclusion of the third annual general meeting of the Company following the passing of the relevant Ordinary Resolutions.

(ii) Mr Teo Choon Kow @ William Teo will continue to serve as the Chairman of the Audit and the Remuneration Committees and a member of the Nominating Committee once the requisite approval is obtained under Two-Tier Voting process.

(iii) Mr Wong Kwan Seng Robert will continue to serve as the Chairman of the Nominating Committee and a member of the Audit and the Remuneration Committees once the requisite approval is obtained under Two-Tier Voting process.

(c) The proposed Ordinary Resolution 11, if passed, will empower the Directors of the Company from the date of the AGM until the next annual general meeting to issue shares in the Company up to the limits as specified in the resolution for such purposes as they consider would be in the interests of the Company. This authority will continue in force until the next annual general meeting of the Company, unless previously revoked or varied at a general meeting.

Notes:

1. The AGM of the Company will be held, by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Printed copies of this Notice will not be sent to members. Instead, this Notice will be sent to members by electronic means via publication on the Company's website at https://www.weehur.com.sg/investor-relations/announcements-and-press-release/ and on the SGX website at https://www.sgx.com/securities/company-announcements.

2. Alternative arrangements relating to attendance at the AGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the chairman of the meeting of the Company (the "**Chairman of the Meeting**") in advance of the AGM, addressing of substantial and relevant questions at the AGM and voting by appointing the Chairman of the Meeting as proxy at the AGM, are set out in the accompanying Company's announcement dated 12 April 2021.

3. Due to the current COVID-19 restriction orders in Singapore, a member will not be able to attend the AGM in person. Members may watch the AGM proceedings through a live webcast using their computers, tablets or mobile phones or listening to the proceedings through live audio-only stream via telephone.

   To access the live webcast and the audio-only stream, members need to register by no later than 11.30 a.m. on 25 April 2021, being 72 hours before the time fixed for the AGM ("**Registration Deadline**") to enable the Company to verify their status. Authenticated members will receive an email a day before the AGM, containing the link and the telephone number through which the live webcast and the live audio-only stream can be accessed, and the login details and credentials.

   Members can register by clicking on the Wee Hur's Registration Portal Url link: http://weehur.availeasemgdwebinar.com and we advise all members to register as early as possible. Members are advised to also check the Junk folder of their email in case the emails are directed there instead of Inbox. Members who registered by the Registration Deadline but do not receive an email response by 11.30 a.m. on 27 April 2021, may contact the Company at general@weehur.com.sg or Tel: 6258 1002.

4. **A member (whether individual or corporate) must appoint the Chairman of the Meeting as his/her/its proxy to vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM**. Please note that a member may not vote at the AGM otherwise than by way of appointing the Chairman of the Meeting as the member's proxy. The accompanying proxy form for the AGM will be published on the Company's website at https://www.weehur.com.sg/investor-relations/announcements-and-press-release/ and on the SGX website at https://www.sgx.com/securities/company-announcements.

5. Where a member (whether individual or corporate) appoints the Chairman of the Meeting as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the proxy form, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid.

   The proxy form is not valid for use by persons holding shares in the Company through relevant intermediaries (as defined in Section 181 of the Companies Act, Chapter 50) (including CPF/SRS investors) ("**Investors**") and shall be ineffective for all intents and purposes if used or purported to be used by them. Investors who wish to vote should instead approach his/her relevant intermediary as soon as possible to specify voting instructions. CPF/SRS investors who wish to appoint the Chairman of the Meeting as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 16 April 2021.

6. The Chairman of the Meeting, as proxy, need not be a member of the Company.

7. The instrument appointing the Chairman of the Meeting as proxy must be submitted to the Company in the following manner: (a) if submitted by post, be lodged at the office of the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or (b) if submitted electronically, be submitted via email to the Company's Share Registrar at srs.teamd@boardroomlimited.com, in either case not less than 72 hours before the time appointed for the AGM, i.e. no later than 11.30 a.m. on 25 April 2021. A member who wishes to submit an instrument of proxy must first download, complete and sign the proxy form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

   In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for members to submit completed proxy forms by post, members are strongly encouraged to submit completed proxy forms electronically via email.

8. A member who pre-registers to watch the live webcast or listen to the audio-only stream may also submit questions relating to the business of this AGM in the following manner: (a) via the pre-registration website by clicking on the Wee Hur's Registration Portal Url link: http://weehur.availeasemgdwebinar.com; (b) by email to the Company's Share Registrar at srs.teamd@boardroomlimited.com; or (c) by post to the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623, in either case not less than 72 hours before the time appointed for the AGM, i.e. no later than 11.30 a.m. on 25 April 2021.

   In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for members to submit questions by post, members are strongly encouraged to submit their questions via the pre-registration website or email. The Company will endeavour to address all substantial and relevant questions prior to the AGM by publishing the responses to questions on the SGXNet and the Company's website.

9. The Annual Report 2020 may be accessed at the Company's website at https://www.weehur.com.sg/investor-relations/annual-reports/ by clicking on the hyperlink for "Annual Report 2020".

10. Minutes of the AGM will be published on the SGXNet and the Company's website. Members and Investors are advised to check the SGXNet and/or the Company's website regularly for updates.

Personal Data Privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents or service providers), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

INFORMATION ON DIRECTORS SEEKING FOR RE-ELECTION

Mr Goh Yeo Hwa and Mr Goh Yew Gee are the Directors seeking for re-election at the Fourteenth Annual General Meeting of Wee Hur Holdings Ltd. (the "**Company**") to be held by electronic means on Wednesday, 28 April 2021 at 11.30 a.m.

Pursuant to Rule 720(6) of the Listing Manual of the SGX-ST, the information relating to Mr Goh Yeo Hwa and Mr Goh Yew Gee as set out in Appendix 7.4.1. of the Listing Manual of the SGX-ST is as follows:

Name of Director	**Goh Yeo Hwa**	**Goh Yew Gee**
Date of Appointment	24 September 2007	24 September 2007
Date of last re-appointment (if applicable)	27 April 2018	27 April 2018
Age	67	63
Country of Principal Residence	Singapore	Singapore
The Board's comments on this appointment (including rationale, selection criteria, and the search and nomination process)	Mr Goh Yeo Hwa will continue to contribute his valuable experience and knowledge to the Board of the Company.	Mr Goh Yew Gee will continue to contribute his valuable experience and knowledge to the Board of the Company.
Whether appointment is executive, and if so, the area of responsibility:	Executive, Mr Goh Yeo Hwa is responsible in the site management for the construction arm including procurement of construction machinery, equipment and materials.	N.A.
Job Title (e.g. Lead ID, AC Chairman, AC Member etc.)	Executive Director	Non-Executive Director, AC & NC & RC Member
Professional qualifications	Secondary school	Diploma in Chemical Process Technology
Working experience and occupation(s) during the past 10 years	Executive Director of the Company (from 2007 to present)	Non-Executive Director of the Company (from 2007 to present)
Shareholding interest in the listed issuer and its subsidiaries	(i) 8,725,100 shares registered in own name (ii) 5,160,000 shares registered in the name of spouse, Liew Siew Keok (iii) 31,639,257 shares registered in the name of Raffles Nominees (Pte) Ltd	16,490,120 shares registered in own name
Any relationship (including immediate family relationships) with any existing director, existing executive officer, the issuer and/ or substantial shareholder of the listed issuer or of any of its principal subsidiaries	• Brother of Goh Yeow Lian, Goh Yew Tee, Goh Yew Gee, Directors of the Company and Goh Yeu Toh, a Director of Wee Hur Construction Pte Ltd ("**WHC**"), a principal subsidiary of the Company. • Brother-in-law of Sua Nam Heng and Cheng Kiang Huat, Directors of WHC.	• Brother of Goh Yeow Lian, Goh Yew Tee, Goh Yeo Hwa, Directors of the Company and Goh Yeu Toh, a Director of Wee Hur Construction Pte Ltd ("**WHC**"), a principal subsidiary of the Company. • Brother-in-law of Sua Nam Heng and Cheng Kiang Huat, Directors of WHC.

INFORMATION ON DIRECTORS SEEKING FOR RE-ELECTION

Name of Director	Goh Yeo Hwa	Goh Yew Gee
Conflict of interests (including any competing business)	Nil	Nil
Undertaking (in the format set out in Appendix 7.7) under Rule 720(1) has been submitted to the listed issuer	Yes	Yes
Other principal commitments including directorships: Past (for the last 5 years)	 Nil	 Nil
Present	Director of: 1. Active System Engineering Pte. Ltd. 2. Wee Hur (Kaki Bukit) Pte. Ltd. 3. Wee Hur (Kim Keat) Pte. Ltd. 4. Wee Hur (Paya Lebar) Pte. Ltd. 5. Wee Hur (Punggol Central) Pte. Ltd. 6. Wee Hur (Woodlands) Pte. Ltd. 7. Wee Hur Construction Pte. Ltd. 8. Wee Hur Development Pte. Ltd. 9. Wee Hur Dormitory Pte. Ltd. 10. Wee Hur (Australia) Pte. Ltd. 11. Wee Hur International Pte. Ltd. 12. Wee Hur (Woodlands 12) Pte. Ltd. 13. Wee Hur PBSA (Australia) Pte. Ltd. 14. Wee Hur Capital Pte. Ltd. 15. Wee Hur Hospitality Pte. Ltd. 16. Wee Hur (Bartley) Pte. Ltd. 17. WM (Kaki Bukit) Pte. Ltd. 18. WM (Punggol Central) Pte. Ltd. 19. WM (Dormitory) Pte. Ltd. 20. Multi-zones Marketing Pte. Ltd. 21. WM Development Pte. Ltd. 22. GSC Holdings Pte Ltd 23. Sustained Investment Pte Ltd 24. Fernvale Green Pte Ltd 25. WM (Bartley) Pte. Ltd. 26. Wee Hur (Buranda 2) Pty Ltd 27. Wee Hur (Buranda 3) Pty Ltd 28. Wee Hur (Ann Street) Pty Ltd 29. Wee Hur PBSA II (Australia) Pte. Ltd.	Director of: 1. Active System Engineering Pte. Ltd. 2. Wee Hur (Kaki Bukit) Pte. Ltd. 3. Wee Hur (Kim Keat) Pte. Ltd. 4. Wee Hur (Paya Lebar) Pte. Ltd. 5. Wee Hur (Punggol Central) Pte. Ltd. 6. Wee Hur (Woodlands) Pte. Ltd. 7. Wee Hur Development Pte. Ltd. 8. Wee Hur Dormitory Pte. Ltd. 9. Wee Hur (Australia) Pte. Ltd. 10. Wee Hur International Pte. Ltd. 11. Wee Hur (Woodlands 12) Pte. Ltd. 12. WM (Kaki Bukit) Pte. Ltd. 13. WM (Punggol Central) Pte. Ltd. 14. WM (Dormitory) Pte. Ltd. 15. WM Development Pte. Ltd. 16. GSC Holdings Pte Ltd 17. Multi-zones Marketing Pte. Ltd. 18. WM (Bartley) Pte. Ltd. 19. Hexachem (M) Sdn Bhd 20. Hexachem (Vietnam) Ltd

INFORMATION ON DIRECTORS SEEKING FOR RE-ELECTION

Information required under items (a) to (k) of Appendix 7.4.1 of the Listing Manual of the SGX-ST		
Name of Director	**Goh Yeo Hwa**	**Goh Yew Gee**
(a) Whether at any time during the last 10 years, an application or a petition under any bankruptcy law of any jurisdiction was filed against him or against a partnership of which he was a partner at the time when he was a partner or at any time within 2 years from the date he ceased to be a partner?	No	No
(b) Whether at any time during the last 10 years, an application or a petition under any law of any jurisdiction was filed against an entity (not being a partnership) of which he was a director or an equivalent person or a key executive, at the time when he was a director or an equivalent person or a key executive of that entity or at any time within 2 years from the date he ceased to be a director or an equivalent person or a key executive of that entity, for the winding up or dissolution of that entity or, where that entity is the trustee of a business trust, that business trust, on the ground of insolvency?	No	No
(c) Whether there is any unsatisfied judgement against him?	No	No
(d) Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving fraud or dishonesty which is punishable with imprisonment, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such purpose?	No	No
(e) Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such breach?	No	No

INFORMATION ON DIRECTORS SEEKING FOR RE-ELECTION

Name of Director	Goh Yeo Hwa	Goh Yew Gee
(f) Whether at any time during the last 10 years, judgement has been entered against him in any civil proceedings in Singapore or elsewhere involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or a finding of fraud, misrepresentation or dishonesty on his part, or he has been the subject of any civil proceedings (including any pending civil proceedings of which he is aware) involving an allegation of fraud, misrepresentation or dishonesty on his part?	No	No
(g) Whether he has ever been convicted in Singapore or elsewhere of any offence in connection with the formation or management of any entity or business trust?	No	No
(h) Whether he has ever been disqualified from acting as a director or an equivalent person of any entity (including the trustee of a business trust), or from taking part directly or indirectly in the management of any entity or business trust?	No	No
(i) Whether he has ever been the subject of any order, judgement or ruling of any court, tribunal or governmental body, permanently or temporarily enjoining him from engaging in any type of business practice or activity?	No	No
(j) Whether he has ever, to his knowledge, been concerned with the management or conduct, in Singapore or elsewhere, of the affairs of:- (i) any corporation which has been investigated for a breach of any law or regulatory requirement governing corporations in Singapore or elsewhere; or (ii) any entity (not being a corporation) which has been investigated for a breach of any law or regulatory requirement governing such entities in Singapore or elsewhere; or	No	No

INFORMATION ON DIRECTORS SEEKING FOR RE-ELECTION

Name of Director	Goh Yeo Hwa	Goh Yew Gee
(iii) any business trust which has been investigated for a breach of any law or regulatory requirement governing business trusts in Singapore or elsewhere; or (iv) any entity or business trust which has been investigated for a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, in connection with any matter occurring or arising during that period when he was so concerned with the entity or business trust?		
(k) Whether he has been the subject of any current or past investigation or disciplinary proceedings, or have been reprimanded or issued any warning, by the Monetary Authority of Singapore or any other regulatory authority, exchange, professional body or government agency, whether in Singapore or elsewhere?	No	No

Proxy Form
WEE HUR HOLDINGS LTD.

Company Reg. No.: 200619510K
(Incorporated in the Republic of Singapore)

ANNUAL GENERAL MEETING

IMPORTANT

1. The Annual General Meeting ("**AGM**") will be held, by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Printed copies of the Notice of AGM will not be sent to members. Instead, the Notice of AGM will be sent to members by electronic means via publication on the Company's website at https://www.weehur.com.sg/investor-relations/announcements-and-press-release/ and on the SGX website at https://www.sgx.com/securities/company-announcements.
2. Alternative arrangements relating to attendance at the AGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the Meeting in advance of the AGM, addressing of substantial and relevant questions at the AGM and voting by appointing the Chairman of the Meeting as proxy at the AGM, are set out in the accompanying Company's announcement dated 12 April 2021.
3. Due to the current COVID-19 restriction orders in Singapore, a member will not be able to attend the AGM in person. A member (whether individual or corporate) must appoint the Chairman of the Meeting as his/her/its proxy to vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM.
4. This proxy form is not valid for use by persons holding shares in the Company through relevant intermediaries (as defined in Section 181 of the Companies Act, Chapter 50) (including CPF/SRS investors) ("**Investors**") and shall be ineffective for all intents and purposes if used or purported to be used by them. Investors who wish to vote should instead approach his/her relevant intermediary as soon as possible to specify voting instructions. CPF/SRS investors who wish to appoint the Chairman of the Meeting as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 16 April 2021.
5. Please read the notes overleaf which contain instructions on, inter alia, the appointment of the Chairman of the Meeting as a member's proxy to attend, speak and vote on his/her/its behalf at the AGM.

PERSONAL DATA PRIVACY

By submitting an instrument appointing the Chairman of the Meeting as proxy, the member accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 12 April 2021.

I/We ______________________ (Name), ______________________ (NRIC/Passport Number / Company Registration Number) of ____ (Address) being a member/members of Wee Hur Holdings Ltd. (the "**Company**") hereby appoint the chairman of the meeting of the Company (the "**Chairman of the Meeting**"), as my/our proxy/proxies to attend, speak and to vote for me/us on my/our behalf at the AGM of the Company to be convened and held by way of electronic means on Wednesday, 28 April 2021 at 11.30 a.m. and at any adjournment thereof.

I/We have indicated with a "√" in the appropriate box against each item below how I/We wish the Chairman of the Meeting as my/our proxy to vote, or to abstain from voting.

No.	Ordinary Resolutions	For	Against	Abstain
ORDINARY BUSINESS				
1.	To adopt the Directors' Statement, Auditor's Report and Audited Financial Statements.			
2.	To declare a Final Dividend.			
3.	To approve the Directors' Fees for the financial year ending 31 December 2021.			
4.	To re-elect Mr Goh Yeo Hwa, a Director retiring under Regulation 109 of the Company's Constitution.			
5.	To re-elect Mr Goh Yew Gee, a Director retiring under Regulation 109 of the Company's Constitution.			
6.	To re-appoint PricewaterhouseCoopers LLP as Independent Auditor and to authorise the Directors to fix their remuneration.			
SPECIAL BUSINESS				
7.	Approval for continued appointment of Mr Teo Choon Kow @ William Teo as an independent director, for purposes of Rule 210(5)(d)(iii)(A) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022).			
8.	Approval for continued appointment of Mr Teo Choon Kow @ William Teo as an independent director, for purposes of Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022).			
9.	Approval for continued appointment of Mr Wong Kwan Seng Robert as an independent director, for purposes of Rule 210(5)(d)(iii)(A) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022).			
10.	Approval for continued appointment of Mr Wong Kwan Seng Robert as an independent director, for purposes of Rule 210(5)(d)(iii)(B) of the Listing Manual of the SGX-ST (which will take effect from 1 January 2022).			
11.	To approve the Share Issue Mandate			

Voting will be conducted by poll. If you wish the Chairman of the Meeting as your proxy to cast all your votes For or Against a resolution, please tick with "√" in the For or Against box. Alternatively, please indicate the number of votes For or Against each resolution. If you wish the Chairman of the Meeting as your proxy to abstain from voting on a resolution, please tick with "√" in the Abstain box. Alternatively, please indicate the number of shares that the Chairman of the Meeting as your proxy is directed to abstain from voting. In the absence of specific directions in respect of a resolution, the appointment of the Chairman of the Meeting as your proxy for that resolution will be treated as invalid.

Dated this________________day of __________________ 2021

Total Number of Shares Held	

____

Signature(s) of Member(s) / Common Seal

IMPORTANT: PLEASE READ NOTES OVERLEAF

NOTES:

1. A member should insert the total number of shares held. If the member has shares entered against his name in the Depository Register (as defined in Section 81SF of the Securities and Futures Act (Chapter 289) of Singapore), he should insert that number of shares. If the member has shares registered in his name in the Register of Members (maintained by or on behalf of the Company), he should insert that number of shares. If the member has shares entered against his name in the Depository Register and registered in his name in the Register of Members, he should insert the aggregate number of shares. If no number is inserted, this form of proxy will be deemed to relate to all the shares held by the member.

2. Due to the current COVID-19 restriction orders in Singapore, a member will not be able to attend the AGM in person. A member (whether individual or corporate) must appoint the Chairman of the Meeting as his/her/its proxy to vote on his/her/its behalf at the AGM if such member wishes to exercise his/her/its voting rights at the AGM. This proxy form may be accessed at the Company's website at https://www.weehur.com.sg/investor-relations/announcements-and-press-release/ and will also be made available on the SGX website at https://www.sgx.com/securities/company-announcements. Where a member (whether individual or corporate) appoints the Chairman of the Meeting as his/her/its proxy, he/she/it must give specific instructions as to voting or abstentions from voting, in respect of a resolution in the form of proxy, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid.

   This proxy form is not valid for use by Investors and shall be ineffective for all intents and purposes if used or purported to be used by them. Investors who wish to vote should instead approach his/her relevant intermediary as soon as possible to specify voting instructions. CPF/SRS investors who wish to appoint the Chairman of the Meeting as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 16 April 2021.

3. The Chairman of the Meeting, as proxy, need not be a member of the Company.

4. The instrument appointing the Chairman of the Meeting as proxy must be submitted to the Company in the following manner: (a) if submitted by post, be lodged at the office of the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or (b) if submitted electronically, be submitted via email to the Company's Share Registrar at srs.teamd@boardroomlimited.com, in either case not less than 72 hours before the time appointed for the AGM, i.e. no later than 11.30 a.m. on 25 April 2021. A member who wishes to submit an instrument of proxy must first download, complete and sign the proxy form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

   In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for members to submit completed proxy forms by post, members are strongly encouraged to submit completed proxy forms electronically via email.

5. The instrument appointing the Chairman of the Meeting as proxy must be under the hand of the appointer or of his attorney duly authorised in writing. Where the instrument appointing the Chairman of the Meeting as proxy is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.

6. Where an instrument appointing the Chairman of the Meeting as proxy is signed on behalf of the appointor by an attorney, the letter or power of attorney or a duly certified copy thereof must (failing previous registration with the Company) be lodged with the instrument of proxy, failing which the instrument may be treated as invalid.

7. The Company shall be entitled to reject an instrument appointing the Chairman of the Meeting as proxy if it is incomplete, improperly completed, illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the instrument of proxy appointing the Chairman of the Meeting as proxy (including any related attachment). In addition, in the case of shares entered in the Depository Register, the Company may reject any instrument appointing the Chairman of the Meeting as proxy if the member, being the appointor, is not shown to have shares entered against his name in the Depository Register as at seventy-two (72) hours before the time appointed for holding the AGM, as certified by The Central Depository (Pte) Limited to the Company.

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