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## Issuer & Securities

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### Issuer/ Manager

HL GLOBAL ENTERPRISES LIMITED

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### Securities

HL GLOBAL ENTERPRISES LIMITED - SG1AI6000003 - AVX

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### Stapled Security

No

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## Announcement Details

### FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::FULL YEARLY RESULTS

Financial Statements and Related Announcement

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### Date & Time of Broadcast

21-Feb-2025 18:58:08

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New

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### Announcement Sub Title

Full Yearly Results

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### Announcement Reference

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### Submitted By (Co./ Ind. Name)

Foo Yang Hym

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### Designation

Chief Financial Officer/Company Secretary

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Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format)

Please refer to the attachment.

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## Additional Details

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### For Financial Period Ended

31/12/2024

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## Attachments

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[HLGE 2024 unaudited results.pdf](#)

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Total size =235K MB

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# **HL GLOBAL ENTERPRISES LIMITED**

**(Registration No. 196100131N)**

Condensed interim financial statements  
for the six months and full year ended  
31 December 2024

# HL GLOBAL ENTERPRISES LIMITED

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## HL GLOBAL ENTERPRISES LIMITED

### Unaudited Financial Statement Announcement for the six months ("2H") and 12 months ("FY") ended 31 December 2024

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

	Note	Group					
		2H 2024 \$'000	2H 2023 \$'000	Change %	FY 2024 \$'000	FY 2023 \$'000	Change %
Revenue	E4, F2.1	2,919	3,198	(8.7)	5,712	5,869	(2.7)
Cost of sales		(1,437)	(1,522)	(5.6)	(2,954)	(2,993)	(1.3)
<b>Gross profit</b>		1,482	1,676	(11.6)	2,758	2,876	(4.1)
Other income	E6, F2.1	1,197	1,157	3.5	2,265	2,087	8.5
Selling and marketing expenses		(95)	(89)	6.7	(191)	(181)	5.5
Administrative expenses		(164)	(190)	(13.7)	(367)	(335)	9.6
Finance costs		(2)	(2)	-	(4)	(8)	(50.0)
Other expenses	F2.1	(1,450)	(1,327)	9.3	(2,652)	(2,746)	(3.4)
Share of results of an associate and joint ventures (net of tax)		(2)	(1)	100.0	(3)	7	NM
<b>Profit before tax</b>		966	1,224	(21.1)	1,806	1,700	6.2
Income tax expense	E9, F2.1	(95)	(45)	111.1	(165)	(63)	161.9
<b>Profit for the period attributable to owners of the Company</b>	E7	871	1,179	(26.1)	1,641	1,637	0.2
<b>Other comprehensive income/(loss) Items that may be reclassified subsequently to profit or loss</b>							
Foreign currency translation differences for foreign operations		1,153	(182)	NM	1,224	(1,138)	NM
<b>Other comprehensive income/(loss) for the period, net of tax</b>		1,153	(182)	NM	1,224	(1,138)	NM
<b>Total comprehensive income for the period attributable to owners of the Company</b>		2,024	997	103.0	2,865	499	474.1

Earnings per share for the period attributable to owners of the Company	Group			
	2H 2024 ¢	2H 2023 ¢	FY 2024 ¢	FY 2023 ¢
Based on weighted average number of ordinary shares in issue - note E14				
- Basic	0.93	1.26	1.75	1.74
(2H 2024, 2H 2023, FY 2024 and FY 2023: 93,915,337)				
- Diluted	0.93	1.26	1.75	1.74

NM: Not meaningful

**B. Condensed interim statements of financial position**

	Note	Group		Company	
		31/12/2024 \$'000	31/12/2023 \$'000	31/12/2024 \$'000	31/12/2023 \$'000
<b>Non-current assets</b>					
Property, plant and equipment	E11	14,517	14,344	12	2
Investment property	E13	1,437	1,422	-	-
Subsidiaries		-	-	50,374	44,942
Associate		48	46	-	-
Joint ventures	F2.2	2	310	-	-
Other receivables		89	65	26	5
Right-of-use assets	F2.2	359	154	293	104
Deferred tax asset		408	382	-	-
		<u>16,860</u>	<u>16,723</u>	<u>50,705</u>	<u>45,053</u>
<b>Current assets</b>					
Inventories		69	75	-	-
Development properties	E12	3,110	3,104	-	-
Trade and other receivables	F2.2	1,033	1,151	482	806
Prepayment	F2.2	57	37	2	1
Cash and bank balances		60,951	58,217	37,790	37,232
		<u>65,220</u>	<u>62,584</u>	<u>38,274</u>	<u>38,039</u>
<b>Total assets</b>		<u>82,080</u>	<u>79,307</u>	<u>88,979</u>	<u>83,092</u>
<b>Equity</b>					
Share capital	E14	129,793	129,793	129,793	129,793
Equity capital contributed by parent		3,980	3,980	3,980	3,980
Reserves		(53,859)	(56,724)	(46,164)	(51,876)
<b>Total equity attributable to owners of the Company</b>		<u>79,914</u>	<u>77,049</u>	<u>87,609</u>	<u>81,897</u>
<b>Non-current liabilities</b>					
Lease liabilities	F2.2	219	20	190	11
Deferred tax liabilities		63	69	63	69
		<u>282</u>	<u>89</u>	<u>253</u>	<u>80</u>
<b>Current liabilities</b>					
Trade and other payables	F2.2	1,613	1,919	885	909
Lease liabilities		142	141	105	97
Current tax payable	F2.2	129	109	127	109
		<u>1,884</u>	<u>2,169</u>	<u>1,117</u>	<u>1,115</u>
<b>Total liabilities</b>		<u>2,166</u>	<u>2,258</u>	<u>1,370</u>	<u>1,195</u>
<b>Total equity and liabilities</b>		<u>82,080</u>	<u>79,307</u>	<u>88,979</u>	<u>83,092</u>

## C. Condensed interim statements of changes in equity

Group	Share capital \$'000	Equity capital contributed by parent \$'000	Special reserve \$'000	Premium paid on acquisition of non- controlling interests \$'000	Currency translation reserve \$'000	Accumulated losses \$'000	Total equity \$'000
<b>At 1 January 2024</b>	129,793	3,980	8,529	(192)	(2,220)	(62,841)	77,049
Profit for the year	-	-	-	-	-	1,641	1,641
<u>Other comprehensive income, net of tax</u>							
Foreign currency translation differences for foreign operations	-	-	-	-	1,224	-	1,224
<b>Total comprehensive income for the year, net of tax</b>	-	-	-	-	1,224	1,641	2,865
<b>At 31 December 2024</b>	129,793	3,980	8,529	(192)	(996)	(61,200)	79,914

Group	Share capital \$'000	Equity capital contributed by parent \$'000	Special reserve \$'000	Premium paid on acquisition of non- controlling interests \$'000	Currency translation reserve \$'000	Accumulated losses \$'000	Total equity \$'000
<b>At 1 January 2023</b>	129,793	3,980	8,529	(192)	(1,082)	(64,478)	76,550
Profit for the year	-	-	-	-	-	1,637	1,637
<u>Other comprehensive loss, net of tax</u>							
Foreign currency translation differences for foreign operations	-	-	-	-	(1,138)	-	(1,138)
<b>Total comprehensive (loss)/income for the year, net of tax</b>	-	-	-	-	(1,138)	1,637	499
<b>At 31 December 2023</b>	129,793	3,980	8,529	(192)	(2,220)	(62,841)	77,049

Company	Share capital \$'000	Equity capital contributed by parent \$'000	Special reserve \$'000	Accumulated losses \$'000	Total equity \$'000
<b>At 1 January 2024</b>	129,793	3,980	12,471	(64,347)	81,897
Profit for the year, representing total comprehensive income for the year #	-	-	-	5,712	5,712
<b>At 31 December 2024</b>	129,793	3,980	12,471	(58,635)	87,609

Company	Share capital \$'000	Equity capital contributed by parent \$'000	Special reserve \$'000	Accumulated losses \$'000	Total equity \$'000
<b>At 1 January 2023</b>	129,793	3,980	12,471	(64,634)	81,610
Profit for the year, representing total comprehensive income for the year	-	-	-	287	287
<b>At 31 December 2023</b>	129,793	3,980	12,471	(64,347)	81,897

# Profit for the year included a write-back of impairment loss of \$5.4 million. The Company had assessed that impairment loss previously recognised for the subsidiary, LKN Development Pte Ltd and its subsidiaries (LKND Group) has decreased as the recoverable amount of the asset in LKND Group exceeded its carrying amount.

**D. Condensed interim consolidated statement of cash flows**

	Group	
	FY 2024	FY 2023
	\$'000	\$'000
<b>Operating activities</b>		
Profit before tax	1,806	1,700
Adjustments for:		
Depreciation of investment property	67	67
Depreciation of property, plant and equipment	731	717
Depreciation of right-of-use assets	149	148
Gain on disposal of property, plant and equipment	-	(16)
Impairment loss on trade receivables	-	5
Interest expense related to lease liabilities	4	8
Interest income	(1,901)	(1,803)
Loss on disposal of a joint venture	74	-
Loss on disposal of a subsidiary	1	-
Share of results of an associate (net of tax)	1	1
Share of results of joint ventures (net of tax)	2	(8)
Write-back of impairment of trade receivables	(2)	-
Unrealised currency exchange (gain)/losses - net	(9)	176
<b>Operating cash flows before changes in working capital</b>	<u>923</u>	<u>995</u>
Development properties	(7)	(53)
Inventories	6	34
Trade and other payables	(127)	(121)
Trade and other receivables and prepayment	52	91
<b>Cash generated from operating activities</b>	<u>847</u>	<u>946</u>
Income tax paid	(154)	(104)
Interest expense related to lease liabilities	(4)	(8)
Interest received	1,931	1,456
<b>Net cash generated from operating activities</b>	<u>2,620</u>	<u>2,290</u>
<b>Investing activities</b>		
Dividend received from a joint venture	-	528
Net cash inflow on liquidation of a joint venture	321	-
Placement of long term fixed deposits	(5,220)	(1,791)
Proceeds from disposal of property, plant and equipment	1	19
Purchase of property, plant and equipment	(395)	(389)
<b>Net cash used in investing activities</b>	<u>(5,293)</u>	<u>(1,633)</u>
<b>Financing activity</b>		
Repayment of principal portion of lease liabilities	(153)	(144)
<b>Net cash used in financing activity</b>	<u>(153)</u>	<u>(144)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	(2,826)	513
Cash and cash equivalents at beginning of the year	6,022	5,934
Effect of exchange rate changes on balances held in foreign currencies	340	(425)
<b>Cash and cash equivalents at end of the year</b>	<u>3,536</u>	<u>6,022</u>
Fixed deposits with tenures more than 3 months	57,415	52,195
<b>Cash and bank balances</b>	<u>60,951</u>	<u>58,217</u>

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

### **1 Corporate information**

HL Global Enterprises Limited is a limited liability company incorporated and domiciled in Singapore and is listed on the Singapore Exchange Securities Trading Limited ("SGX-ST"). These condensed consolidated financial statements as at and for the six months ended 31 December 2024 comprise the Company and its subsidiaries (collectively, the "Group").

The principal activities of the Group are investment holding, hospitality and restaurant and property development.

### **2 Basis of Preparation**

The condensed financial statements for the six months ended 31 December 2024 have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)") 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last interim financial statements for the period ended 30 June 2024.

The Group has applied the same accounting policies and methods of computation as in the Group's most recently audited financial statements, which were prepared in accordance with SFRS(I).

The financial statements are presented in Singapore Dollar, which is the Company's functional currency and all values are rounded to the nearest thousand ("'\$000'"), except when otherwise indicated.

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

The adoption of the new and amended standards has no material impact on the condensed interim consolidated financial statements. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

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

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

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2023.

### **3 Seasonal operations**

The Group's business is normally affected significantly by seasonal factors.

### **4 Segment and revenue information**

The Group has three reportable segments:

Investments and others:	Investment holding and others
Hospitality and restaurant:	Operating and management of hotels and restaurants
Property development:	Development of properties for sale and rental and property and development project management

Performance is measured based on segment results before other income (including interest income), interest expense, share of results of associate and joint ventures and income tax, as included in the internal management reports that are reviewed by the Board of Directors. Segment results are used to measure performance as management believes that such information is the most relevant in evaluating the results of each segment.



<b>Reportable segment</b>	<b>Investments and others</b>	<b>Hospitality and restaurant</b>	<b>Property development</b>	<b>Total</b>
<b>1 July 2024 to 31 December 2024</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Revenue				
- external revenue	15	2,904	-	2,919
- inter-segment revenue	-	-	19	19
	<u>15</u>	<u>2,904</u>	<u>19</u>	<u>2,938</u>
Elimination				(19)
				<u>2,919</u>
Reportable segment results	(525)	479	(181)	(227)
Other income (excluding interest income)	93	2	157	252
Interest income	610	74	261	945
Interest expense related to lease liabilities	(1)	(1)	-	(2)
Share of results of an associate and a joint venture	-	-	(2)	(2)
Profit before tax	<u>177</u>	<u>554</u>	<u>235</u>	<u>966</u>
Income tax expense				(95)
<b>Profit for the period</b>				<u>871</u>
<b>Other segment items</b>				
Capital expenditure				
- property, plant and equipment	7	163	78	248
Depreciation for the period	<u>89</u>	<u>394</u>	<u>7</u>	<u>490</u>
<b>Reportable segment</b>	<b>Investments and others</b>	<b>Hospitality and restaurant</b>	<b>Property development</b>	<b>Total</b>
<b>1 July 2023 to 31 December 2023</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Revenue				
- external revenue	14	3,184	-	3,198
- inter-segment revenue	-	-	18	18
	<u>14</u>	<u>3,184</u>	<u>18</u>	<u>3,216</u>
Elimination				(18)
				<u>3,198</u>
Reportable segment results	(544)	816	(202)	70
Other income (excluding interest income)	134	16	16	166
Interest income	674	48	269	991
Interest expense related to lease liabilities	(2)	-	-	(2)
Share of results of an associate and joint ventures	-	2	(3)	(1)
Profit before tax	<u>262</u>	<u>882</u>	<u>80</u>	<u>1,224</u>
Income tax expense				(45)
<b>Profit for the period</b>				<u>1,179</u>
<b>Other segment items</b>				
Capital expenditure				
- property, plant and equipment	1	201	13	215
Depreciation for the period	<u>87</u>	<u>357</u>	<u>18</u>	<u>462</u>

Reportable segment	Investments	Hospitality and	Property	Total
	and others	restaurant	development	
1 January 2024 to 31 December 2024	\$'000	\$'000	\$'000	\$'000
Revenue				
- external revenue	29	5,683	-	5,712
- inter-segment revenue	-	-	37	37
	29	5,683	37	5,749
Elimination				(37)
				5,712
Reportable segment results	(1,119)	933	(266)	(452)
Other income (excluding interest income)	196	-	168	364
Interest income	1,263	132	506	1,901
Interest expense related to lease liabilities	(3)	(1)	-	(4)
Share of results of an associate and a joint venture	-	-	(3)	(3)
Profit before tax	337	1,064	405	1,806
Income tax expense				(165)
<b>Profit for the year</b>				<b>1,641</b>
<b>Other segment items</b>				
Capital expenditure				
- property, plant and equipment	13	302	80	395
Depreciation for the year	173	750	24	947
<b>Reportable segment assets</b>	40,049	20,728	21,253	82,030
Investment in associate	-	-	48	48
Investment in joint venture	-	-	2	2
<b>Consolidated total assets</b>	<b>40,049</b>	<b>20,728</b>	<b>21,303</b>	<b>82,080</b>
<b>Consolidated total liabilities</b>	<b>1,370</b>	<b>606</b>	<b>190</b>	<b>2,166</b>
<b>Reportable segment</b>				
<b>1 January 2023 to 31 December 2023</b>				
Revenue				
- external revenue	29	5,840	-	5,869
- inter-segment revenue	-	-	37	37
	29	5,840	37	5,906
Elimination				(37)
				5,869
Reportable segment results	(1,095)	1,141	(432)	(386)
Other income (excluding interest income)	252	16	16	284
Interest income	1,249	86	468	1,803
Interest expense related to lease liabilities	(6)	(2)	-	(8)
Share of results of an associate and joint ventures	-	10	(3)	7
Profit before tax	400	1,251	49	1,700
Income tax expense				(63)
<b>Profit for the year</b>				<b>1,637</b>
<b>Other segment items</b>				
Capital expenditure				
- property, plant and equipment	1	373	15	389
Depreciation for the year	175	722	35	932
<b>Reportable segment assets</b>	39,305	19,043	20,603	78,951
Investment in associate	-	-	46	46
Investment in joint ventures	-	308	2	310
<b>Consolidated total assets</b>	<b>39,305</b>	<b>19,351</b>	<b>20,651</b>	<b>79,307</b>
<b>Consolidated total liabilities</b>	<b>1,195</b>	<b>684</b>	<b>379</b>	<b>2,258</b>

**Geographical information**

The Group's segment revenue is based on the geographical location of operations. Segment non-current assets (excluding deferred tax asset) are based on the geographical location of the assets.

**Revenue**

Malaysia	Group			
	2H 2024 \$'000	2H 2023 \$'000	FY 2024 \$'000	FY 2023 \$'000
Revenue from hospitality and restaurant	2,904	3,184	5,683	5,840
Rental income from investment property	15	14	29	29
	<u>2,919</u>	<u>3,198</u>	<u>5,712</u>	<u>5,869</u>

**Non-current assets**

Malaysia People's Republic of China Singapore	Group	
	FY 2024 \$'000	FY 2023 \$'000
	16,121	15,922
	-	308
	331	111
	<u>16,452</u>	<u>16,341</u>

**A breakdown of sales as follows:**

	Group		
	FY 2024 \$'000	FY 2023 \$'000	Change %
Revenue reported for first half year	2,793	2,671	4.6
Operating profit after tax reported for the first half year	770	458	68.1
Revenue reported for second half year	2,919	3,198	(8.7)
Operating profit after tax reported for the second half year	<u>871</u>	<u>1,179</u>	<u>(26.1)</u>

**5 Fair value of assets and liabilities****Fair value hierarchy**

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

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date;

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3 - Unobservable inputs for the asset or liability.

There have been no transfers between Level 1 to Level 3 fair value measurements during the financial years ended 31 December 2024 and 2023.

The following table shows the information about fair value measurement using significant unobservable inputs (Level 3):

	Fair value \$'000	Valuation techniques	Unobservable techniques	Inter-relationship between key unobservable inputs and fair value measurement
<b>Investment property:</b>				
FY 2024	2,462	Market comparison and cost method	Comparable price: \$19 to \$106 per square foot	The estimated fair value increases with higher comparable price
FY 2023	2,124	Market comparison and cost method	Comparable price: \$35 to \$85 per square foot	The estimated fair value increases with higher comparable price

Investment property is initially measured at cost, including transaction cost. Subsequent to initial recognition, investment property is carried at cost less accumulated depreciation and accumulated impairment losses.

**Assets and liabilities measured at fair value**

The Group does not have any assets and liabilities that are measured in accordance with the fair value hierarchy listed above.

**Assets and liabilities not measured at fair value, for which fair value is disclosed**

Details of valuation techniques and key assumptions used to estimate the fair value of the investment property are set out in the table above.

**6 Other income**

	Note	Group			
		2H 2024 \$'000	2H 2023 \$'000	FY 2024 \$'000	FY 2023 \$'000
Interest income	F2.1	945	991	1,901	1,803
Licence fee	F2.1	88	133	192	249
Currency exchange gain-net		156	-	163	-
Gain on disposal of property, plant and equipment		-	16	-	16
Write-back of impairment of trade receivables		2	-	2	-
Sundry income		6	17	7	19
		<u>1,197</u>	<u>1,157</u>	<u>2,265</u>	<u>2,087</u>

Note :- The gain on disposal of a joint venture amounting to \$14,000 in 1H 2024 was transferred to expenses to offset the loss on disposal of a joint venture in 2H 2024.

**7 Profit for the period, net of tax**

The following items have been included in arriving at profit for the period, net of tax:

	Group			
	2H 2024 \$'000	2H 2023 \$'000	FY 2024 \$'000	FY 2023 \$'000
Depreciation of property, plant and equipment	380	355	731	717
Depreciation of investment property	34	33	67	67
Depreciation of right-of-use assets	76	74	149	148
Currency exchange losses – net	-	30	-	183
Employee benefits expense:				
- directors' fees	96	99	192	195
- salaries and bonuses	964	912	1,849	1,797
- employer's contribution to defined contribution plans	112	111	210	216
- other short-term benefits	112	110	230	222
Gain on disposal of property, plant and equipment	-	(16)	-	(16)
Impairment loss on trade receivables	-	5	-	5
Loss on disposal of a joint venture (see note below)	88	-	74	-
Loss on disposal of a subsidiary	1	-	1	-
Inventories recognised in cost of sales	508	431	960	858
Audit fees to auditors of the Company	59	63	113	114
	<u>59</u>	<u>63</u>	<u>113</u>	<u>114</u>

Note :- The gain on disposal of a joint venture amounting to \$14,000 in 1H 2024 was transferred to expenses in 2H 2024 to offset the loss on disposal of a joint venture.

**8 Related party transactions****Compensation of key management personnel**

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the entities within the Group, directly or indirectly, including any director (whether executive or otherwise) of that entities within the Group. Key management personnel compensation comprises remuneration of directors and other key personnel as follows:

	Group			
	2H 2024 \$'000	2H 2023 \$'000	FY 2024 \$'000	FY 2023 \$'000
Directors' fees	99	99	192	195
Employee benefits	177	177	310	308
Employer's contribution to defined contribution plans	12	12	20	20
	<u>288</u>	<u>288</u>	<u>522</u>	<u>523</u>

**Sale and purchase of goods and services**

The following significant transactions took place at terms agreed between the Group and the related parties during the financial year:

	Group			
	2H 2024 \$'000	2H 2023 \$'000	FY 2024 \$'000	FY 2023 \$'000
Professional fee payable to a firm in which a director of the Company is a partner	-	25	-	25
Expenses paid/payable to related companies:				
Rental	18	17	34	34
Secretarial/consultancy fees	38	47	78	81
Insurance, information technology and other services	5	4	34	34
Franchise and sales and marketing and reservation fees	53	77	124	159

Related companies exclude entities within the Group. Hong Leong Investment Holdings Pte. Ltd. is a controlling shareholder of these related companies.

**Significant outstanding balances with related parties**

Details of the outstanding balances with related parties are follows:

	FY 2024 \$'000	FY 2023 \$'000
Bank balance held with a related party	13,630	9,500
Secretarial/consultancy fees	78	81

**9 Income tax expense**

The major components of income tax expense in the condensed interim consolidated statement of profit or loss are:

	Group			
	2H 2024 \$'000	2H 2023 \$'000	FY 2024 \$'000	FY 2023 \$'000
<b>Consolidated income statement</b>				
Current income tax				
- current income taxation	113	183	183	201
- overprovision in respect of previous years	(8)	-	(8)	-
	105	183	175	201
Deferred income tax				
- origination of temporary differences	59	69	59	69
- recognition of previously unrecognised deferred tax assets	(69)	(207)	(69)	(207)
Income tax expense recognised in profit or loss	95	45	165	63

**Source of estimation uncertainty**

Uncertainties exist with respect to the interpretation of tax regulations and the amount and timing of future taxable income. Given the differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax provisions already recorded. The Group establishes provisions, based on reasonable estimates, for possible consequences of audits by the tax authorities of the respective countries in which it operates. The amount of such provision is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the relevant tax authority. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective Group company's domicile.

In particular, deferred tax assets are recognised for unutilised tax losses and unutilised capital and investment tax allowances to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits. In projecting future taxable income, the Group begins with historical results and incorporate assumptions about the future taxable income for the next 12 months. The assumptions about future taxable income require the use of significant judgement and are consistent with the plans and estimates used to manage the underlying business. Given the uncertainty of the impact of rising interest rates and inflationary pressures, deferred tax assets had not been recognized in respect of certain temporary differences arising from subsidiaries in Singapore and Malaysia.

**10 Net asset value**

	Group		Company	
	FY 2024 \$	FY 2023 \$	FY 2024 \$	FY 2023 \$
Net asset value per issued share, excluding Trust Shares	0.85	0.82	0.93	0.87

The net asset value per issued share, excluding Trust Shares is computed based on 93,915,337 issued ordinary shares as at 31 December 2024 and at 31 December 2023.

**11 Property, plant and equipment**

All items of property, plant and equipment are initially recorded at cost. Subsequent to recognition, property, plant and equipment other than freehold land are measured at cost less accumulated depreciation and any accumulated impairment losses. The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the value may not be recoverable. The recoverable amounts of the property, plant and equipment being the higher of the fair value less costs to sell and value-in use, were determined using fair value less costs to sell approach, and were estimated using comparison methods.

Management has carried out the impairment assessment to assess if there is any indication that the hotel and property assets may be impaired. If such indication exists, the recoverable amounts were estimated based on external valuations undertaken by the Group. It was concluded that the recoverable amounts were higher than the carrying amount of the property assets and no provision for impairment was required.

<b>Group</b>	<b>Freehold land*</b>	<b>Buildings and improvements on freehold land</b>	<b>Plant and machinery</b>	<b>Furniture, fittings and office equipment</b>	<b>Motor vehicles</b>	<b>Capital work-in-progress</b>	<b>Total</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Cost</b>							
At 1 January 2023	2,824	14,031	2,291	3,637	88	51	22,922
Additions	-	-	221	153	-	15	389
Disposals	-	-	(101)	-	-	-	(101)
Translation adjustments	(31)	(567)	(132)	(210)	(5)	(2)	(947)
<b>At 31 December 2023 and 1 January 2024</b>	<b>2,793</b>	<b>13,464</b>	<b>2,279</b>	<b>3,580</b>	<b>83</b>	<b>64</b>	<b>22,263</b>
Additions	-	-	45	270	-	80	395
Disposals	-	-	-	(1)	-	-	(1)
Write-off	-	-	(1)	(5)	-	-	(6)
Translation adjustments	29	536	134	208	5	4	916
<b>At 31 December 2024</b>	<b>2,822</b>	<b>14,000</b>	<b>2,457</b>	<b>4,052</b>	<b>88</b>	<b>148</b>	<b>23,567</b>
<b>Accumulated depreciation and impairment loss</b>							
At 1 January 2023	92	3,655	1,153	2,744	47	-	7,691
Depreciation for the year	-	407	104	199	7	-	717
Disposals	-	-	(98)	-	-	-	(98)
Translation adjustments	(6)	(151)	(68)	(163)	(3)	-	(391)
<b>At 31 December 2023 and 1 January 2024</b>	<b>86</b>	<b>3,911</b>	<b>1,091</b>	<b>2,780</b>	<b>51</b>	<b>-</b>	<b>7,919</b>
Depreciation for the year	-	408	103	213	7	-	731
Write-off	-	-	(1)	(5)	-	-	(6)
Translation adjustments	5	163	68	167	3	-	406
<b>At 31 December 2024</b>	<b>91</b>	<b>4,482</b>	<b>1,261</b>	<b>3,155</b>	<b>61</b>	<b>-</b>	<b>9,050</b>
<b>Net carrying amount</b>							
At 31 December 2023	2,707	9,553	1,188	800	32	64	14,344
At 31 December 2024	2,731	9,518	1,196	897	27	148	14,517

\* Freehold land includes Lot 1049 Mukim Ulu Telom Cameron Highlands, Pahang Malaysia (land area of 7,803m<sup>2</sup>).

**12 Development properties****Source of estimation uncertainty**

The Group estimates the net realisable values of the development properties by taking into consideration the development plans, recoverable amounts of these development properties as well as valuation of the estimated market value of the uncompleted development property in Melaka, Malaysia performed by an external independent professional valuer. As the estimated net realisable value is higher than the carrying amount of the said uncompleted development property, there is no provision for impairment required on this property which the work on the development has been suspended since 1998.

**13 Investment property**

The Group's investment property is an entertainment complex at Cameron Highlands, Malaysia. The shops at the entertainment complex are leased out to third parties. The Group has no restrictions on the realisability of its investment property.

	<b>Group</b>	
	<b>FY 2024</b>	<b>FY 2023</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Cost</b>		
At 1 January	1,880	1,998
Translation adjustments	111	(118)
At 31 December	<u>1,991</u>	<u>1,880</u>
<b>Accumulated depreciation</b>		
At 1 January	458	417
Depreciation charge for the year	67	67
Translation adjustments	29	(26)
At 31 December	<u>554</u>	<u>458</u>
Net carrying amount as at 31 December	<u>1,437</u>	<u>1,422</u>
At valuation (based on 31 December 2024 and 31 December 2023)	<u>2,462</u>	<u>2,124</u>

The Group is in the process of carrying out major refurbishment of the entertainment complex for conversion into additional hotel and function rooms. The building permit for the said conversion has been approved by the Cameron Highlands District Council.

**Fair value of investment property**

The Group engaged an independent professional qualified valuer to determine the fair value of investment property at the end of each financial year. The fair value of investment property is determined by the market comparison and cost methods. In valuing the investment property, due consideration is given to factors such as location and size of building, building infrastructure, market knowledge and historical comparable transactions to arrive at their opinion of value.

**14 Share capital**

During the year ended 31 December 2024, there was no change in the Company's issued ordinary share capital.

	<b>Group and Company Number of shares</b>	<b>Share Capital \$'000</b>
<b>Ordinary shares</b>		
At 1 January 2023, 31 December 2023, 1 January 2024 and 31 December 2024 (As per Accounting and Corporate Regulatory Authority's records)	96,334,254	133,773
Less: Trust Shares	<u>(2,418,917)</u>	<u>(3,980)</u>
At 1 January 2023, 31 December 2023, 1 January 2024 and 31 December 2024	<u>93,915,337</u>	<u>129,793</u>

The Company did not hold any treasury shares as at 31 December 2024 and 31 December 2023.

There were no sales, transfers, cancellation and/or use of treasury shares/subsidiary holdings during the twelve months ended 31 December 2024.

The Company's subsidiaries do not hold any shares in the Company as at 31 December 2024 and 31 December 2023.

The ordinary shares issued includes 2,418,917 ordinary shares held as Trust Shares by Amicorp Trustees (Singapore) Limited as trustee of the Trust established by the Company to facilitate the implementation of the HL Global Enterprises Share Option Scheme 2006 (the "Share Option Scheme").

Pursuant to the terms of the Trust Deed, the Trustee will, *inter alia*, acquire and hold existing shares in the capital of the Company (collectively, the "Trust Shares") for the benefit of participants who are employees of the Company and/or its subsidiaries and who have been granted share options under the Share Option Scheme (the "Beneficiaries") and transfer such Trust Shares to the Beneficiaries upon the exercise of their share options under the Share Option Scheme.

**15 Subsequent events**

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



**F. Other Information Required by Listing Rule Appendix 7.2****1 Review**

The condensed consolidated statement of financial position of HL Global Enterprises Limited and its subsidiaries as at 31 December 2024 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period and full year then ended and certain explanatory notes have not been audited or reviewed.

**2 Review of performance of the Group****2.1 Income statement****Revenue and gross profit**

The decrease in Group's revenue in 2H 2024 was mainly attributable to the landslide which had occurred in October resulting in the partial closure of the road which affected the tourist travelling to Copthorne Hotel Cameron Highlands. The shorter school holiday of one week also impacted the sale of hotel rooms.

**Other income**

Compared to 2H 2023:

- i) The decrease in interest income was mainly due to lower interest rate for fixed deposits in 2H 2024.
- ii) The decrease in licence fee for 2H 2024 was due to decrease in the revenue from Hotel Equatorial Shanghai ("HES"). Licence fee is charged as a percentage of the revenue of HES.
- iii) Currency exchange gain for 2H 2024 was mainly due to translation of foreign currency balances arising from the strengthening of the Malaysian Ringgit against the Singapore Dollar.

	Group			
	2H 2024 \$'000	2H 2023 \$'000	FY 2024 \$'000	FY 2023 \$'000
<b>Other expenses</b>				
Depreciation of investment property, property, plant and equipment	414	388	798	784
Depreciation of right-of-use assets	76	74	149	148
Employee related costs/directors' fees*	674	663	1,267	1,260
Currency exchange losses - net	-	30	-	183
Loss on disposal of a joint venture	88	-	74	-
Loss on disposal of a subsidiary	1	-	1	-
Others#	197	172	363	371
	1,450	1,327	2,652	2,746

\*Employee related costs/directors' fees were lower than the employee benefit expenses disclosed in note E7 as the said note had taken into account the employee related costs which had been recorded in the cost of sales.

#Others consisted mainly of insurance, repair and maintenance expenses.

**Income tax expense**

The income tax expense consisted mainly of withholding tax on overseas income and tax on interest income.

**2.2 Balance Sheet****Non-current assets****Joint venture**

The decrease was due to liquidation of Shanghai Hengshan Equatorial Hotel Management Co., Ltd.

**Right-of-use assets**

The increase was largely due to the renewal of lease agreement.

**Current assets****Trade and other receivables**

Compared to 31 December 2023, the decrease in trade and other receivables was mainly due to lower receivables on interest and licence fee income.

**Prepayment**

The increase was mainly due to the deposit paid for heat pump and hotel room painting.

**Non-current liabilities/current liabilities****Trade and other payables**

The decrease was mainly due to the reversal of certain debts which were no longer payable and reduction in operating cost accrued as a result of lower revenue.

**Lease liabilities**

The increase was due to the renewal of lease agreement.

**Current tax payable**

The increase was mainly due to higher interest income subject to taxation.

### **2.3 Results for 6 months ended 31 December ("2H") 2024 versus 2H 2023**

The Group's total revenue reduced from \$3.2 million in 2H 2023 to \$2.9 million in 2H 2024. This was mainly attributable to the landslide which had occurred along Simpang Pulau/Blue Valley in October 2024 resulting in the partial closure of the said road which affected the tourists travelling to Copthorne Hotel Cameron Highlands ("CHCH"). In addition, the shorter school holiday of one week in December 2024 as compared to two weeks for the same period in 2023 also impacted the sale of rooms.

In view of the above, the Group registered an operating loss of \$227,000 before the share of results of an associate and joint ventures, other income and finance costs in 2H 2024 as compared to an operating profit of \$70,000 in 2H 2023. The Group's hospitality segment saw an operating profit of \$0.5 million for 2H 2024, declining by \$0.3 million as compared to the same period last year. The property development segment, and investments and others segment (consisting of investment property operation and corporate overhead costs) incurred losses of \$0.2 million and \$0.5 million respectively.

Other income consisted mainly of interest income, licence fee and currency exchange gain. Interest income in 2H 2024 was lower than that in 2H 2023, due largely to a decline in interest rate. The currency exchange gain was due to the translation of foreign currency assets and liabilities arising from the strengthening of the Malaysian Ringgit against the Singapore Dollar. There was a reduction in licence fee arising from the decrease in revenue from Hotel Equatorial Shanghai ("HES") as licence fee is charged based on a certain percentage of HES's revenue.

After taking into account the withholding tax on overseas income and income tax on interest income, the net profit for the Group was \$871,000 in 2H 2024 as compared to \$1.2 million in 2H 2023.

### **Results for 12 months ended 31 December ("FY") 2024 versus FY 2023**

The Group reported revenue of \$5.7 million for FY 2024 compared to \$5.9 million for FY 2023. The decrease of \$157,000 was mainly attributed to the loss of sales arising from the landslide in Cameron Highlands and more residents in Malaysia visiting nearby countries. Competition from homestay resulted in a lower average room rate which in turn gave rise to a decline in revenue.

As a result, the Group registered an operating loss of \$452,000 before the share of results of an associate and joint ventures, other income and finance costs in FY 2024 as compared to an operating loss of \$386,000 in FY 2023. The Group's hospitality segment reported an operating profit of \$0.9 million in FY 2024 compared to \$1.1 million in FY 2023. The property development segment, and investments and others segment (consisting of investment property operation and corporate overhead costs) incurred losses of \$0.3 million and \$1.1 million respectively.

In FY 2024, other income comprised mainly interest income, licence fee and currency exchange gain. The growth in fixed deposit placement contributed to the increase in interest income in FY 2024 compared to FY 2023. The Group recorded a currency exchange gain upon translation of foreign currency assets and liabilities arising from the strengthening of the Malaysian Ringgit against the Singapore Dollar. The decrease in licence fee was due to lower revenue from HES.

As a result of the above, the Group reported a net profit after tax of \$1.6 million in FY 2024 which is comparable to the net profit in FY 2023.

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

The Group's performance for the year under review is in line with its expectations as disclosed in the Company's announcement of its results for the half year ended 30 June 2024 which was released on 5 August 2024.

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

CHCH continues to face challenges, with skilled labour shortages remaining a persistent issue, further compounded by increasing competition from homestay.

Both the building permits for the development of 48 high-rise apartment units and the conversion of the Entertainment Complex into hotel and function rooms have been approved by the Cameron Highlands District Council. The consultants and quantity surveyor of the said projects are in the midst of preparing documents to invite contractors to submit quotations for building the said projects.

The Group is facing currency fluctuation risks as a majority of its assets and operations are located in Malaysia. The Group will continue its efforts to source for sustainable and viable business and will exercise prudence in its review when such business opportunities arise.

**5 Dividend information**

No dividend has been recommended for the year under review as the Company intends to conserve cash for operations (including asset improvements) and future investment opportunities.

**6 Interested person transactions**

The Company has not sought any shareholders' mandate for interested person transactions pursuant to Rule 920(1)(a)(ii) of the Listing Manual of SGX-ST ("Listing Manual").

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

The Company confirms that it has procured undertakings from all its Directors and the Chief Financial Officer in compliance with the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

**8 Disclosure of persons occupying managerial positions who are related to a director, CEO or substantial shareholder**

Pursuant to Rule 704(13) of the Listing Manual, HL Global Enterprises Limited confirms that there is no person occupying a managerial position in the Company or in any of its principal subsidiaries who is a relative of a director or substantial shareholder of the Company.

The Company has not appointed a chief executive officer, and the overall management of the Group's operations and investments is currently undertaken by the Executive Committee which comprises Messrs Gan Khai Choon, Goh Kian Chee and Hoh Weng Ming, Directors of the Company.

**BY ORDER OF THE BOARD**

Foo Yang Hym  
Chief Financial Officer

Singapore  
21 February 2025