

**Enviro-Hub Holdings Ltd.
and its subsidiaries**

Condensed Interim Financial Statements
For The Six Months Ended 30 June 2021

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Condensed Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Note	Group		Variance	
		1H 2021 \$'000	1H 2020 \$'000	\$'000	%
Continuing operations					
Revenue	4	17,709	14,769	2,940	20
Cost of sales		(14,680)	(12,743)	(1,937)	15
Gross profit		3,029	2,026	1,003	50
Other income	5	3,461	856	2,605	>100
Selling and distribution expenses		(1,375)	(1,194)	(181)	15
General and administrative expenses		(2,032)	(1,860)	(172)	9
Other operating expenses	6	(88)	(28)	(60)	>100
Results from operating activities		2,995	(200)	3,195	>100
Finance income	7	8	8	–	–
Finance costs	7	(1,435)	(1,766)	331	(19)
Net finance costs		(1,427)	(1,758)	331	(19)
Share of profit of associate	13	170	–	170	>100
Profit/(loss) before taxation		1,738	(1,958)	3,696	>100
Income tax expense		(3)	(17)	14	(82)
Profit/(loss) for the period		1,735	(1,975)	3,710	>100
Other comprehensive income					
Items that are or may be reclassified to profit or loss:					
Translation differences relating to financial statements of foreign operations and a subsidiary with functional currency in foreign currency		64	(117)	181	>100
Other comprehensive income for the period		64	(117)	181	>100
Total comprehensive income for the period		1,799	(2,092)	3,891	>100
Profit/(loss) attributable to:					
Owners of the Company		516	(1,587)	2,103	>100
Non-controlling interests		1,219	(388)	1,607	>100
Profit/(loss) for the financial period		1,735	(1,975)	3,710	>100
Total comprehensive income attributable to:					
Owners of the Company		672	(1,558)	2,284	>100
Non-controlling interests		1,127	(534)	1,607	>100
Total comprehensive income for the period		1,799	(2,092)	3,891	>100
Earnings per share:					
Basic and diluted (cents)		0.042	(0.154)		

Condensed Interim Statements of Financial Position

	Note	----- Group -----		----- Company -----	
		30.06.21 \$'000	31.12.20 \$'000	30.06.21 \$'000	31.12.20 \$'000
Non-current assets					
Property, plant and equipment	11	28,194	29,022	125	106
Investment properties	12	64,172	116,503	–	–
Subsidiaries		–	–	40,359	41,104
Investment in associate	13	783	–	613	–
Loan to associate	13	6,564	–	6,564	–
Trade and other receivables		12	12	–	–
		<u>99,725</u>	<u>145,537</u>	<u>47,661</u>	<u>41,210</u>
Current assets					
Assets held for sale	14	–	7,273	–	–
Inventories		3,859	3,203	–	–
Trade and other receivables		13,252	4,501	7,836	9,392
Cash and cash equivalents		13,143	17,251	2,760	9,318
		<u>30,254</u>	<u>32,228</u>	<u>10,596</u>	<u>18,710</u>
Total assets		<u>129,979</u>	<u>177,765</u>	<u>58,257</u>	<u>59,920</u>
Equity attributable to owners of the Company					
Share capital	16	104,619	104,619	104,619	104,619
Foreign currency translation reserve		388	232	–	–
Other reserve		(6,852)	(6,852)	–	–
Accumulated losses		(41,602)	(42,118)	(69,627)	(69,000)
		<u>56,553</u>	<u>55,881</u>	<u>34,992</u>	<u>35,619</u>
Non-controlling interests		(2,760)	(3,887)	–	–
Total equity		<u>53,793</u>	<u>51,994</u>	<u>34,992</u>	<u>35,619</u>
Non-current liabilities					
Loans and borrowings	15	43,116	88,752	36	4
Trade and other payables		16,545	17,261	15	22
		<u>59,661</u>	<u>106,013</u>	<u>51</u>	<u>26</u>
Current liabilities					
Loans and borrowings	15	3,571	9,571	9	12
Trade and other payables		12,942	10,175	23,205	24,263
Current tax payable		12	12	–	–
		<u>16,525</u>	<u>19,758</u>	<u>23,214</u>	<u>24,275</u>
Total liabilities		<u>76,186</u>	<u>125,771</u>	<u>23,265</u>	<u>24,301</u>
Total equity and liabilities		<u>129,979</u>	<u>177,765</u>	<u>58,257</u>	<u>59,920</u>

Condensed Interim Statements of Changes in Equity

The Group	Share capital \$'000	Foreign currency translation reserve \$'000	Other reserve \$'000	Accumulated losses \$'000	Total attributable to owners of the Company \$'000	Non-controlling interests \$'000	Total equity \$'000
At 1 January 2021	104,619	232	(6,852)	(42,118)	55,881	(3,887)	51,994
Total comprehensive income for the year							
Profit for the period	–	–	–	516	516	1,219	1,735
Other comprehensive income							
Translation differences relating to financial statements of a subsidiary with functional currency in foreign currency	–	156	–	–	156	(92)	64
Total other comprehensive income	–	156	–	–	156	(92)	64
Total comprehensive income for the period	–	156	–	516	672	1,127	1,799
At 30 June 2021	104,619	388	(6,852)	(41,602)	56,553	(2,760)	53,793

Condensed Interim Statements of Changes in Equity (Cont'd)

The Group	Share capital \$'000	Foreign currency translation reserve \$'000	Other reserve \$'000	Accumulated losses \$'000	Total attributable to owners of the Company \$'000	Non-controlling interests \$'000	Total equity \$'000
At 1 January 2020	96,158	391	(6,852)	(41,128)	48,569	(4,012)	44,557
Total comprehensive income for the period							
Loss for the period	–	–	–	(1,587)	(1,587)	(388)	(1,975)
Other comprehensive income							
Translation differences relating to financial statements of foreign operations and a subsidiary with functional currency in foreign currency	–	29	–	–	29	(146)	(117)
Total other comprehensive income	–	29	–	–	29	(146)	(117)
Total comprehensive income for the period	–	29	–	(1,587)	(1,558)	(534)	(2,092)
At 30 June 2020	96,158	420	(6,852)	(42,715)	47,011	(4,546)	42,465

Condensed Interim Statements of Changes in Equity (Cont'd)

The Company	Share capital \$'000	Accumulated losses \$'000	Total equity \$'000
At 1 January 2021	104,619	(68,987)	35,632
Loss for the period	–	(640)	(640)
Total comprehensive loss for the period	–	(640)	(640)
At 30 June 2021	104,619	(69,627)	34,992

The Company	Share capital \$'000	Accumulated losses \$'000	Total equity \$'000
At 1 January 2020	96,158	(59,996)	36,162
Loss for the period	–	(678)	(678)
Total comprehensive loss for the period	–	(678)	(678)
At 30 June 2020	96,158	(60,674)	35,484

Condensed Interim Consolidated Statement of Cash Flows

	Note	Group	
		1H 2021 \$'000	1H 2020 \$'000
Cash flows from operating activities			
Profit/(loss) for the year		1,735	(1,975)
Adjustments for:			
Allowance for impairment loss on trade and other receivables		_*	–
Bad debt written off		–	5
Reversal of allowance for write-down of inventories		(104)	–
Depreciation of property, plant and equipment		1,521	1,548
Fair value gain on precious metal		(4)	_*
Finance costs	4	1,435	1,766
Finance income	4	(8)	(8)
Gain on disposal of investment properties		(2,929)	–
Gain on disposal of property, plant and equipment		(24)	(46)
Income tax expense		3	17
Loss on disposal of a subsidiary		86	–
Share of profit of associate	13	(170)	–
		1,541	1,307
Changes in working capital:			
Inventories		(505)	(282)
Trade and other receivables		(8,698)	(1,770)
Trade and other payables		2,546	676
Cash used in operating activities		(5,116)	(69)
Income taxes paid		(3)	(17)
Net cash used in operating activities		(5,119)	(86)
Cash flows from investing activities			
Purchase of property, plant and equipment		(644)	(342)
Interest received		8	8
Investment in associate		(613)	–
Loan to associate		(6,563)	–
Proceeds from disposal of property, plant and equipment		28	284
Proceeds from disposal of assets held for sale		62,533	3,442
Net cash from investing activities		54,749	3,392

*Denotes amount <\$1,000

Condensed Interim Consolidated Statement of Cash Flows (cont'd)

	Note	1H 2021 \$'000	1H 2020 \$'000
Cash flows from financing activities			
Deposits pledged		(39)	–
Interest paid		(1,298)	(1,563)
Repayment of loan from a non-controlling interest		(715)	–
Repayment of lease liabilities		(382)	(367)
Proceeds from short-term loans and borrowings		28	366
Repayment of long-term loans and borrowings		(51,379)	(2,892)
Net cash used in financing activities		(53,785)	(4,456)
Net decrease in cash and cash equivalents			
Cash and cash equivalents at 1 January		15,771	3,508
Effect of exchange rate fluctuations on cash held		9	99
Cash and cash equivalents at 30 June		11,625	2,457

For the purpose of the consolidated cash flow statement, cash and cash equivalents comprise the following at the end of the reporting period:

	1H 2021 \$'000	1H 2020 \$'000
Cash and bank balances	13,143	4,143
Less: Bank overdrafts	–	(174)
Less: Deposits pledged	(1,518)	(1,512)
	11,625	2,457

Notes to Condensed Interim Consolidated Financial Statements

1 Corporate Information

Enviro-Hub Holdings Ltd. (the Company) is incorporated and domiciled in Singapore and whose shares are publicly traded on the Mainboard of the Singapore Exchange.

These condensed interim consolidated financial statements as at and for the six months ended 30 June 2021 comprise the Company and its subsidiaries (together referred to as the Group and individually as Group entities) and the Group's interest in equity accounted investee.

The principal activity of the Company is that of an investment holding company. The principal activities of the Group consist of investing in and management of commercial and industrial properties, trading of ferrous and non-ferrous metals, trading of electronic waste (e-waste), e-waste recycling and Platinum Group Metals (PGM) refining, piling and construction works, sale, rental and servicing of engineering hardware, construction machinery and equipment, and investment holding.

2 Basis of Preparation

2.1. The condensed interim financial statements for the six months ended 30 June 2021 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2020.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 2.2.

The condensed interim financial statements are presented in Singapore dollar which is the Company's functional currency. All financial information presented in Singapore dollars have been rounded to the nearest thousand, unless otherwise stated.

2.2. New and amended standards adopted by the Group

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

2.3. Use of estimates and judgements

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.

2.4. Use of estimates and judgements (cont'd)

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 2020.

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

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next interim period are included in the following notes:

- Note 11 – estimation of recoverable amounts of property, plant and equipment
- Note 17 – determination of fair value of investment property using significant unobservable inputs

3. Seasonal operations

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

4. Segment and revenue information

The Group has four reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different products and services and are managed separately because they require different technology and marketing strategies. For each of the strategic business units, the Group's Executive Chairman reviews internal management reports on at least a quarterly basis. The following summary describes the operations in each of the Group's reportable segments:

- (a) Property investments and management
Investment in properties for rental income and capital appreciation.
- (b) Trading, recycling and refining of e-waste/metals
Trading, recycling and refining of electronic waste (e-waste) and metals, comprising the recycling, extraction and refining of PGM and copper.
- (c) Piling contracts, construction, rental and servicing of machinery
Relates to provision of piling, building and construction related engineering and technical services as well as rental and servicing of machinery.
- (d) Others
Includes plastics to fuel refining which involve in conversion of waste plastic to usable liquid hydrocarbon fuel oil. This segment has yet to commence operation.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit before tax and finance costs, as included in the internal management reports that are reviewed by the Group's Executive Chairman. Segment profit before tax and finance costs is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

4.1. Reportable segments

	Trading, recycling and refining of e-waste/ metals \$'000	Property investments and management \$'000	Piling contracts, construction, rental and servicing of machinery \$'000	Others \$'000	Total \$'000
1 January 2021 to 30 June 2021					
External revenue	14,284	1,489	1,936	–	17,709
Depreciation of property, plant and equipment	(974)	–	(529)	–	(1,503)
Reportable segment profit/(loss) before tax and finance costs	1,740	3,290	(522)	(3)	4,505
Other material non-cash items:					
- Fair value gain on precious metal, net	4	–	–	–	4
- Finance income	5	2	1	–	8
- Finance costs	(397)	(980)	(14)	–	(1,391)
- Gain on disposal of investment properties	–	2,929	–	–	2,929
- Gain on disposal of property, plant and equipment	10	8	–	6	24
- Reversal of allowance for write-down of inventories	104	–	–	–	104
Reportable segment assets	31,883	71,667	5,769	(12)	109,307
Capital expenditure	692	–	17	–	709
Reportable segment liabilities	29,763	39,521	1,982	2,561	73,827

4.1. Reportable segments (cont'd)

	Trading, recycling and refining of e-waste/ metals \$'000	Property investments and management \$'000	Piling contracts, construction, rental and servicing of machinery \$'000	Others \$'000	Total \$'000
1 January 2020 to 30 June 2020					
External revenue	8,023	1,377	5,369	–	14,769
Depreciation of property, plant and equipment	(926)	–	(601)	–	(1,527)
Reportable segment (loss)/profit before tax and finance costs	(598)	876	642	206	1,126
Other material non-cash items:					
- Finance income	7	–*	1	–	8
- Finance costs	(423)	(1,251)	(17)	–	(1,691)
- Gain on disposal of property, plant and equipment	–	–	46	–	46
Reportable segment assets	30,566	131,451	11,346	375	173,738
Capital expenditure	183	–	796	–	979
Reportable segment liabilities	28,984	94,582	5,414	2,856	131,836

*Denotes amount <\$1,000

Reconciliation of reportable segment revenues, profit or loss, assets and liabilities and other material items

	1H 2021 \$'000	1H 2020 \$'000
Revenue		
Total revenue for reportable segments	17,709	14,769
Profit or loss		
Total profit for reportable segments before tax and finance costs	4,505	1,126
Unallocated amounts:		
- Other corporate expenses	(2,767)	(3,084)
Consolidated profit/(loss) before tax from continuing operations	1,738	(1,958)
Assets		
Total assets for reportable segments	109,307	173,738
Other unallocated amounts*	20,672	4,305
Consolidated total assets	129,979	178,043
Liabilities		
Total liabilities for reportable segments	73,827	131,836
Other unallocated amounts*	2,359	3,739
Consolidated total liabilities	76,186	135,575

*Unallocated assets are mainly related to cash and cash equivalents and a portion of the plant and equipment, other receivables which are utilised by more than one segment of the Group.

Other material items

	Reportable segment total \$'000	Adjustments \$'000	Consolidated totals \$'000
30 June 2021			
Capital expenditure	709	52 ^a	761
Depreciation of property, plant and equipment	(1,503)	(18) ^a	(1,521)
Fair value gain on precious metal	4	–	4
Finance income	8	–	8
Finance costs	(1,391)	(44) ^a	(1,435)
Gain on disposal of investment properties	2,929	–	2,929
Gain on disposal of property, plant and equipment	24	–	24
Reversal of allowance for write-down of inventories	104	–	104
30 June 2020			
Capital expenditure	979	–	979
Depreciation of property, plant and equipment	(1,527)	(21) ^a	(1,548)
Finance income	8	–	8
Finance costs	(1,691)	(75) ^a	(1,766)
Gain on disposal of property, plant and equipment	46	–	46

^a Other unallocated amounts.

4.2. Disaggregation of revenue

	Trading, recycling and refining of e-waste/ metals \$'000	Property investments and management \$'000	Piling contracts, construction, rental and servicing of machinery \$'000	Total \$'000
1 January 2021 to 30 June 2021				
Major products/service line				
Sales of goods	13,758	–	–	13,758
Revenue from refinery service income	302	–	–	302
Revenue from piling contracts	–	–	1,489	1,489
Rental income from investment properties	–	1,930	–	1,930
Revenue from rental of machinery and equipment	–	–	6	6
Rental income	224	–	–	224
Total revenue	<u>14,284</u>	<u>1,930</u>	<u>1,495</u>	<u>17,709</u>
Timing of revenue recognition (excluding rental income)				
Products transferred at a point in time	14,284	–	–	14,284
Products and services transferred over time	–	–	1,495	1,495
Total revenue	<u>14,284</u>	<u>–</u>	<u>1,495</u>	<u>15,779</u>
Primary geographical markets				
Singapore	1,594	1,930	1,495	5,019
Hong Kong and China	8,252	–	–	8,252
Malaysia	3,763	–	–	3,763
Europe	–	–	–	–
Other countries	675	–	–	675
Total revenue	<u>14,284</u>	<u>1,930</u>	<u>1,495</u>	<u>17,709</u>

4.2. Disaggregation of revenue (cont'd)

	Trading, recycling and refining of e-waste/ metals \$'000	Property investments and management \$'000	Piling contracts, construction, rental and servicing of machinery \$'000	Total \$'000
1 January 2020 to 30 June 2020				
Major products/service line				
Sales of goods	7,600	–	–	7,600
Revenue from refinery service income	199	–	–	199
Revenue from piling contracts	–	–	5,361	5,361
Rental income from investment properties	–	1,377	–	1,377
Revenue from rental of machinery and equipment	–	–	8	8
Rental income	224	–	–	224
Total revenue	<u>8,023</u>	<u>1,377</u>	<u>5,369</u>	<u>14,769</u>
Timing of revenue recognition (excluding rental income)				
Products transferred at a point in time	8,023	–	–	8,023
Products and services transferred over time	–	–	5,369	5,369
Total revenue	<u>8,023</u>	<u>–</u>	<u>5,369</u>	<u>13,392</u>
Primary geographical markets				
Singapore	3,855	1,377	5,369	10,601
Hong Kong and China	2,474	–	–	2,747
Malaysia	1,255	–	–	1,255
Afghanistan	90	–	–	90
Europe	100	–	–	100
Other countries	249	–	–	249
Total revenue	<u>8,023</u>	<u>1,377</u>	<u>5,369</u>	<u>14,769</u>

5. Other income

	1H 2021 \$'000	1H 2020 \$'000
Foreign exchange gain	73	170
Gain on disposal of investment properties	2,929	–
Gain on disposal of property, plant and equipment	24	46
Government grants	191	517
Rental income on subleased properties	132	88
Fair value gain on precious metal	4	–
Others	108	35
	<u>3,461</u>	<u>856</u>

6. Other operating expenses

	1H 2021 \$'000	1H 2020 \$'000
Bad debts written off	–	5
Loss on disposal of a subsidiary	86	–
Pre-operating expenses of plastic to fuel project	2	23
	<u>88</u>	<u>28</u>

7. Finance income and finance costs

	1H 2021 \$'000	1H 2020 \$'000
Finance income:		
- Cash and cash equivalents	<u>8</u>	<u>8</u>
Finance costs:		
- Bank overdrafts	(2)	(1)
- Bank loans	(1,263)	(1,545)
- Lease liabilities	(105)	(125)
- Trust receipts	(20)	(17)
- Loan from a shareholder	(45)	(74)
Others	–	(4)
	<u>(1,435)</u>	<u>(1,766)</u>
Net finance costs recognised in profit or loss	<u>(1,427)</u>	<u>(1,758)</u>

8. Profit before taxation

8.2. Significant items

	----- Group -----	
	1H 2021	1H 2020
	\$'000	\$'000
Bad debts written off	–	5
Depreciation of property, plant and equipment	1,521	1,548
Fair value gain on precious metal	(4)	–
Foreign exchange gain	(73)	(170)
Gain on disposal of investment properties	(2,929)	–
Gain on disposal of property, plant and equipment	(24)	(46)
Government grant	(191)	(517)
Reversal of allowance for write-down of inventories	(104)	–
Loss on disposal of subsidiary	86	–
Share of profit of associate	(170)	–

8.3. Related party transactions

There are no material related party transactions apart from those disclosed elsewhere in the financial statements, the transactions carried out in the normal course of business on terms agreed with related parties are as follows:

	----- Company -----	
	1H 2021	1H 2020
	\$'000	\$'000
Management fee from subsidiaries	974	974
Interest income from subsidiaries	53	102
Interest expense paid to subsidiaries	(205)	(215)

9. Taxation

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

	----- Group -----	
	1H 2021	1H 2020
	\$'000	\$'000
Current tax expense		
Current period	5	17
Over provided in prior years	(2)	–
	<u>3</u>	<u>17</u>

10. Net asset value

	----- Group -----		----- Company -----	
	30.06.21 \$'000	31.12.20 \$'000	30.06.21 \$'000	31.12.20 \$'000
Net asset value per ordinary share for the Group and the Company (cents)	4.24	4.50	2.82	2.87

11. Property, plant and equipment

During the six months ended 30 June 2021, the Group acquired assets amounting to \$761,000 (30 June 2020: \$979,000) and disposed of assets amounting to \$97,000 (30 June 2020: \$239,000).

12. Investment Properties

	Note	Group	
		30.06.21 \$'000	31.12.20 \$'000
Beginning of the period		116,503	131,300
Gain on disposal of investment properties	5	2,929	1,949
Reclassified to assets held for sale		–	(7,273)
Disposals of strata units		(55,260)	(9,473)
End of the period		64,172	116,503

Investment properties comprise a number of industrial properties that are leased to third parties. Generally, each of the leases contains an initial non-cancellable period of 1 to 5 years. Subsequent renewals are negotiated with the lessee and on average, the renewal period is 1 to 6 years. No contingent rents are charged.

13. Associate

	Note	----- Group -----		----- Company -----	
		30.06.21 \$'000	31.12.20 \$'000	30.06.21 \$'000	31.12.20 \$'000
Interest in associates		783	–	613	–
Loan to associate		6,564	–	6,564	–
		7,347	–	7,177	–

On 12 January 2021, the Company has entered into of a conditional subscription and loan agreement with Pastel Glove Sdn. Bhd. ("PGSB"), Mr. Law Siau Woei and Mr. Choo Kuan Ping for the investment by the Company of an aggregate amount of US\$5,000,000 in PGSB by way of a subscription of 500,000 new ordinary shares in the capital of PGSB of approximately US\$125,000 ("Subscription") and the grant by the Company to PGSB of an interest-free shareholders' loan of approximately US\$4,875,000. Following the completion of the Subscription on 31 January 2021, PGSB has become a 25% associated company of the Company.

Details of the group's significant associate at the end of the reporting period are as follows:

Name of associate	Place of incorporation and operation	Proportion of ownership interest		Proportion of voting rights held		Principal activity
		30.06.21	31.12.20	30.06.21	31.12.20	
Pastel Glove Sdn Bhd	Malaysia	25%	–	25%	–	Manufacturing and trading of rubber gloves

The following summarize the financial information of the Group's material associates is set out as below.

	PGSB \$'000
As at 30 Jun 2021	
Revenue	2,468
Profit from continuing operations	681
OCI	–
Total comprehensive income	681
Non-current assets	6,445
Current assets	5,023
Non-current liabilities	(7,387)
Current liabilities	(3,588)
Net assets	493

14. Asset held for sale

The four strata units were classified as assets held for sale measured at fair value less cost to sell of \$7,273,000 and disclosed separately in the consolidated statement of financial position as at 31 December 2020 has completed during the period.

15. Borrowings

	----- Group -----		----- Company -----	
	30.06.21 \$'000	31.12.20 \$'000	30.06.21 \$'000	31.12.20 \$'000
Non-current liabilities				
Secured bank loans	37,479	82,902	–	–
Lease liabilities	5,637	5,850	36	4
	<u>43,116</u>	<u>88,752</u>	<u>36</u>	<u>4</u>
Current liabilities				
Secured bank loans	1,854	7,774	–	–
Secured invoice financing	1,232	1,204	–	–
Lease liabilities	485	593	9	12
	<u>3,571</u>	<u>9,571</u>	<u>9</u>	<u>12</u>
Total loans and borrowings	<u>46,687</u>	<u>98,323</u>	<u>45</u>	<u>16</u>

	----- Group -----		----- Company -----	
	30.06.21 \$'000	31.12.20 \$'000	30.06.21 \$'000	31.12.20 \$'000
Secured				
Amount repayable within one year	3,571	9,571	9	12
Amount repayable after one year	43,116	85,752	36	4

The loans and borrowings' securities are as follows:

- First legal mortgages over leasehold properties with carrying amount of \$17,336,000 (2020: \$17,360,000);
- First legal mortgages over investment properties with a total with carrying amount of \$64,172,000 (2020: including four strata units classified as assets held for sale with carrying amounts of \$123,776,000);
- Fixed deposits amounting to \$1,419,000 (2020: \$1,480,000);
- Fixed charges on certain plant and machineries with carrying amount of \$577,000 (2020: \$624,000);
- Guarantees by a subsidiary of the Company;
- Guarantees by the Executive Chairman of the Company;
- Guarantees by the Company;
- Guarantees by the Director of a subsidiary of the Company; and
- Property, plant and equipment with carrying amount of \$932,000 (2020: \$1,318,000).

16. Share capital

	-----The Group and the Company-----			
	30.06.21		31.12.20	
	Number of shares '000	Amount \$'000	Number of shares '000	Amount \$'000
The Group and Company				
Fully paid ordinary shares, with no par value:				
Beginning of the period	1,240,495	104,619	1,033,746	96,158
Issuance of ordinary shares	–	–	206,749	8,461
End of the period	1,240,495	104,619	1,240,495	104,619

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares rank equally with regard to the Company's residual assets.

The Company did not hold any outstanding convertibles and treasury shares as at 30 June 2021 and 31 December 2020. The Company's subsidiaries do not hold any shares in the Company as at 30 June 2021 and 31 December 2020.

17. Measurement of fair values

The Group classifies financial assets measured at fair value using a fair value hierarchy which reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

Fair value hierarchy

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: 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 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Group				
30 June 2021				
Investment properties	–	–	64,172	64,172
Precious metal measured at fair value	–	–	2,080	2,080
31 December 2020				
Investment properties and investment properties classified as assets held for sale	–	–	123,776	123,776
Precious metal measured at fair value	1,109	–	–	1,109

Precious metal measured at fair value

Precious metals are mark-to-market using market rates of the precious metals at balance sheet date. The market rates of the precious metal are based on rate on LME.

17. Measurement of fair values (cont'd)

Level 3 fair values

The following table shows a reconciliation from the beginning balances to the ending balances for Level 3 fair values measurements of investment properties, classified under recurring fair value measurement.

Group	Investment properties \$'000
Balance at 1 January 2021	116,503
Gains/(losses) for the period:	
Disposal of 30 strata industrial units	(55,260)
Gain on disposal of investment properties – Realised	<u>2,929</u>
Balance at 30 June 2021	<u>64,172</u>

Group	Investment properties \$'000
Balance at 1 January 2020	131,300
Gains/(losses) for the year:	
Disposal of 4 strata industrial units	(9,473)
Reclassified as assets held for sale	(7,273)
Changes in fair value – Other income – Unrealised	1,356
Gain on disposal of investment properties – Other income – Realised	<u>593</u>
Balance at 31 December 2020	<u>116,503</u>

Significant unobservable inputs

Investment properties prices per square foot are derived from specialised publications and government database from the related markets and comparable transactions, adjusted for using certain unobservable inputs.

Significant unobservable inputs include premium (discount) on the quality of the building, lease terms, size discount and level discount for strata units. The estimated fair value would increase if:

- prices per square foot were higher;
- premium/(discount) for higher/(lower) quality building were higher/(lower);
- lease terms were longer;
- size discount for strata units were lower; and
- level discount for strata units were lower.

The management has assessed the fair value of investment properties based on available market data such as last transacted pricing and is satisfied that the methods and estimates used are reflective of the current market conditions.

Other Information Required by Listing Rule Appendix 7.2

Other Information Required by Listing Rule Appendix 7.2

1. Review

The condensed consolidated statement of financial position of Enviro-Hub Holdings Ltd and its subsidiaries as at 30 June 2021 and the related consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

Consolidated Statement of Profit or Loss

- i) Revenue in 1H 2021 increased by \$2.9 million or 20% from \$14.8 million to \$17.7 million was due mainly to higher sales from recycling businesses, partially negated by lower piling revenue amid COVID-19 pandemic.
- ii) The Group's gross profit increased by \$1 million or 50% from \$2 million to \$3 million in 1H 2021 was due mainly to higher gross profit recognised from the Group's recycling business, partially negated by dropped in gross profit from piling business amid COVID-19 pandemic during the period.
- iii) Other income in 1H 2021 increased by \$2.6 million or 304% was due mainly to higher gain on disposal of investment properties recognised, partially negated by lower government grant received during the period.
- iv) Selling and distribution expenses, general and admin expenses, other expenses and finance costs for 1H 2021 were generally comparable to 1H 2020.

Consolidated Statement of Financial Position

- i) Investment properties decreased by \$52.3 million was due to disposal of 30 strata industrial units at 63 Hillview Avenue during 1H 2021.
- ii) The increase of investment in associate \$0.8 million and loan to associate company of \$6.6 million was due to loan and subscription of 25% of the issued and paid-up share capital in Pastel Glove Sdn. Bhd., which had completed on 31 January 2021.
- iii) Trade and other receivables increased by \$8.7 million was due mainly to receivables from disposal of investment property and recycling business during 1H 2021.
- iv) Assets held for sale decreased by \$7.3 million was due to completion of disposal of 4 strata industrial units held at 63 Hillview Avenue during 1H 2021.

2. Review of performance of the Group (cont'd)

- v) Cash and cash equivalents decreased by \$4.14 million was due mainly to repayments of loans, investment and loan to associate and purchase of property, plants and equipment, partially negated by proceeds from disposal of investment properties.
- vi) Loans and borrowings decreased by \$51.6 million was attributed mainly to loan redemption of \$50 million upon sale completion of 34 strata industrial units during 1H 2021.
- vii) Trade and other payables increased by \$2.1 million was due mainly to increase in trade and other creditors, partially negated by refund of deposit received and repayment of loan to a non-controlling interest during 1H 2021.

Consolidated Statement of Cash Flows

- i) The net cash outflows from operating activities in 1H 2021 and 1H 2020 due mainly to changes in working capital.
- ii) The higher net cash inflows from investing activities in 1H 2021 as compared to 1H 2020 was due mainly to higher proceeds from investment properties held for sale, negated by investment and loan to an associate during the period.
- iii) The higher net cash outflows from financing activities in 1H 2021 as compared to 1H 2020 was due to repayment of loans and borrowings and interest payment during the period.

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

Not applicable as no forecast or prospect statements were previously made.

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 reporting period and the next 12 months.

The economy remains uncertain and volatile as the world continues to grapple with the Covid-19 pandemic.

Under this difficult environment, the Company will remain vigilant and prudent and focus on its core businesses whilst exploring new business opportunities arising from the pandemic.

On 31 January 2021, in order to establish a new revenue stream, the Company diversified into the healthcare product sector which it identified as a new business opportunity arising from the pandemic.

5. Dividend information

- a) **Whether an interim (final) ordinary dividend has been declared (recommended);**
Not applicable.
- b) **Final ordinary dividend**
Not applicable.
- c) **Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).**
Not applicable.
- d) **The date the dividend is payable.**
Not applicable.
- e) **The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.**
Not applicable.

If no dividend has been declared/recommended, a statement to that effect.

No dividend has been declared or recommended. The Company is preserving its cash to pursue strategic business planning and activities.

6. Interested person transactions

If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

Name of interested person	Nature of relationship	Aggregate value of all Interested Person Transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under Shareholders' Mandate pursuant to Rule 920)	Aggregate value of all Interested Person Transactions during the financial year under review conducted under Shareholders' Mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
EH Property & Investments Pte Ltd	Director has shareholding interest in BS Capital Pte. Ltd.	Shareholder's loan - \$Nil (note 1)	-

The Company has an existing obligation to fund the joint venture entered into between the Company and BS Capital Pte. Ltd. in relation to EH Property & Investments Pte. Ltd. ("EH Property") by way of shareholder's loan ("EH Property Shareholder's Loan"). Details of the joint venture and the EH Property Shareholder's Loan were set out in the Company's circular to shareholders dated 29 August 2013 and the Company's announcements on the SGXNET dated 25 June 2013, 8 July 2013 and 24 February 2014. As at financial period ended 30 June 2021, the Company has disbursed an aggregate amount of S\$14,566,441 to EH Property pursuant to the EH Property Shareholder's Loan, net of part repayment of the EH Property Shareholder's Loan amounting to \$744,600 during the financial period under review.

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 the undertakings under Rule 720(1) of the Listing Manual have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

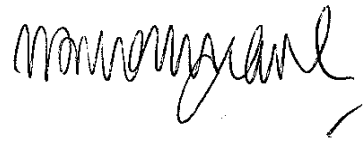
Confirmation by the Board Pursuant to Rule 705(5)

We, Raymond Ng and Tan Kok Hiang, being two directors of Enviro-Hub Holdings Ltd (the "Company"), do hereby confirm on behalf of the directors of the Company that, to the best of our knowledge, nothing has come to the attention of the board of directors of the Company which may render these interim unaudited financial statements of the Company and of the Group to be false or misleading in any material aspect.

On behalf of the board of directors



Raymond Ng
Chairman



Tan Kok Hiang
Director

BY ORDER OF THE BOARD

Joanna Lim
Company Secretary
6 August 2021