

**Unaudited Financial Statement and Dividend Announcement
For the second quarter and the half year ended 30 June 2017**

Aspen (Group) Holdings Limited (the “**Company**”) was incorporated in the Republic of Singapore on 22 December 2016 under the Companies Act (Chapter 50) of Singapore as a private limited company. The Company and its subsidiaries (the “**Group**”) were formed pursuant to a restructuring exercise (the “**Restructuring Exercise**”) prior to the initial public offering and its listing on the Catalist of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 28 July 2017. The Restructuring Exercise was completed on 21 June 2017. Please refer to the Company’s Offer Document dated 19 July 2017 for further details on the Restructuring Exercise.

Accordingly, the combined financial statements of the Group for the financial year ended 31 December 2016 have been presented as if the Group had been in existence since then and the assets and liabilities of the combining entities are brought into the combined financial statements at their existing carrying amounts. The retained earnings recognised in the combined financial statements are the retained earnings of Aspen Vision All Sdn Bhd. Any difference between the consideration paid/transferred and the share capital of the subsidiary is reflected within the equity as merger reserve.

**PART I - INFORMATION REQUIRED FOR ANNOUNCEMENT OF QUARTERLY (Q1, Q2 & Q3),
HALF-YEAR RESULTS**

1(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year

	Note	Group 3 Months Ended		% Change	Group Half Year Ended		% Change
		30.06.17 RM'000	30.06.16 RM'000		30.06.17 RM'000	30.06.16 RM'000	
Revenue	8a(i)	69,986	20,207	246	108,028	32,696	230
Cost of sales	8a(ii)	(37,402)	(13,059)	186	(58,339)	(21,396)	173
Gross profit		<u>32,584</u>	<u>7,148</u>	356	<u>49,689</u>	<u>11,300</u>	340
Other income	8a(iii)	36	256	(86)	190	319	(40)
Administrative expenses	8a(iv)	(8,863)	(3,662)	142	(14,195)	(7,042)	102
Selling and distribution expenses	8a(v)	(2,265)	(4,726)	(52)	(5,203)	(6,210)	(16)
Results from operating activities		<u>21,492</u>	<u>(984)</u>	2,284	<u>30,481</u>	<u>(1,633)</u>	1,967
Finance income	8a(vi)	335	409	(18)	696	652	7
Finance costs	8a(vii)	(564)	(705)	(20)	(846)	(1,652)	(49)
Net finance costs		<u>(229)</u>	<u>(296)</u>	(23)	<u>(150)</u>	<u>(1,000)</u>	(85)
Share of results of equity-accounted, net of tax		6	(8)	175	12	(12)	200
Profit/(Loss) before tax		<u>21,269</u>	<u>(1,288)</u>	1,751	<u>30,343</u>	<u>(2,645)</u>	1,247
Tax (expense)/credit	8a(viii)	(5,661)	177	3,298	(8,314)	(710)	1,071
Profit/(Loss) for the period		<u>15,608</u>	<u>(1,111)</u>	1,505	<u>22,029</u>	<u>(3,355)</u>	757
Profit/(Loss) attributable to:							
Equity holders of the Company		13,368	(751)	1,880	18,494	(2,839)	751
Non-controlling interest		2,240	(360)	722	3,535	(516)	785
		<u>15,608</u>	<u>(1,111)</u>	1,505	<u>22,029</u>	<u>(3,355)</u>	757

1(a)(ii) Notes to Consolidated Statement of Comprehensive Income

		Group 3 Months Ended		Group Half Year Ended	
	Note	30.06.17 RM'000	30.06.16 RM'000	30.06.17 RM'000	30.06.16 RM'000
Profit before tax is arrived at:					
After crediting					
Interest income		335	409	696	652
Gain on disposal of property, plant and equipment		-	-	85	-
Amortisation of deferred income	8a(ii)	8,369	941	10,540	3,262
And after charging:					
Depreciation of property, plant and equipment	8a(iv)	1,339	710	2,512	1,125
Interest expense		564	705	846	1,652
Payroll expenses	8a(iv)	2,269	1,009	4,326	1,962
Non-capitalised project expenses	8a(iv)	2,427	187	2,629	496

1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Note	Group		Company	
		30.06.17 RM'000	31.12.16 RM'000	30.06.17 RM'000	31.12.16 RM'000
Non-current assets					
Property, plant and equipment		46,776	44,771	-	-
Land rights		30,196	30,782	-	-
Investment in subsidiary		-	-	78,809	44,598
Investment in associate		25,938	22,177	-	-
Deferred tax assets		15,977	9,415	-	-
	8b(i)	<u>118,887</u>	<u>107,145</u>	<u>78,809</u>	<u>44,598</u>
Current assets					
Development properties		222,678	193,787		
Inventories		99,703	99,703	-	-
Trade and other receivables		28,578	25,422	1,020	-
Cash and cash equivalents		94,177	103,383	*	-
	8b(ii)	<u>445,136</u>	<u>422,295</u>	<u>1,020</u>	<u>-</u>
Total assets		<u>564,023</u>	<u>529,440</u>	<u>79,829</u>	<u>44,598</u>
Current liabilities					
Trade and other payables		116,217	125,099	1,027	-
Contract liabilities		166,794	139,439	-	-
Loans and borrowings		64,013	73,367	-	-
Current tax liabilities		10,271	4,126	-	-
		<u>357,295</u>	<u>342,031</u>	<u>1,027</u>	<u>-</u>
Non-current liabilities					
Loans and borrowings		16,565	45,339	-	-
Deferred income		74,146	84,686	-	-
Deferred tax liabilities		13,741	13,094	-	-
		<u>104,452</u>	<u>143,119</u>	<u>-</u>	<u>-</u>
Total liabilities	8b(iii)	461,747	485,150	1,027	-
Equity					
Share capital		44,341	46,272	44,341	46,272
Reserves		51,022	(5,360)	34,461	(1,674)
Equity attributable to owners of the Company		<u>95,363</u>	<u>40,912</u>	<u>78,802</u>	<u>44,598</u>
Non-controlling interests		6,913	3,378	-	-
Total equity		<u>102,276</u>	<u>44,290</u>	<u>78,802</u>	<u>44,598</u>
Total equity and liabilities		<u>564,023</u>	<u>529,440</u>	<u>79,829</u>	<u>44,598</u>

* Denotes less than RM1,000

1(b)(ii) Aggregate amount of group's borrowings and debt securities**Amount repayable in one year or less, or on demand**

As at 30.06.17 Unaudited		As at 31.12.16 Audited	
Secured RM'000	Unsecured RM'000	Secured RM'000	Unsecured RM'000
64,013	-	73,367	-

Amount repayable after one year

As at 30.06.17 Unaudited		As at 31.12.16 Audited	
Secured RM'000	Unsecured RM'000	Secured RM'000	Unsecured RM'000
7,165	9,400	2,396	42,943

Details of any collateral

The loans and borrowings are secured by the freehold land, fixed and floating charges over certain subsidiaries' present and future assets and undertakings, fixed deposits placed by the subsidiaries, pledge of unquoted shares of a subsidiary, deed of assignment of benefits of certain contract proceeds and joint and several guarantee by certain directors of the subsidiaries.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Consolidated Statement of Cash Flows

	Group		Group	
	3 Months Ended		Half Year Ended	
	30.06.17	30.06.16	30.06.17	30.06.16
	RM'000	RM'000	RM'000	RM'000
Cash flows from operating activities				
Profit/(Loss) before tax	21,269	(1,288)	30,343	(2,645)
Adjustments for:				
Depreciation of property, plant and equipment	1,339	710	2,512	1,125
Gain on disposal of property, plant and equipment	-	-	(85)	-
Amortisation of deferred income	(8,369)	(941)	(10,540)	(3,262)
Interest expense	564	705	846	1,652
Interest income	(335)	(409)	(696)	(652)
Share of results of equity-accounted investees	(6)	8	(12)	12
	14,462	(1,215)	22,368	(3,770)
Changes in development properties	(33,039)	9,833	(28,006)	9,726
Changes in trade and other receivables	(4,153)	8,316	(6,746)	(4,154)
Changes in trade and other payables	41,880	(345)	(6,468)	11,163
Changes in contract liabilities	3,736	(819)	27,355	61,124
Cash generated from operations	22,886	15,770	8,503	74,089
Tax paid	(3,106)	(3,468)	(4,493)	(3,888)
Net cash generated from operating activities	19,780	12,302	4,010	70,201
Cash flows from investing activities				
Acquisition of property, plant and equipment	(1,933)	(6,349)	(4,228)	(6,490)
Proceeds from disposal of property, plant and equipment	-	-	362	-
Interest received	335	409	696	652
Additions of investment in associates	(3,750)	-	(3,750)	(600)
Net cash used in investing activities	(5,348)	(5,940)	(6,920)	(6,438)

Consolidated Statement of Cash Flows

	Group		Group	
	3 Months Ended		Half Year Ended	
	30.06.17	30.06.16	30.06.17	30.06.16
	RM'000	RM'000	RM'000	RM'000
Cash flows from financing activities				
Fixed deposit drawn pledged to a financial institution	(1,137)	(23)	(1,181)	(46)
Proceeds from drawdown of revolving credit	21,000	-	21,000	-
Proceeds from drawdown of term loans and bridging loans	4,979	-	6,242	-
Repayment of term loans and bridging loans	(19,143)	(10,540)	(22,341)	(40,957)
Repayment of finance lease liabilities	(181)	(147)	(707)	(269)
Repayment of revolving credit	(9,345)	(6,230)	(9,345)	(6,230)
Interest paid	(1,063)	(538)	(1,146)	(1,288)
Net cash used in financing activities	(4,890)	(17,478)	(7,478)	(48,790)
Net increase/(decrease) in cash and cash equivalents	9,542	(11,116)	(10,388)	14,973
Cash and cash equivalents at the beginning of financial period	80,492	83,640	100,422	57,551
Cash and cash equivalents at end of the financial period	90,034	72,524	90,034	72,524

Cash and cash equivalents included in the statement of cash flows comprise the following statement of financial position amounts:

	Group	
	30.06.17	30.06.16
	RM'000	RM'000
Cash and cash equivalents	94,177	75,443
Less: Fixed deposits pledged to financial institutions	(4,143)	(2,919)
	<u>90,034</u>	<u>72,524</u>

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Changes in Equity

Group	Share capital RM'000	Other reserves RM'000	Merger reserves RM'000	(Accumulated losses)/ Retained earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 January 2017	46,272	1,228	(1,674)	(4,914)	40,912	3,378	44,290
Profit for the period representing total comprehensive income for the period	-	-	-	5,126	5,126	1,295	6,421
At 31 March 2017/1 April 2017	46,272	1,228	(1,674)	212	46,038	4,673	50,711
Profit for the period representing total comprehensive income for the period	-	-	-	13,368	13,368	2,240	15,608
Adjustment pursuant to restructuring exercise	(1,931)	(1,228)	39,116	-	35,957	-	35,957
At 30 June 2017	44,341	-	37,442	13,580	95,363	6,913	102,276

Statement of Changes in Equity

Group	Share capital RM'000	Other reserves RM'000	Merger reserves RM'000	Accumulated losses RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 January 2016	36,272	1,228	(1,674)	(4,608)	31,218	3,470	34,688
Loss for the period representing total comprehensive income for the period	-	-	-	(2,088)	(2,088)	(156)	(2,244)
At 31 March 2016/ 1 April 2016	36,272	1,228	(1,674)	(6,696)	29,130	3,314	32,444
Loss for the period representing total comprehensive income for the period	-	-	-	(751)	(751)	(360)	(1,111)
At 30 June 2016	36,272	1,228	(1,674)	(7,447)	28,379	2,954	31,333

Statement of Changes in Equity

Company	Share capital RM'000	Merger reserves RM'000	Accumulated losses RM'000	Total equity RM'000
At 1 January 2017/ 31 March 2017/ 1 April 2017	46,272	(1,674)	-	44,598
Loss for the period representing total comprehensive income for the period	-	-	(7)	(7)
Adjustment pursuant to restructuring exercise	(1,931)	36,142	-	34,211
At 30 June 2017	44,341	34,468	(7)	78,802

Company	Share capital RM'000	Merger reserves RM'000	Accumulated losses RM'000	Total equity RM'000
At 1 January 2016/31 March 2016/ 1 April 2016/ 30 June 2016	36,272	(1,674)	-	34,598

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Share Capital – Ordinary Shares

	No. of issued shares	Issued and paid-up capital RM
At date of incorporation, 22 December 2016 ⁽¹⁾	10	31
Issuance of new ordinary shares (“ New Shares ”) pursuant to the share swap in connection with the Restructuring Exercise	1,999,990	10,129,970
Issuance of New Shares pursuant to the capitalisation in connection with the Restructuring Exercise	11,000,000	34,210,730
Balance as at 30 June 2017	13,000,000	44,340,731
<u>Subsequent to 30 June 2017</u>		
Share split	689,000,000	44,340,731
Issue of New Shares to Sponsor	4,347,900	3,144,153
Pre-invitation number of ordinary shares	693,347,900	47,484,884
Issue of New Shares pursuant to IPO	173,270,000	120,030,793 ⁽²⁾
Post-invitation issued and paid up capital	866,617,900	167,515,677

Notes:

- 1) As at the date of incorporation on 22 December 2016, the Company had 10 shares with issued and paid-up capital of S\$10.
- 2) Takes into account the capitalization of listing expenses of approximately RM5.3 million against share capital.

The Company did not have any outstanding options, convertibles or treasury shares as at 30 June 2017 and 30 June 2016. There were no subsidiary holdings as at 30 June 2017 and 30 June 2016.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

	30.06.17	31.12.16
Total number of issued shares (excluding treasury shares)	<u>13,000,000</u>	<u>10</u>

There were no treasury shares as at 30 June 2017 and 31 December 2016.

1(d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable. There were no treasury shares during and as at the end of the current financial period reported on.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable. There were no subsidiary holdings during and as at the end of the current financial period reported on.

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the auditors of the Company.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

Except as disclosed in paragraph 5 below, the accounting policies and methods of computation adopted in the financial statements for the current reporting period are consistent with those disclosed in the audited combined financial statements for the financial year ended 31 December 2016 as set out in the Company's offer document dated 19 July 2017.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Group has adopted all the applicable new and revised Financial Reporting Standards ("FRS") and Interpretations of Financial Reporting Standards ("INT FRS") in Singapore that are mandatory for the accounting periods beginning on or after 1 January 2017. The adoption of these new and revised FRS and INT FRS did not result in any substantial change to the Group's and the Company's accounting policies and has no significant impact on the financial statements for the current financial reporting period.

6. **Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends**

	Group 3 Months Ended		Group Half Year Ended	
	30.06.17	30.06.16	30.06.17	30.06.16
Profit/(loss) attributable to equity holders of the Company (RM'000)	13,368	(751)	18,494	(2,839)
Pre-invitation number of ordinary shares ('000) ⁽¹⁾	693,348	693,348	693,348	693,348
Basic and fully diluted basis EPS (RM cents per share) ⁽²⁾	1.93	(0.11)	2.67	(0.41)
Post-invitation number of ordinary shares ('000) ⁽¹⁾	866,618	866,618	866,618	866,618
Basic and fully diluted basis EPS (RM cents per share) ⁽²⁾	1.54	(0.09)	2.13	(0.33)

Notes:

- 1) For comparison and illustrative purposes, as the Company only had 13,000,000 shares in issue as at 30 June 2017 and 10 shares in issue as at 31 December 2016, the basic and diluted EPS for both financial periods ended 30 June are presented based on the pre-IPO and post-IPO share capital of 693,347,900 and 866,617,900 respectively.
- 2) The basic and diluted EPS are the same as the Company and the Group did not have any potentially dilutive instruments for the respective financial periods.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the**
(a) Current period reported on; and
(b) Immediately preceding financial year

	Group		Company	
	30.06.17	31.12.16	30.06.17	31.12.16
Net asset value (RM'000)	95,363	40,912	78,802	34,598
Number of ordinary shares in issue				
- Pre-invitation number of ordinary shares ('000) ⁽¹⁾	693,348	693,348	693,348	693,348
- Post-invitation number of ordinary shares ('000) ⁽¹⁾	866,618	866,618	866,618	866,618
Net asset value per ordinary share (RM cents)				
- Based on Pre-invitation number of ordinary shares ⁽¹⁾	13.75	5.90	11.37	6.43
- Based on Post-invitation number of ordinary shares ⁽¹⁾	11.00	4.72	9.09	5.15

Note:

- 1) For comparison and illustrative purposes, as the Company only had 13,000,000 shares in issue as at 30 June 2017 and 10 shares in issue as at 31 December 2016, the net asset value per share for the financial period ended 30 June 2017 and 31 December 2016 are presented based on the pre-IPO and post-IPO share capital of 693,347,900 and 866,617,900 respectively.

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss:-

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

Review for the performance of the Group for the 3 months ended 30 June 2017 ("2Q FY2017") as compared to the previous corresponding quarter ended 30 June 2016 ("2Q FY2016").

Consolidated Statement of Comprehensive Income
2Q FY2017 compared to 2Q FY2016

- (i) Revenue
The Group recorded revenue of RM69.99 million for the second quarter ended 30 June 2017, an improvement of 246% as compared to the previous corresponding quarter. This is due to advanced progress of our on-going projects, Tri Pinnacle and Vervéa, which contributed to higher revenue to the Group.
- (ii) Cost of sales
Cost of sales increased by 186% to RM37.40 million in 2Q FY2017 as a result of the increase in construction activities for both Tri Pinnacle and Vervéa projects which is consistent with the increase in revenue for the respective projects. Deferred income on housing quotas are amortised to profit or loss based on the construction progress of Tri Pinnacle development.
- (iii) Other income
Other income decreased by 86% to RM0.04 million in 2Q FY2017. This is mainly due to income from insurance compensation of RM0.2 million in 2Q FY2016.
- (iv) Administrative expenses
Administrative expenses increased by 142% to RM8.86 million in 2Q FY2017 mainly due to the increase in manpower costs and office facilities in order to facilitate expansion initiatives. Depreciation cost has increased resulting from the additions of office equipment and renovation of sales galleries. Non-capitalised project expenses has also increase as a result of commencement of the planning stage for upcoming projects such as Vittoria and Beacon.
- (v) Selling and distribution expenses
Selling and distribution expenses decreased by 52% to RM2.27 million in 2Q FY2017 as higher costs were incurred in 2Q FY2016 for initial sales and marketing initiatives in launching both Vertu and Beacon projects in the financial period ended 30 June 2016.
- (vi) Finance income
Finance income decreased by 18% to RM0.34 million in 2Q FY2017 due to lower interest income arising from the lower average balance of deposit in banks and financial institutions in 2Q FY2017 as compared to 2Q FY2016.
- (vii) Finance costs
Finance costs decreased by 20% to RM0.56 million in 2Q FY2017 due to the restructuring of debt instrument for IPO purpose.

(viii) Tax credit/(expense)

A tax credit was recognised in 2Q FY2016 due to the reversal of deferred tax liabilities. In 2Q FY2017, a higher tax expense is expected as the Group has achieved higher taxable profits.

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

Consolidated Statement of Financial Position

(i) Non-current assets

The Group's non-current assets increased by RM11.74 million from RM107.15 million as at 31 December 2016 to RM118.89 million as at 30 June 2017, primarily due to the followings:

- increase in property, plant and equipment of RM2.00 million mainly due to additions during the period of RM4.79 million attributable to the construction in progress of carpark and sales gallery of a subsidiary and additions to office equipment and furniture and fittings, net against depreciation of RM2.51 million and disposal motor vehicle of RM0.28 million;
- additional capital injection of RM3.75 million into associates; and
- recognition of deferred tax assets of RM6.56 million on unrealised profits.

(ii) Current assets

The Group's current assets increased by RM22.84 million from RM422.30 million as at 31 December 2016 to RM445.14 million as at 30 June 2017, primarily due to the net effect of the followings:

- increase in development properties of RM28.89 million due to the acquisition of development land in Aspen Vision City and the increase in property development cost for on-going projects;
- increase in trade and other receivables of RM3.16 million mainly contributed by the increase in progress billings for the on-going projects; and offset by the
- decrease in cash and cash equivalents as the net result of repayment of borrowings and payables, offset by the drawdown of revolving credit facility during the financial period.

(iii) Liabilities

The Group's liabilities decreased by RM23.40 million from RM485.15 million as at 31 December 2016 to RM461.75 million as at 30 June 2017, primarily due to followings:

- decrease in trade and other payables of RM8.88 million mainly due to repayment made to creditors;
- decrease in loans and borrowings of RM38.13 million due to the repayment of borrowings amounting to RM32.39 million and the restructuring of debt instruments of RM32.98 million, net against the drawdown of loans and borrowings of RM27.24 million for current project development purposes during the financial period; offset against
- increase in contract liabilities of both Tri Pinnacle and Vervéa projects amounting to RM27.35 million. Contract liabilities represent the progress billings in excess of the cost incurred and profits recognised, and
- decrease in deferred income of RM10.54 million consistent with the amount amortised to profit or loss based on the progress of project development.

Consolidated Statement of Cash Flow

The Group generated net cash inflow from operating activities of RM19.78 million, which comprised operating cash inflows after working capital changes of RM23.12 million, net finance costs of RM0.23 million and tax payments of RM3.11 million.

Net cash used in investing activities amounted to RM5.35 million cash outflow due to the acquisition of property, plant and equipment of RM1.93 million and the addition in investment in an associate of RM3.75 million.

Net cash used in financing activities amounted to RM4.89 million cash outflow due to the repayment of loans and borrowings of RM28.67 million, interest paid on loans and borrowings of RM1.06 million and the RM1.14 million fixed deposit pledged to financial institutions, off set against the drawdown of loans and borrowings of RM25.98 million

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

Not applicable. No forecast or prospect statement has been previously disclosed to shareholders.

10. 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 Malaysian economy continues to grow, supported by commendable and sustainable corporate revenue and earnings. Coupled with an increasing population, growing workforce, low unemployment and expanding middle income group, the demand for housing from the lower to middle-income group will grow in tandem. The Malaysian Government has introduced several policies to alleviate the shortage of affordable homes and promote affordable home ownership for the low to middle-income group. Such initiatives are complementary to the Group as we focus on providing affordable homes in strategic growth areas with quality infrastructure and amenities. Our maiden affordable homes development, Tri Pinnacle, has received good response with 82.31% of units sold as at 30 June 2017.

Aspen Vision City, our flagship development is in Batu Kawan, which is earmarked as the third satellite township of Penang. Vervéa, the first phase of our development in Aspen Vision City comprising of commercial units, a boutique hotel, a multi-storey carpark with convention hall and drive-through food and beverage outlet and petrol stations, has recorded 83.45% of units sold as at 30 June 2017. Construction continues to progress according to plan with handover to purchasers estimated to take place in 3Q FY2018.

Vertu Resort, consisting of five residential blocks, was launched in December 2016 and has recorded 59.71% of units sold as at 30 June 2017. We have recently awarded to Kerjaya Prospek (M) Sdn Bhd, a subsidiary of Kerjaya Prospek Group Berhad, as the contractor for main buildings works of Vertu Resort. Vertu Resort is slated for completion in 4Q FY2020.

The Group's business strategies and future plans for continued growth remain unchanged. We will continue to seek opportunities to acquire new land banks and carry out new developments, expand regionally with our strategic partners, focus on mass market residential and mixed developments and leverage on our developments to expand into new business segments which generate streams of annuity income.

With total unbilled sales of RM1,004.66 million as at 30 June 2017 along with the positive market sentiments, the Group expects to continue with its growth in business.

11. Dividend

(a) Current Financial Period Reported On:

Any dividend declared for the current financial period reported on?

No dividend was declared for the current financial period reported on.

(b) Corresponding Period of the Immediately Preceding Financial Year:

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

No dividend was declared for the corresponding period of the immediate preceding financial year.

(c) Date payable:

Not applicable.

(d) Books closure date:

Not applicable.

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

No dividend has been declared or recommended for the second quarter ended 30 June 2017.

13. If the group has obtained a general mandate from shareholders for interested person transactions ("IPT"), 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.

The Group does not have an existing general mandate from shareholders for IPT.

Other than the interested person transactions as disclosed on pages 196 to 201 of the Company's offer document dated 19 July 2017, IPTs exceeding S\$100,000 and above during the financial period under review are disclosed as below:

Our Executive Director, President & Group Chief Executive Officer, Dato' Murly and Group Executive Director, Dato Seri Nazir Ariff have provided personal guarantees for a loan obtained by a subsidiary from Maybank Islamic Banking with limit of RM10.4 million for the purchase of our Glenmarie office in Selangor, Malaysia. There is no value at risk to the Company arising from the personal guarantees provided.

14. Use of IPO proceeds

The Company refers to the net proceeds amounting to S\$36.72 million (excluding listing expenses of approximately S\$3.13million) raised from the IPO on the Catalist of the SGX-ST on 28 July 2017.

As at the date of this announcement, the status on the use of the IPO net proceeds is as follows:

Use of IPO Net Proceeds	Amount allocated S\$'000	Amount utilised S\$'000	Balance S\$'000
Acquisition of land banks and future developments	25,000	(14,968) ⁽¹⁾	10,032
Repayment of bank borrowings from CIMB Islamic Bank Berhad	2,000	(2,000)	-
Working capital ⁽¹⁾	9,720	(3,551) ⁽²⁾	6,169
Total	36,720	(20,519)	16,201

Notes:

- (1) S\$2.86 million utilised for the payment of Kajang Land acquired by a subsidiary, Aspen Vision Realty Sdn Bhd, S\$5.52 million for the payment of 80% of Parcel 4 purchase price by an associate, Bandar Cassia Properties Sdn Bhd and S\$6.59 million for the payment of 20% of Parcel 5 purchase price by subsidiary Aspen Vision Land Sdn Bhd. The exchange rate used is RM3.1520: S\$1.00.
- (2) S\$3.55 million utilised for working capital consist of payroll payment of S\$0.94 million, tax payment of S\$1.19 million, professional fees of S\$0.42 million and S\$1.00 million of general operational and administrative expenses.

The above utilisations are in accordance with the intended use of the IPO net proceeds and percentage allocated, as stated in the Company's offer document dated 19 July 2017.

The Board will continue to update in periodic announcements on the utilisation of the balance of the proceeds from the IPO as and when the proceeds are materially disbursed and provide a status report on such use in its annual report and its quarterly and full year financial statements.

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

The Company confirms that it has procured undertakings from all of its directors and executive officers in the required format.

16. Negative Confirmation by the Board Pursuant to Rule 705(5)

To the best of the Board of Directors' knowledge, nothing has come to their attention which may render the unaudited financial results for the quarter and 6 months financial periods ended 30 June 2017 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Dato' Murly Manokharan

Executive Director, President and Group Chief Executive Officer

7 September 2017

*Aspen (Group) Holdings Limited (the "**Company**") is listed on Catalist of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") on 28 July 2017. The initial public offering of the Company was sponsored by PrimePartners Corporate Finance Pte. Ltd. (the "**Sponsor**").*

This announcement has been prepared by the Company and its contents have been reviewed by the Sponsor for compliance with the SGX-ST Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement. This announcement has not been examined nor approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made, or reports contained in this announcement.

The contact person for the Sponsor is Ms. Jennifer Tan, Senior Manager (Mailing Address: 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318 and E-mail: sponsorship@ppcf.com.sg).