



ASPIAL CORPORATION LIMITED
(Incorporated in the Republic of Singapore)
(Registration Number: 197001030G)

RESPONSES TO QUERIES FROM SHAREHOLDERS IN RESPECT OF THE COMPANY'S ANNUAL GENERAL MEETING TO BE HELD ON 29 APRIL 2022

The board of directors (the "**Board**") of Aspial Corporation Limited (the "**Company**", and together with its subsidiaries, the "**Group**") refers to the queries raised by shareholders of the Company in relation to the Company's Annual General Meeting to be held on 29 April 2022 at 3.00 p.m.

The Company wishes to provide the following information in response to such queries:

Question 1

The losses from the real estate and investments - can the Board elaborate more details on why these losses were incurred for 2021? Eg. Is the losses attributable to the World Class acquisition? For 2022, do we expect further losses?

Company's response to Query 1:

As mentioned in the Business Review (page 6 of the Annual Report 2021 "AR 2021") the loss from the Real Estate Business was mainly due to lower sales and settlement, holding costs and revaluation loss. The loss from other investments was due to the weaker performance of the hospitality business of its associated company, AF Global Limited, which was affected by the pandemic. The losses were not attributable to the acquisition and delisting of World Class Global Pte. Ltd. (formerly known as World Class Global Limited) in FY2021.

The performance of the Group's Real Estate Business depends on the global economy and market conditions where the Group operates in. For Australia, the Group expects interests in Melbourne apartment units to pick up in 2022 as it has fully opened up its international borders to vaccinated travellers on 21 February 2022.

The Group will provide regular updates on the Real Estate Business in its half-yearly results announcements.

Question 2

With rising interest rate trends, is there any significant impact on our financials in 2022 and beyond? Will the real estate portfolio and investment be significantly hit with rising interest rates? Is there any mitigation plan in place?

Company's response to Query 2:

Please refer to Note 35(b) of the Company's AR 2021 for the sensitivity analysis for interest rate risk on the Group's profitability.

As mentioned in the CEO statement in the Company's AR 2021, the Group will focus on its fundamentals, strengthen its core competencies and competition edge so as to grow its businesses. The Group will continue to explore new business opportunities, including mergers, acquisitions and divestments, to transform and consolidate its existing business, to improve effectiveness and efficiency, and to synergise and optimise resources across its various businesses.

By Order of the Board

Lim Swee Ann
Company Secretary
23 April 2022