FINANCIAL STATEMENTS

REPORT OF THE TRUSTEE

DBS Trustee Limited (the "**Trustee**") is under a duty to take into custody and hold the assets of BHG Retail REIT (the "**REIT**") in trust for the Unitholders (the "**Unitholders**"). In accordance with the Securities and Futures Act (Cap. 289), its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of BHG Retail Trust Management Pte. Ltd. (the "**Manager**") for compliance with the limitations imposed on the investment and borrowing powers as set out in the trust deed dated 18 November 2015 (as amended by a first supplemental deed dated 26 March 2018 and a second supplemental deed dated 20 April 2018) (collectively the "**Trust Deed**") between the Manager and the Trustee in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Trust during the year covered by these financial statements, set out on pages 101 to 165 in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee,
DBS Trustee Limited

Chan Kim Lim
Director

Singapore
18 March 2021

STATEMENT BY THE MANAGER

In the opinion of the directors of BHG Retail Trust Management Pte. Ltd. (the "**Manager**"), the accompanying financial statements set out on pages 101 to 165 comprising the statements of financial position, statements of total return, distribution statements and statements of movements in unitholders' (the "**Unitholders**") funds of BHG Retail REIT (the "**REIT**") and its subsidiaries (the "**Group**"), the portfolio statement and statement of cash flows of the Group and a summary of significant accounting policies and other explanatory information, are drawn up so as to present fairly, in all material respects, the financial position of the Group and of the REIT and the portfolio of the Group as at 31 December 2020, the total return, distributable income and movements in Unitholders' funds of the Group and of the REIT and cash flows of the Group for the year ended on that date in accordance with the recommendations of Statement of Recommended Accounting Practice 7 *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants and the provisions of the Trust Deed dated 18 November (as amended by a first supplemental deed dated 26 March 2018 and a second supplemental deed dated 20 April 2018). At the date of this statement, there are reasonable grounds to believe that the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager,
BHG Retail Trust Management Pte. Ltd.

Francis Siu Wai Keung
Director

Singapore
18 March 2021

INDEPENDENT AUDITORS' REPORT

Unitholders
BHG Retail REIT
(Constituted under a Trust Deed dated 18 November 2015 (as amended by a first supplemental deed dated 26 March 2018 and a second supplemental deed dated 20 April 2018) in the Republic of Singapore)

Report on the audit of the financial statements

Opinion

We have audited the financial statements of BHG Retail REIT (the "**REIT**") and its subsidiaries (the "**Group**"), which comprise the statement of financial position and the portfolio statement of the Group and the statement of financial position of the REIT as at 31 December 2020, the statement of total return, distribution statement, statement of movements in Unitholders' funds and statement of cash flows of the Group and the statement of total return, distribution statement and statement of movements in Unitholders' funds of the REIT for the year then ended, and notes to the financial statements, including a summary of significant accounting policies as set out on pages 101 to 165.

In our opinion, the accompanying consolidated financial statements of the Group and the statement of financial position, statement of total return, distribution statement and statement of movements in Unitholders' funds of the REIT present fairly, in all material respects, the financial position and portfolio holdings of the Group and the financial position of the REIT as at 31 December 2020 and the total return, distributable income, movements in Unitholders' funds and cash flows of the Group and the total return, distributable income and movements in Unitholders' funds of the REIT for the year ended on that date in accordance with the recommendations of Statement of Recommended Accounting Practice 7 *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("**SSAs**"). Our responsibilities under those standards are further described in the '*Auditors' responsibilities for the audit of the financial statements*' section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ("**ACRA Code**") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

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

INDEPENDENT AUDITORS' REPORT

Valuation of investment properties Refer to Note 4 to the financial statements	
The key audit matter	***How the matter was addressed in our audit***
The Group has investment properties comprising retail malls in the People's Republic of China. These investment properties represent the single largest category of assets on the statement of financial position, at S$943.2 million (2019: S$909.0 million) as at 31 December 2020. These investment properties are stated at their fair values based on independent external valuations. The valuation process involves significant judgement in determining the appropriate valuation methodology, and in estimating the underlying assumptions to be applied. The valuations are sensitive to the key assumptions, including those relating to the discount rates, terminal growth rates, term yields and reversionary rates and a change in the assumptions will have an impact on the valuation.	We evaluated the qualification and competence of the external valuer. We also read the terms of engagement of the valuer with the Group to determine whether there were any matters that might have affected their objectivity or limited the scope of their work. We compared the valuation methodologies used, which included the discounted cash flow method and income capitalisation method, against those applied for similar property types by other valuers. We tested the integrity of inputs of the projected cash flows used in the valuation to supporting leases and other documents. We assessed the reasonableness of the discount rates, terminal growth rates, term yields and reversionary rates used in the valuations by comparing them to available industry data, taking into consideration comparability and market factors. We also considered the adequacy of the disclosures in the financial statements.
	Our findings
	The valuers are members of generally-recognised professional bodies for valuers and have considered their own independence in carrying out their work. The valuation methodologies used are comparable to the methods used for similar property types by other valuers and the key assumptions used are within the range of market data. The disclosures in the financial statements are appropriate in their description of the judgement inherent in the key assumptions used in the valuations and the relationships between the key unobservable inputs and fair values.

INDEPENDENT AUDITORS' REPORT

Other information

BHG Retail Trust Management Pte. Ltd., the Manager of the REIT (the "**Manager**"), is responsible for the other information. The other information comprises the Overview, Performance Review, Business Highlights, Sustainability Report and Interested Person Transactions, but does not include the financial statements and our auditor's report thereon, which we obtained prior to the date of this auditors' report, and the Statistics of Unitholdings (the "**Report**") which is expected to be made available to us after that date.

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

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

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

When we read the Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the directors of the Manager and take appropriate actions in accordance with SSAs.

Responsibilities of the Manager for the Financial Statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with the recommendations of Statement of Recommended Accounting Practice 7 *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants, and for such internal controls as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

INDEPENDENT AUDITORS' REPORT

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

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

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

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

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

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

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

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

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

INDEPENDENT AUDITORS' REPORT

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

The engagement partner on the audit resulting in this independent auditors' report is Lim Pang Yew, Victor.

KPMG LLP
Public Accountants and
Chartered Accountants

Singapore
18 March 2021

STATEMENTS OF FINANCIAL POSITION

AS AT 31 DECEMBER 2020

	Note	Group 2020 S$'000	Group 2019 S$'000	REIT 2020 S$'000	REIT 2019 S$'000
Non-current assets					
Investment properties	4	943,187	909,021	–	–
Plant and equipment	5	702	678	–	–
Interests in subsidiaries	6	–	–	591,646	591,535
Deferred tax assets	7	47	18	–	–
		943,936	909,717	591,646	591,535
Current assets					
Trade and other receivables	8	2,947	1,034	589	330
Cash and cash equivalents	9	48,272	47,033	4,159	3,353
		51,219	48,067	4,748	3,683
Total assets		995,155	957,784	596,394	595,218
Non-current liabilities					
Loans and borrowings	10	282,320	275,425	232,595	226,890
Trade and other payables	11	2,077	1,731	54,276	43,549
Security deposits		6,298	7,667	–	–
Deferred tax liabilities	7	39,157	41,195	–	–
Derivative liabilities	12	3,302	1,047	3,302	1,047
		333,154	327,065	290,173	271,486
Current liabilities					
Loans and borrowings	10	9,315	3,159	8,101	2,000
Trade and other payables	11	26,049	24,942	9,394	4,810
Security deposits		12,913	13,279	–	–
Current tax liabilities		1,281	1,204	–	–
		49,558	42,584	17,495	6,810
Total liabilities		382,712	369,649	307,668	278,296
Net assets		612,443	588,135	288,726	316,922
Represented by:					
Unitholders' funds	13	439,256	422,517	288,726	316,922
Non-controlling interests	14	173,187	165,618	–	–
		612,443	588,135	288,726	316,922
Units in issue ('000)	15	511,718	509,490	511,718	509,490
Net asset value per Unit attributable to Unitholders (S$)		0.86	0.83	0.56	0.62

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

STATEMENTS OF TOTAL RETURN

YEAR ENDED 31 DECEMBER 2020

	Note	Group 2020 S$'000	Group 2019 S$'000	REIT 2020 S$'000	REIT 2019 S$'000
Gross rental income		56,218	71,238	–	–
Dividend income		–	–	4,200	11,800
Other income		4,343	7,820	–	–
Gross revenue		60,561	79,058	4,200	11,800
Business tax		(350)	(495)	–	–
Property-related tax		(5,679)	(6,965)	–	–
Property management fees and reimbursables		(2,163)	(2,910)	–	–
Other property operating expenses	17	(15,981)	(18,212)	–	–
Total property operating expenses		(24,173)	(28,582)	–	–
Net property income		36,388	50,476	4,200	11,800
Audit fees		(353)	(322)	(152)	(152)
Manager's management fees					
- Base fee		(1,118)	(1,862)	(1,118)	(1,862)
- Acquisition fee		–	–	–	(489)
Trustee's fees		(156)	(148)	(156)	(148)
Valuation fee		(42)	(15)	(42)	(15)
Other income (non–operating)		389	482	–	–
Other operating expenses	18	(586)	(1,444)	(532)	(1,136)
Finance income		156	422	–	–
Finance costs		(14,994)	(14,815)	(15,998)	(11,861)
Net finance costs	19	(14,838)	(14,393)	(15,998)	(11,861)
Total return before change in fair value of investment properties and unrealised foreign exchange gain		19,684	32,774	(13,798)	(3,863)
Change in fair value of investment properties	4	(15,036)	48,856	–	–
Foreign exchange gain - unrealised		1,047	1,758	(1,158)	963
Total return for the year before taxation		5,695	83,388	(14,956)	(2,900)
Taxation	20	(1,973)	(20,788)	(119)	(73)
Total return for the year after taxation		3,722	62,600	(15,075)	(2,973)
Attributable to:					
Unitholders		(1,070)	48,006	(15,075)	(2,973)
Non–controlling interests	14	4,792	14,594	–	–
Total return for the year after taxation		3,722	62,600	(15,075)	(2,973)
Earnings per Unit (cents)	21				
- Basic		(0.21)	9.47		
- Diluted		(0.21)	9.42		

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

DISTRIBUTION STATEMENTS

YEAR ENDED 31 DECEMBER 2020

	Note	Group 2020 S$'000	Group 2019 S$'000	REIT 2020 S$'000	REIT 2019 S$'000
Amount available for distribution to Unitholders at beginning of the year		7,957	9,453	7,957	9,453
Total return for the year attributable to Unitholders		(1,070)	48,006	(15,075)	(2,973)
Distribution adjustments	A	11,610	(29,390)	25,615	21,589
Income for the year available for distribution to Unitholders		10,540	18,616	10,540	18,616
Amount retained[1]		(1,054)	(1,862)	(1,054)	(1,862)
Income for the year to be distributed to Unitholders		9,486	16,754	9,486	16,754
Distribution to Unitholders during the year:					
- Distribution of 2.42 cents per Unit for period from 1 July 2018 to 31 December 2018		–	(9,232)	–	(9,232)
- Distribution of 2.08 cents per Unit for period from 1 January 2019 to 30 June 2019		–	(9,018)	–	(9,018)
- Distribution of 1.79 cents per Unit for period from 1 July 2019 to 31 December 2019		(7,778)	–	(7,778)	–
- Distribution of 0.89 cents per Unit for period from 1 January 2020 to 30 June 2020		(4,329)	–	(4,329)	–
		(12,107)	(18,250)	(12,107)	(18,250)
Amount available for distribution to Unitholders at end of the year		5,336	7,957	5,336	7,957
Distribution per unit (cents)[2]		1.95	3.87		

(1) For the year ended 31 December 2020, approximately S$1.1 million (2019: S$1.9 million) of the amount available for distribution has been retained for operational expenses and working capital requirements of the REIT.

(2) The distribution per unit relates to the distributions in respect of the relevant financial year.

The distribution relating to 1 July 2020 to 31 December 2020 will be paid within 90 days from the end of the distribution period, in accordance with the provisions of the Trust Deed.

The amount of distributions waived, attributable to the strategic investor Units, for the year ended 31 December 2020 and 2019 amounted to approximately S$1.4 million and S$3.6 million respectively.

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

DISTRIBUTION STATEMENTS

YEAR ENDED 31 DECEMBER 2020

Note A – Distribution adjustments

	Group		REIT	
	2020 S$'000	**2019 S$'000**	**2020 S$'000**	**2019 S$'000**
Distribution adjustment items:				
- Amortisation of debt establishment costs	2,507	2,168	2,507	1,878
- Change in fair value of investment properties [1]	13,335	(41,340)	–	–
- Deferred taxation [1]	(3,396)	10,277	–	–
- Manager's management fees paid/payable in Units	480	1,862	480	2,351
- Net income of subsidiaries not distributed to the REIT [1]	–	–	21,470	18,323
- Property Manager's management fees paid/payable in Units	761	1,024	–	–
- Transfer to statutory reserve	(1,155)	(1,722)	–	–
- Other adjustments [1]	(922)	(1,659)	1,158	(963)
Net effect of distribution adjustments	11,610	(29,390)	25,615	21,589

[1] Excludes share attributable to non-controlling interests

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

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS

YEAR ENDED 31 DECEMBER 2020

	Group		REIT	
	2020 S$'000	2019 S$'000	2020 S$'000	2019 S$'000
Unitholders' funds as at beginning of the year	422,517	410,423	316,922	335,743
Operations				
Total return for the year after taxation attributable to Unitholders	(1,070)	48,006	(15,075)	(2,973)
Transfer to statutory reserve	(1,155)	(1,722)	–	–
Net (decrease)/increase in net assets resulting from operations	(2,225)	46,284	(15,075)	(2,973)
Hedging reserve				
Effective portion of changes in fair value of cash flow hedges	(2,255)	(973)	(2,255)	(973)
Foreign currency translation reserve				
Translation differences from financial statements of foreign operations	30,930	(20,064)	–	–
Statutory reserve				
Transfer from operations	1,155	1,722	–	–
Unitholders' transactions				
Creation of Units paid/payable to manager				
- Units issued and to be issued as satisfaction of the portion of Manager's management fees payable in Units	480	2,351	480	2,351
- Units issued and to be issued as satisfaction of the portion of Property Manager's management fees payable in Units	761	1,024	761	1,024
Distributions to Unitholders	(12,107)	(18,250)	(12,107)	(18,250)
	(10,866)	(14,875)	(10,866)	(14,875)
Unitholders' funds as at end of the year	439,256	422,517	288,726	316,922

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

PORTFOLIO STATEMENT

AS AT 31 DECEMBER 2020

Group

Description of leasehold property	Location	Term of lease (years)	Lease expiry	Valuation as at 2020 RMB'000	Valuation as at 2019 RMB'000	Valuation as at 2020 S$'000	Valuation as at 2019 S$'000	Percentage of Unitholders' funds 2020 %	Percentage of Unitholders' funds 2019 %
Beijing Wanliu	No.2 Bagou Road, Haidian District, Beijing	30	2044	2,502,000	2,502,000	506,515	483,189	115	114
Chengdu Konggang	No. 166 Jinhua Road second section, Shuangliu County, Chengdu	32	2047	661,000	662,000	133,816	127,846	30	30
Hefei Mengchenglu	No.99 Mengcheng Road, Luyang District, Hefei	30	2044	582,000	603,000	117,822	116,452	27	28
Hefei Changjiangxilu	No. 639 Changjiangxilu Road, Shushan District, Hefei	30	2043	475,000	492,000	96,161	95,016	22	22
Xining Huayuan	Nos.16-19 Shipo street, Chengzhong District, Xining	34	2048	274,000	280,000	55,470	54,074	13	13
Dalian Jinsanjiao	No.18 Huadong Road, Ganjingzi District, Dalian	33	2042	165,000	168,000	33,403	32,444	8	8
Investment properties, at valuation						943,187	909,021	215	215
Other assets and liabilities (net)						(330,744)	(320,886)	(75)	(75)
Net assets						612,443	588,135	140	140
Net assets attributable to non-controlling interests						(173,187)	(165,618)	(40)	(40)
Net assets attributable to Unitholders						439,256	422,517	100	100

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

STATEMENT OF CASH FLOWS

YEAR ENDED 31 DECEMBER 2020

	Note	Group 2020 S$'000	Group 2019 S$'000
Cash flows from operating activities			
Total return for the year before taxation		5,695	83,388
Adjustments for:			
Finance income		(156)	(422)
Finance costs		14,994	14,815
Loss on disposal of plant and equipment		1	8
Depreciation of plant and equipment		107	111
Manager's management fees paid/payable in Units	(i)	480	1,862
Property Manager's management fees paid/payable in Units	(ii)	761	1,024
Change in fair value of investment properties		15,036	(48,856)
Foreign exchange gain – unrealised		(1,047)	(1,758)
Operating income before working capital changes		35,871	50,172
Changes in:			
Trade and other receivables		(2,303)	(997)
Trade and other payables		(7,276)	3,914
Cash generated from operating activities		26,292	53,089
Tax paid		(5,775)	(9,488)
Net cash generated from operating activities		20,517	43,601
Cash flows from investing activities			
Acquisition of subsidiaries, net of cash acquired	26	–	(63,055)
Capital expenditure on investment properties		(5,249)	(10,876)
Purchase of plant and equipment		(101)	(60)
Interest received		156	422
Net cash used in investing activities		(5,194)	(73,569)
Cash flows from financing activities			
Distribution to Unitholders		(12,107)	(18,250)
Dividend paid to non-controlling interests		(1,601)	(4,866)
Decrease in restricted cash		(1,115)	11,435
Proceeds from borrowings		12,459	84,900
Repayment of borrowings		(3,199)	(29,084)
Net settlement of derivative contracts		(1,349)	53
Interest paid		(10,380)	(10,173)
Net cash (used in)/from financing activities		(17,292)	34,015

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

STATEMENT OF CASH FLOWS

YEAR ENDED 31 DECEMBER 2020

	Note	Group 2020 S$'000	Group 2019 S$'000
(Decrease)/increase in cash and cash equivalents		(1,969)	4,047
Cash and cash equivalents at 1 January		44,103	41,191
Effect of foreign exchange rate changes on cash balances		2,093	(1,135)
Cash and cash equivalents at 31 December	9	44,227	44,103

Notes:

Significant non–cash transactions

(i) The Manager's management fees for the year was S$1,118,000 (2019: S$2,351,000). In 2019, S$489,000 of S$2,351,000 was related to the acquisition of Hefei Changjiangxilu Mall and capitalised as part of the cost of investment property. S$480,000 (2019: S$1,912,000) was paid during the year through the issuance of 842,000 (2019: 2,709,000) Units. The remaining S$638,000 will be paid in cash (2019: S$439,000 paid through the issuance of 638,000 Units) subsequent to the year end.

(ii) The Property Manager's management fees for the year was S$761,000 (2019: S$1,024,000). S$353,000 (2019: S$753,000) was paid during the year through the issuance of 663,000 (2019: 1,072,000) Units. The remaining S$408,000 (2019: S$271,000) will be paid through the issuance of 723,000 (2019: 394,000) Units subsequent to the year end.

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

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

These notes form an integral part of the financial statements.

The financial statements were authorised for issue by the Manager and the Trustee on 18 March 2021.

1. GENERAL

BHG Retail REIT (the "REIT") is a Singapore–domiciled unit trust constituted pursuant to the trust deed dated 18 November 2015 (as amended by a first supplemental deed dated 26 March 2018 and a second supplemental deed dated 20 April 2018) (collectively the "Trust Deed") between BHG Retail Trust Management Pte. Ltd. (the "Manager") and DBS Trustee Limited (the "Trustee"). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the REIT held by it or through its subsidiaries (the "Group") in trust for the holders of units ("Units") in the REIT.

The REIT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited (the "SGX-ST") on 11 December 2015 (the "Listing Date").

The principal activities of the REIT are those relating to investment in a diversified portfolio of income–producing properties located primarily in the People's Republic of China ("China") and used primarily for retail purposes.

The principal activities of the subsidiaries are those of investment holding of properties located in China and used for retail purposes.

The Group has entered into several service agreements in relation to the management of the REIT and its property operations. The main fee structures for these services are as follows:

(i) Trustee's fees

Pursuant to Clause 15.5 of the Trust Deed, the Trustee's fees shall not exceed 0.1% per annum of the value of deposited property, subject to a minimum of S$10,000 per month, excluding out-of-pocket expenses and Goods and Services Tax.

(ii) Manager's management fees

The Manager is entitled under Clauses 15.1 of the Trust Deed to the following management fees:

- a base fee of 10% per annum of the annual distributable income; and
- a performance fee of 25% per annum of the difference in distribution per unit ("DPU") in a financial year with the DPU in the preceding financial year (calculated before accounting for the performance fee but after accounting for the base fee in each financial year) multiplied by the weighted average number of Units in issue for such financial year.

The Manager may elect to receive the management fees in cash or Units or a combination of cash and/or Units (as it may in its sole discretion determine).

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

1. GENERAL (CONT'D)

(iii) Property management fees

Under the property management agreement in respect of each property, the property manager ("Property Manager") will provide lease management services, property management services and marketing co–ordination services in relation to the property. The Property Manager is entitled to the following fees:

- 2% per annum of the gross revenue of the property;
- 2.5% per annum of the net property income of the property; and
- a one-time lease-up commission of 2 months of fixed rent for securing of new tenants for a tenancy of at least three years, commencing for new tenancies entered into from 1 January 2018.

The property management fees are payable to the Property Manager in the form of cash and/or Units.

2. BASIS OF PREPARATION

2.1 Statement of compliance

The financial statements have been prepared in accordance with the recommendations of the Statement of Recommended Accounting Practice ("RAP") 7 *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants, the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the principles relating to recognition and measurement of the Singapore Financial Reporting Standards ("SFRS"). The changes to significant accounting policies are described in note 2.5.

2.2 Basis of measurement

The financial statements have been prepared on the historical cost basis except as otherwise described in the notes below.

2.3 Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to that entity (the "functional currency"). The consolidated financial statements of the Group are presented in Singapore dollars, which is the functional currency of the REIT. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

2. BASIS OF PREPARATION (CONT'D)

2.4 Use of estimates and judgements

The preparation of financial statements in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

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 any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year includes the valuation of investment properties under Note 4 and valuation of financial instruments under Note 27.

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

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 the 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 a liability fall into 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).

The Group recognises transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the Note 4 – investment properties and Note 27 – capital and financial risk management.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

2. BASIS OF PREPARATION (CONT'D)

2.5 Changes in accounting policies

New standards and amendments

The Group has applied the following FRSs, amendments to and interpretations of FRS for the first time for the annual period beginning on 1 January 2020:

- Amendments to References to Conceptual Framework in FRS Standards
- *Definition of a Business* (Amendments to FRS 103)
- *Definition of Material* (Amendments to FRS 1 and FRS 8)
- *Interest Rate Benchmark Reform* (Amendments to FRS 109, FRS 39 and FRS 107)

Other than the amendments relating to definition of a business and the interest rate benchmark reform, the application of these amendments to standards and interpretations does not have a material effect on the financial statements.

The Group applied the amendments relating to definition of a business to business combinations whose acquisition dates are on or after 1 January 2020 in assessing whether it had acquired a business or a group of assets. The details of accounting policies are set out in note 3.1.

The Group applied the interest rate benchmark reform amendments retrospectively to hedging relationships that existed at 1 January 2020 or were designated thereafter and that are directly affected by interest rate benchmark reform. These amendments also apply to the gain or loss accumulated in the cash flow hedging reserve in OCI that existed at 1 January 2020. The details of the accounting policies are disclosed in note 3.3. See also note 27 for related disclosures about risks and hedge accounting.

3. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently to all periods presented in these financial statements, and have been applied consistently by Group entities, except as explained in note 3.1, which addresses changes in accounting policies.

3.1 Basis of consolidation

(i) Business combinations

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, an input and substantive process and whether the acquired set has the ability to produce outputs.

The Group has an option to apply a ‘concentration test’ that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The optional concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.1 Basis of consolidation (cont'd)

(ii) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

The Group's acquisition of subsidiaries is primarily accounted for as an acquisition of assets as the subsidiaries are special purpose vehicles established for the sole purpose of holding assets.

The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group. Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if doing so causes the non-controlling interests to have a deficit balance.

(iii) Loss of control

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related non-controlling interests and other components of equity. Any resulting gain or loss is recognised in statement of total return. Any interest retained in the former subsidiary is measured at fair value when control is lost.

(iv) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

(v) Accounting for subsidiaries by the REIT

Investments in subsidiaries are stated in the REIT's statements of financial position at cost less accumulated impairment losses.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.2 Foreign currency

(i) Foreign currency transactions

Transactions in foreign currencies are translated to the respective functional currencies of Group entities at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the year, adjusted for effective interest and payments during the year, and the amortised cost in foreign currency translated at the exchange rate at the end of the year. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated to the functional currency at the foreign exchange rates at the date that the fair value was determined. Non-monetary items in a foreign currency that are measured in terms of historical cost are translated using the exchange rate at the date of the transaction.

Foreign currency differences arising on translation are generally recognised in statement of total return. However, foreign currency differences arising from the translation of the following items are recognised in other comprehensive income:

- A financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective; and

- Qualifying cash flow hedges to the extent that the hedge is effective.

(ii) Foreign operations

The assets and liabilities of foreign operations are translated to Singapore dollars at exchange rates at the reporting date. The income and expenses of foreign operations are translated to Singapore dollars at exchange rates at the dates of the transactions.

Foreign currency differences are recognised in the foreign currency translation reserve. However, if the foreign operation is a non-wholly-owned subsidiary, then the relevant proportionate share of the translation difference is allocated to the non-controlling interests. When a foreign operation is disposed of such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to statement of total return as part of the gain or loss on disposal. When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while retaining control, the relevant proportion of the cumulative amount is reattributed to the non-controlling interests.

(iii) Net investment in a foreign operation

When the settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely in the foreseeable future, foreign exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation. These are recognised in Unitholders' funds and are presented in the foreign currency translation reserve.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.2 Foreign currency (cont'd)

(iv) Hedge of net investment in foreign operation

When a non-derivative financial liability is designated as the hedging instrument in a hedge of a net investment in a foreign operation, the effective portion of foreign exchange gains and losses is recognised in Unitholders' funds and presented in the foreign currency translation reserve. Any ineffective portion of the changes in the foreign exchange gains and losses is recognised in statement of total return. The amount recognised in Unitholders' funds is reclassified to statement of total return as a reclassification adjustment on disposal of the foreign operation.

3.3 Financial instruments

(i) Recognition and initial measurement

Non-derivative financial assets and financial liabilities

Trade receivables are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(ii) Classification and subsequent measurement

Non-derivative financial assets

On initial recognition, a financial asset is classified is measured at amortised cost.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Financial assets at amortised cost

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at fair value through profit or loss:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.3 Financial instruments (cont'd)

(ii) Classification and subsequent measurement (cont'd)

Non-derivative financial assets (cont'd)

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in statement of total return. Any gain or loss on derecognition is recognised in statement of total return.

Non-derivative financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are initially measured at fair value less directly attributable transaction costs. They are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in statement of total return. These financial liabilities comprised interest-bearing borrowings, security deposits, and trade and other payables.

(iii) Derecognition

Financial assets

The Group derecognises a financial asset when:

- the contractual rights to the cash flows from the financial asset expire; or
- it transfers the rights to receive the contractual cash flows in a transaction in which either:
  - substantially all of the risks and rewards of ownership of the financial asset are transferred; or
  - the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

Transferred assets are not derecognised when the Group enters into transactions whereby it transfers assets recognised in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in statement of total return.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.3 Financial instruments (cont'd)

(iv) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(v) Cash and cash equivalents

Cash and cash equivalents comprise cash balances at bank.

(vi) Derivative financial instruments and hedge accounting

The Group holds derivative financial instruments to hedge its interest rate risk exposures.

The Group designates certain derivative financial instruments as hedging instruments in qualifying hedging relationships. At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the hedge. The Group also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Hedges directly affected by interest rate benchmark reform

For the purpose of evaluating whether there is an economic relationship between the hedged item(s) and the hedging instrument(s), the Group assumes that the benchmark interest rate is not altered as a result of interest rate benchmark reform.

For a cash flow hedge of a forecast transaction, the Group assumes that the benchmark interest rate will not be altered as a result of interest rate benchmark reform for the purpose of assessing whether the forecast transaction is highly probable and presents an exposure to variations in cash flows that could ultimately affect profit or loss. In determining whether a previously designated forecast transaction in a discontinued cash flow hedge is still expected to occur, the Group assumes that the interest rate benchmark cash flows designated as a hedge will not be altered as a result of interest rate benchmark reform.

The Group will cease to apply the specific policy for assessing the economic relationship between the hedged item and the hedging instrument (i) to a hedged item or hedging instrument when the uncertainty arising from interest rate benchmark reform is no longer present with respect to the timing and the amount of the interest rate benchmark-based cash flows of the respective item or instrument or (ii) when the hedging relationship is discontinued. For its highly probable assessment of the hedged item, the Group will no longer apply the specific policy when the uncertainty arising from interest rate benchmark reform about the timing and the amount of the interest rate benchmark-based future cash flows of the hedged item is no longer present, or when the hedging relationship is discontinued.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.3 Financial instruments (cont'd)

(vi) Derivative financial instruments and hedge accounting (cont'd)

Cash flow hedges

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with highly probable forecast transactions arising from changes in interest rates.

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in the hedging reserve in Unitholders' funds. The effective portion of changes in the fair value of the derivative that is recognised in the hedging reserve in Unitholders' funds is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in the statement of total return.

The amount accumulated in the hedging reserve and the cost of hedging reserve is reclassified to statement of total return in the same period or periods during which the hedged expected future cash flows affect total return.

If the hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. When hedge accounting for cash flow hedges is discontinued, the amount that has been accumulated in the hedging reserve and the cost of hedging reserve remains in Unitholders' funds until, for a hedge of a transaction resulting in recognition of a non-financial item, it is included in the non-financial item's cost on its initial recognition or, for other cash flow hedges, it is reclassified to statement of total return in the same period or periods as the hedged expected future cash flows affect total return.

If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in the hedging reserve and the cost of hedging reserve are immediately reclassified to the statement of total return.

Other non-trading derivatives

When a derivative financial instrument is not designated in a hedge relationship that qualifies for hedge accounting, all changes in its fair value are recognised immediately in the statement of total return.

3.4 Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment properties are measured at cost on initial recognition and subsequently at fair value with any change therein recognised in the statement of total return.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.4 Investment properties (cont'd)

Fair value is determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers at least once a year in accordance with the CIS Code issued by the MAS.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the statement of total return.

When the use of a property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

Property that is being constructed for future use as investment property is accounted for at fair value.

For taxation purposes, the Group and the Trust may claim capital allowances on assets that qualify as plant and machinery under the Income Tax Act.

3.5 Plant and equipment

(i) Recognition and measurement

Items of plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset.

When parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Gains or losses arising from the retirement or disposal of plant and equipment are determined as the difference between the estimated net disposal proceeds and the carrying amount of the asset and are recognised in the statement of total return on the date of retirement or disposal.

(ii) Subsequent costs

The cost of replacing a component of an item of plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the component will flow to the Group and its cost can be measured reliably. The carrying amount of the replaced component is derecognised. The cost of the day-to-day servicing of plant and equipment are recognised in the statement of total return as incurred.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.5 Plant and equipment (cont'd)

(iii) Depreciation

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed and if a component has a useful life that is different from the remainder of that asset, that component is depreciated separately.

Depreciation is recognised as an expense in statement of total return on a straight-line basis over the estimated useful lives of each component of an item of plant and equipment, unless it is included in the carrying amount of another asset.

Depreciation is recognised from the date that the plant and equipment are installed and are ready for use. The estimated useful lives for the current and comparative years are as follows:

Plant and machinery	-	5-10 years
Motor vehicles	-	5-10 years
Furniture, fittings and equipment	-	5-10 years

Depreciation methods, useful lives and residual values are reviewed, and adjusted as appropriate, at each reporting date.

3.6 Impairment

(i) Non-derivative financial assets

The Group recognises loss allowances for expected credit losses (“ECLs”) on financial assets measured at amortised costs.

Loss allowances of the Group are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from default events that are possible within the 12 months after the reporting date (or for a shorter period if the expected life of the instrument is less than 12 months); or
- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument.

Simplified approach

The Group applies the simplified approach to provide for ECLs for all trade receivables. The simplified approach requires the loss allowance to be measured at an amount equal to lifetime ECLs.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Impairment (cont'd)

(i) Non-derivative financial assets (cont'd)

General approach

The Group applies the general approach to provide for ECLs on all other financial instruments. Under the general approach, the loss allowance is measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and includes forward-looking information.

If credit risk has not increased significantly since initial recognition or if the credit quality of the financial instruments improves such that there is no longer a significant increase in credit risk since initial recognition, loss allowance is measured at an amount equal to 12-month ECLs.

The Group considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

ECLs are probability-weighted estimates of credit losses. Credit losses are measured at the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Impairment (cont'd)

(i) Non-derivative financial assets (cont'd)

Credit-impaired financial assets (cont'd)

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECLs in the statement of financial position.

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of these assets.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

(ii) Non-financial assets

The carrying amounts of the Group's non-financial assets, other than investment properties and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit ("CGU") exceeds its estimated recoverable amount.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs.

Impairment losses are recognised in the statement of total return. Impairment losses recognised in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the CGU (group of CGUs), and then to reduce the carrying amounts of the other assets in the CGU (group of CGUs) on a *pro rata* basis.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Impairment (cont'd)

(ii) Non-financial assets (cont'd)

Impairment losses recognised in prior periods in respect of assets other than goodwill are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

3.7 Unitholders' funds

Unitholders' funds represent the residual interests in the Group's net assets upon termination and are classified as equity.

Expenses incurred in connection with the issuance of Units in the REIT are deducted directly against the Unitholders' funds.

3.8 Employee benefits

(i) Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an employee benefit expense in statement of total return in the periods during which related services are rendered by employees.

(ii) Short-term benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

3.9 Distribution policy

The REIT's distribution policy is to distribute 100.0% of its amount available for distribution to Unitholders for the financial period from 11 December 2015 ("Listing Date") to 31 December 2016. Thereafter, the Manager will distribute at least 90.0% of the REIT's amount available for distribution with the actual level of distribution to be determined at the discretion of the Board of Directors of the Manager. Distribution to Unitholders will be made semi-annually based on the half-yearly results of the REIT.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.10 Revenue recognition

(i) Rental income

Rental income receivable under operating leases is recognised in the statement of total return on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets. Lease incentives granted are recognised as an integral part of the total rental to be received. Contingent rentals, which include gross turnover rental, are recognised as income in the accounting period in which they are earned. No contingent rentals are recognised if there are uncertainties due to the possible return of amounts received.

(ii) Dividend income

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

3.11 Expenses

(i) Property expenses

Property expenses are recognised on an accrual basis.

(ii) Manager’s management fees, property management fees and Trustee’s fees

These are recognised on an accrual basis based on the applicable formula stipulated in Note 1.

3.12 Finance income and finance costs

Finance income comprises interest income recognised in the statement of total return as it accrues, using the effective interest method.

Finance costs which comprise interest expense on borrowings and expense incurred in connection with borrowings are recognised in the statement of total return, using the effective interest method over the period of the borrowings.

3.13 Leases

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

(i) As a lessee

At commencement or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.13 Leases (cont'd)

(i) As a lessee (cont'd)

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the cost of the right-of-use asset reflects that the Group will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

(ii) As a lessor

At inception or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Group makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

The Group recognises lease payments received from investment property under operating leases as income on a straight-line basis over the lease term as part of 'revenue'.

3.14 Taxation

Tax expenses comprises current and deferred tax. Current tax and deferred tax are recognised in the statement of total return except to the extent that it relates to items recognised directly in Unitholders' fund.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.14 Taxation (cont'd)

Current tax is the expected tax payable or receivable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date and any adjustment to tax payable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and, at the time of the transaction, that affects neither accounting nor taxable profit or loss; and

- temporary differences relating to investments in subsidiaries to the extent that the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

The measurement of deferred taxes reflects the tax consequences that would follow the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. Where investment properties are carried at their fair value in accordance with the accounting policy set out in note 3.4, the amount of deferred tax recognised is measured using the tax rates that would apply on the sale of those assets at their carrying value at the end of the reporting period unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets or liabilities, using tax rates enacted of substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the unused tax losses and credits can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefits will be realised.

3.15 Earnings per Unit

The Group presents basic and diluted earnings per unit ("EPU") data for its Units. Basic EPU is calculated by dividing the total return attributable to Unitholders of the Group by the weighted average number of ordinary Units outstanding during the year. Diluted EPU is determined by adjusting the total return attributable to Unitholders and the weighted average number of Units outstanding for the effects of all dilutive potential Units.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.16 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision–Makers ("CODMs"). The CODMs has been identified as the Chief Executive Officer and the Chief Financial Officer of the Manager.

Segment results that are reported to the CODMs include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly other receivables, cash and cash equivalents, trade and other payables, and interest-bearing borrowings.

Segment capital expenditure is the total cost incurred during the year to acquire plant and equipment and capital expenditure on investment properties.

4. INVESTMENT PROPERTIES

	Group	
	2020 S$'000	2019 S$'000
At beginning of the year	909,021	808,303
Acquisition of subsidiaries	–	64,876
Additions during the year	5,249	10,876
	914,270	884,055
Changes in fair value	(15,036)	48,856
Translation differences	43,953	(23,890)
At end of the year	943,187	909,021

Investment properties comprise retail properties that are held mainly for use by tenants under operating leases. (see Portfolio Statement for details)

Contingent rents, representing income based on sales achieved by certain tenants, recognised in the statement of total return during the year amounted to S$3.0 million (2019: S$3.7 million).

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

4. INVESTMENT PROPERTIES (CONT'D)

Fair value

Investment properties are stated at fair value based on valuation as at 31 December 2020 performed by independent professional valuers, Knight Frank Petty Limited, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued. In determining the fair value, the valuers have used valuation methods which involve certain estimates. The outbreak of the novel coronavirus ("**COVID-19**") has impacted market activity in the retail property sector in China. As the impact of COVID-19 is fluid and evolving, the carrying amount of the investment properties were current as at 31 December 2020 only. The Manager reviews the key valuation parameters and underlying data including terminal growth rates, term yield and reversionary rates and discount rates adopted by the valuers and is of the view that the valuation methods and estimates are reflective of the current market conditions.

The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction wherein the parties had each acted knowledgeably and without compulsion.

The valuers have considered valuation techniques including the income capitalisation and discounted cash flows approaches in arriving at the open market value as at the reporting date.

The discounted cash flows method involves the estimation and projection of an income stream over a period and discounting the income stream with a risk adjusted discount rate to arrive at the market value. The income capitalisation approach assesses the value of a property by capitalising the current passing rental income and estimates reversionary rental income of the property.

Level 3 fair values

The following table shows the significant unobservable inputs used in the valuation models:

Valuation methods	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Discounted cash flows approach	Discount rates from 7.5% to 8.0% (2019: 7.5% to 8.0%) per annum	The fair value increases as discount rate decreases.
	Terminal growth rates 3.0% (2019: 3.0%)	The fair value increases as terminal growth rate increases.
Income capitalisation approach	Term yield from 4.5% to 5.5% (2019: 4.0% to 5.5%)	The fair value increases as term yield and reversionary rate decrease.
	Reversionary rates from 5.0% to 6.0% (2019: 4.5% to 6.0%)	

Security

The investment properties are pledged as security to secure credit facilities (Note 10).

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

5. PLANT AND EQUIPMENT

	Plant and machinery S$'000	Motor vehicles S$'000	Furniture, fittings and equipment S$'000	Total S$'000
Group				
Cost				
At 1 January 2019	3,648	257	3,285	7,190
Acquisition of subsidiaries	–	51	75	126
Additions during the year	28	–	32	60
Disposal/written off	–	(44)	(1)	(45)
Translation difference on consolidation	(92)	(9)	(96)	(197)
At 31 December 2019	3,584	255	3,295	7,134
Additions during the year	71	–	30	101
Disposal/written off	–	–	(9)	(9)
Translation difference on consolidation	174	46	155	375
At 31 December 2020	3,829	301	3,471	7,601
Accumulated depreciation				
At 1 January 2019	3,463	245	2,852	6,560
Charge for the year	2	6	103	111
Disposal/written off	–	(36)	(1)	(37)
Translation difference on consolidation	(86)	(8)	(84)	(178)
At 31 December 2019	3,379	207	2,870	6,456
Charge for the year	13	8	86	107
Disposal/written off	–	–	(8)	(8)
Translation difference on consolidation	164	45	135	344
At 31 December 2020	3,556	260	3,083	6,899
Carrying amounts				
At 1 January 2019	185	12	433	630
At 31 December 2019	205	48	425	678
At 31 December 2020	273	41	388	702

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

6. INTERESTS IN SUBSIDIARIES

	REIT	
	2020 S$'000	2019 S$'000
Equity investment, at cost	4,686	3,925
Non-trade amounts due from subsidiaries	586,960	587,610
	591,646	591,535

(a) Details of the subsidiaries are as follows:

Name of subsidiaries	Place of incorporation/ business	Effective equity held by the Group	
		2020 %	2019 %
Held by the REIT			
Petra 1 (China) Mall Pte. Ltd.*	Singapore	100	100
Petra 2 (China) Mall Pte. Ltd.*	Singapore	100	100
Petra 3 (China) Mall Pte. Ltd.*	Singapore	100	100
Petra 4 (China) Mall Pte. Ltd.*	Singapore	100	100
Petra 6 (China) Mall Pte. Ltd.*	Singapore	100	100
Fuchsia (China) Mall Pte. Ltd.*	Singapore	100	100
Held through subsidiaries			
Beijing Hualian Wanmao Shopping Mall Management Co., Ltd. **	People's Republic of China	60	60
Hefei Hualian Rui An Shopping Mall Commercial Operation Co., Ltd.**	People's Republic of China	100	100
Qinghai Xinglian Real Property Co., Ltd. **	People's Republic of China	100	100
Chengdu Hairong Xingda Real Property Co., Ltd. **	People's Republic of China	100	100
Dalian Hualian Commercial Facilities Operation Co., Ltd. **	People's Republic of China	100	100
Hefei Hualian Ruicheng Shopping Plaza Commercial Operation Ltd.**	People's Republic of China	100	100

* Audited by KPMG LLP Singapore

** Audited by KPMG China

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

6. INTERESTS IN SUBSIDIARIES (CONT'D)

(b) The non-trade amounts due from subsidiaries are unsecured. They are stated at amortised cost, less ECL that is measured on the 12-month expected loss which reflects the low credit risk of the exposures. The amount of the allowance on those balances is not material.

7. DEFERRED TAX ASSETS/(LIABILITIES)

The movement in deferred tax assets/(liabilities) during the financial year is as follows:

Group	At 1 January 2019 S$'000	Recognised in statements of total return (Note 20) S$'000	Acquisition of subsidiary S$'000	Translation difference S$'000	At 31 December 2019 S$'000	Recognised in statements of total return (Note 20) S$'000	Translation difference S$'000	At 31 December 2020 S$'000
Deferred tax assets								
Allowance for doubtful receivables and unutilised losses	21	(7)	6	(2)	18	28	1	47
Deferred tax liabilities								
Investment properties	(29,280)	(12,047)	–	889	(40,438)	3,759	(2,223)	(38,902)
Tax on unrepatriated profits	(672)	(103)	–	18	(757)	34	468	(255)
	(29,952)	(12,150)	–	907	(41,195)	3,793	(1,755)	(39,157)

8. TRADE AND OTHER RECEIVABLES

	Group 2020 S$'000	Group 2019 S$'000	REIT 2020 S$'000	REIT 2019 S$'000
Trade receivables	510	108	–	–
Impairment losses	(29)	–	–	–
	481	108	–	–
Other receivables	2,165	877	441	303
Impairment losses	(59)	(55)	–	–
	2,106	822	441	303
Trade and other receivables	2,587	930	441	303
Prepayments	360	104	148	27
	2,947	1,034	589	330

Concentration of credit risk relating to trade and other receivables is limited as the Group has many varied tenants located in several cities in China and a credit policy of obtaining security deposits from tenants for the lease of units in the Group's investment properties. These tenants comprise retailers engaged in a wide variety of consumer trades.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

8. TRADE AND OTHER RECEIVABLES (CONT'D)

Exposure to credit risk

The maximum exposure to credit risk for trade and other receivables at the reporting date (by geographical area) is:

	Group		REIT	
	2020 S$'000	**2019 S$'000**	**2020 S$'000**	**2019 S$'000**
Beijing	652	218	–	–
Chengdu	400	237	–	–
Hefei	388	112	–	–
Dalian	1	1	–	–
Singapore	1,146	362	441	303
	2,587	930	441	303

Expected credit loss assessment

The following table provides information about the exposure to credit risk and ECL's for trade and other receivables as at 31 December 2020:

	Group		
	Gross carrying amount S$'000	**Impairment loss allowance S$'000**	**Credit impaired**
2020			
Not past due	1,206	–	No
Past due 1 – 30 days	91	–	No
Past due 31 – 60 days	116	–	No
Past due 61 – 90 days	104	–	No
More than 90 days due	1,158	(88)	Yes
	2,675	(88)	
2019			
Not past due	511	–	No
Past due 1 – 30 days	13	–	No
Past due 31 – 60 days	10	–	No
Past due 61 – 90 days	4	–	No
More than 90 days due	447	(55)	Yes
	985	(55)	

The ageing of the other receivables of the REIT is not past due and credit impaired.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

8. TRADE AND OTHER RECEIVABLES (CONT'D)

Movements in allowance for impairment in respect of trade receivables

The movement in the allowance for impairment in respect of trade and other receivables during the year is as follows:

	Group	
	Individually Impaired 2020 S$'000	Individually Impaired 2019 S$'000
At 1 January per FRS 109	55	82
Impairment losses recognised/(recovered)	33	(27)
At 31 December per FRS 109	88	55

Impairment allowance is recognised for other receivables that are individually determined to be impaired at the reporting date due to debtors that are in significant financial difficulties.

The Group's historical experience in the collection of trade and other receivables falls within the recorded allowances. The Manager believes that no additional credit risk beyond the amounts provided for collection losses is inherent in the Group's trade and other receivables, based on historical payment behaviours and the security deposits held (if applicable).

9. CASH AND CASH EQUIVALENTS

	Group		REIT	
	2020 S$'000	2019 S$'000	2020 S$'000	2019 S$'000
Cash at banks and in hand	48,272	47,033	4,159	3,353
Restricted cash	(4,045)	(2,930)	(4,045)	(2,930)
Cash and cash equivalents in statement of cash flows	44,227	44,103	114	423

10. LOANS AND BORROWINGS

	Group		REIT	
	2020 S$'000	2019 S$'000	2020 S$'000	2019 S$'000
Unsecured loan	1,101	–	1,101	–
Secured loans	293,741	284,228	242,726	234,403
Less: Unamortised transaction costs	(3,207)	(5,644)	(3,131)	(5,513)
	291,635	278,584	240,696	228,890
Current	9,315	3,159	8,101	2,000
Non-current	282,320	275,425	232,595	226,890
	291,635	278,584	240,696	228,890

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

10. LOANS AND BORROWINGS (CONT'D)

Terms and debt repayment schedule

Terms and conditions of the outstanding loans and borrowings at the reporting date are as follows:

	Nominal interest rate per annum %	Year of maturity	Face value S$'000	Carrying amount S$'000
2020				
Group				
SGD unsecured interest free loan	Nil	2021	1,101	1,101
SGD secured floating rate loan	2.37-3.89	2022	177,775	175,448
USD secured floating rate loan	2.44-4.26	2022	57,951	57,147
SGD secured floating rate loan	2.92-4.37	2021	2,000	2,000
SGD secured floating rate loan	3.70-4.03	2021	5,000	5,000
RMB secured floating rate loan	5.70	2021-2022	39,577	39,577
RMB secured floating rate loan	5.70	2021-2022	11,438	11,362
			294,842	291,635
REIT				
SGD unsecured interest free loan	Nil	2021	1,101	1,101
SGD secured floating rate loan	2.37-3.89	2022	177,775	175,448
USD secured floating rate loan	2.44-4.26	2022	57,951	57,147
SGD secured floating rate loan	2.92-4.37	2021	2,000	2,000
SGD secured floating rate loan	3.70-4.03	2021	5,000	5,000
			243,827	240,696
2019				
Group				
SGD secured floating rate loan	3.84-4.20	2022	174,478	170,380
USD secured floating rate loan	4.15-4.87	2022	57,925	56,510
SGD secured floating rate loan	4.37-4.64	2020	2,000	2,000
RMB secured floating rate loan	5.08-5.70	2020-2022	38,335	38,335
RMB secured floating rate loan	5.08-5.70	2020-2022	11,490	11,359
			284,228	278,584
REIT				
SGD secured floating rate loan	3.84-4.20	2022	174,478	170,380
USD secured floating rate loan	4.15-4.87	2022	57,925	56,510
SGD secured floating rate loan	4.37-4.64	2020	2,000	2,000
			234,403	228,890

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

10. LOANS AND BORROWINGS (CONT'D)

Facilities and securities

The Group has put in place two onshore secured borrowing facilities of RMB 241.0 million and RMB 61.0 million, and an offshore secured borrowing facility of S$240.0 million. As at 31 December 2020, both onshore and offshore secured facilities were fully drawn. During 2020, the Group had repaid RMB 3.0 million (2019: RMB 3.0 million) of each of the onshore facilities, in accordance with the facility agreements, and no voluntary early repayment (2019: RMB 41.0 million) by an onshore subsidiary.

The onshore facilities are collectively secured by a legal mortgage over the Group's investment properties, and a pledge over the receivables of the six (2019: six) subsidiaries in China.

The offshore facility is secured by way of a charge on 100% REIT's shareholding in the Singapore holding companies, an equity pledge on Petra 1 (China) Mall Pte. Ltd.'s 60% equity interest in Beijing Hualian Wanmao Shopping Mall Management Co., Ltd., and equity pledges on the remaining five (2019: five) Singapore holding companies' 100% equity interest in the respective subsidiaries in China.

In addition to the above facilities, the REIT has obtained and drawn down from unsecured facilities an amount totalling S$1.1 million (2019: S$6.4 million) and from other secured bank facilities an amount totalling S$5.0 million (2019: Nil). The REIT had repaid S$2.0 million (2019: S$20.4 million) of these facilities during the year.

Reconciliation of movements of liabilities to cash flows arising from financing activities

	Loans and borrowings S$'000	Interest payable S$'000	Total S$'000
Balance at 1 January 2020	278,584	2,643	281,227
Changes from financing cash flows			
Proceeds from borrowings	12,459	–	12,459
Repayment of borrowings	(3,199)	–	(3,199)
Interest paid	–	(10,380)	(10,380)
	9,260	(10,380)	(1,120)
Non-cash changes			
Effects of changes in foreign exchange rates	1,284	(1,325)	(41)
Amortisation of borrowing costs	2,507	–	2,507
Interest expense	–	12,487	12,487
	3,791	11,162	14,953
Balance at 31 December 2020	291,635	3,425	295,060

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

10. LOANS AND BORROWINGS (CONT'D)

Reconciliation of movements of liabilities to cash flows arising from financing activities (cont'd)

	Loans and borrowings S$'000	Interest payable S$'000	Total S$'000
Balance at 1 January 2019	222,142	1,305	223,447
Changes from financing cash flows			
Proceeds from borrowings	84,900	–	84,900
Repayment of borrowings	(29,084)	–	(29,084)
Interest paid	–	(10,173)	(10,173)
	55,816	(10,173)	45,643
Non-cash changes			
Effects of changes in foreign exchange rates	(1,542)	(1,136)	(2,678)
Amortisation of borrowing costs	2,168	–	2,168
Interest expense	–	12,647	12,647
	626	11,511	12,137
Balance at 31 December 2019	278,584	2,643	281,227

11. TRADE AND OTHER PAYABLES

	Group		REIT	
	2020 S$'000	2019 S$'000	2020 S$'000	2019 S$'000
Trade payables	7,370	8,392	–	–
Interest payable	3,425	2,643	6,578	2,651
Other payables	10,351	9,133	294	33
Accrued operating expenses	3,993	2,773	913	566
Loan from subsidiaries	–	–	54,276	43,549
Amount owing to subsidiaries	–	–	1,609	1,560
Deposits and advances from tenants	2,987	3,732	–	–
	28,126	26,673	63,670	48,359
Current	26,049	24,942	9,394	4,810
Non-current	2,077	1,731	54,276	43,549
	28,126	26,673	63,670	48,359

The loan from subsidiaries are non-trade in nature, unsecured, interest-bearing at 4.75% (2019: 0.50% to 4.75%) and repayable within 2 to 4 years (2019: 3 to 5 years).

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YEAR ENDED 31 DECEMBER 2020

12. FINANCIAL DERIVATIVES

	Group and REIT	
	2020 S$'000	**2019 S$'000**
Derivative liabilities		
Interest rate swaps used for hedging	3,302	1,047

Interest rate swaps

The Group and the REIT use interest rate swaps to manage its exposure to interest rate movements on its floating rate interest-bearing term loans by swapping the interest expense on a proportion of these term loans from floating rates to fixed rates.

Interest rate swaps of the Group and the REIT with a total notional amount of S$144.3 million (2019: S$145.0 million) and S$144.3 million (2019: S$145.0 million) respectively, have been entered into at the reporting date to provide fixed rate funding for average terms of 3 years (2019: 3 years) at an average interest rate of 1.84% (2019: 1.84%) per annum. These interest rate swaps are designated as hedging instruments in cash flow hedges. The fair value of financial derivatives as represented 0.54% (2019: 0.18%) of the net assets of the Group as at 31 December 2020.

13. UNITHOLDERS' FUNDS

		Group		REIT	
	Note	**2020 S$'000**	**2019 S$'000**	**2020 S$'000**	**2019 S$'000**
At 1 January		422,517	410,423	316,922	335,743
Net assets resulting from operations		(2,225)	46,284	(15,075)	(2,973)
Statutory reserve	(a)	1,155	1,722	–	–
		421,447	458,429	301,847	332,770
Foreign currency translation reserve	(b)	30,930	(20,064)	–	–
Hedging reserve	(c)	(2,255)	(973)	(2,255)	(973)
Unitholders' distributions		(10,866)	(14,875)	(10,866)	(14,875)
At 31 December		439,256	422,517	288,726	316,922

(a) Statutory reserve

The subsidiaries incorporated in China are required to transfer 10% of their profits after taxation, as determined under the accounting principles and relevant financial regulations of China to the statutory reserve until the reserve balance reaches 50% of registered capital. The transfer to this reserve must be made before distribution of dividends to its shareholders.

Statutory reserve can be used to make good previous years' losses, if any, and may be converted to registered capital in proportion to the existing interests of the shareholders, provided that the balance after such conversion is not less than 25% of the registered capital.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

13. UNITHOLDERS' FUNDS (CONT'D)

(b) The foreign currency translation reserve comprises:

(i) foreign exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from the presentation currency of the REIT; and

(ii) the foreign exchange differences on monetary items which form part of the Group's net investment in foreign operations, provided certain conditions are met.

(c) Hedging reserve

The hedging reserve comprises the effective portion of the cumulative net change in the fair value of cash flow hedging instruments relating to forecast hedged transactions.

14. NON-CONTROLLING INTERESTS

One of the subsidiaries of the REIT, Beijing Hualian Wanmao Shopping Mall Management Co., Ltd has 40% non-controlling interests ("NCI") that is material to the Group.

The following summarised financial information for the subsidiary are prepared in accordance with FRS, modified for fair value adjustments on acquisition and differences in the Group's accounting policies.

	2020 S$'000	2019 S$'000
Non-current assets	506,654	483,283
Current assets	28,433	26,323
Non-current liabilities	(72,675)	(74,425)
Current liabilities	(29,446)	(21,136)
Net assets	432,966	414,045
Net assets attributable to NCI	173,187	165,618
Revenue	31,802	43,977
Total return after taxation	11,980	36,484
Total return after taxation attributable to NCI	4,792	14,594
Cash flows from operating activities	11,750	20,540
Cash flows used in investing activities	(4,124)	(2,105)
Cash flows used in financing activities	(7,214)	(22,625)
Net increase/(decrease) in cash and cash equivalents	412	(4,190)

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15. UNITS IN ISSUE

	2020 Number of Units '000	2019 Number of Units '000
Issue of new Units relating to:		
- as at beginning of the year	508,458	503,843
- payment of Manager's management base fees	1,480	2,607
- payment of Manager's management acquisition fees	–	687
- payment of Property Manager's management fees	1,057	1,321
	510,995	508,458
Units to be issued:		
- payment of Manager's management base fees	–	638
- payment of Property Manager's management fees	723	394
	723	1,032
Total Units in issue and to be issued at the end of year	511,718	509,490

Units issued during the year ended 31 December 2020 are as follows:

(a) On 13 March 2020, the REIT issued 638,000 and 394,000 new Units at an issue price of S$0.6873 per Unit as payment of the base component of the Manager's management fee and Property Manager's management fees respectively, for the period from 1 October 2019 to 31 December 2019.

(b) On 7 September 2020, the REIT issued 254,000 and 328,000 new Units at an issue price of S$0.4324 per Unit as payment of the base component of the Manager's management fees and Property Manager's management fees respectively, for the period from 1 January 2020 to 31 March 2020.

(c) On 7 September 2020, the REIT issued 588,000 and 335,000 new Units at an issue price of S$0.6294 per Unit as payment of the base component of the Manager's management fees and Property Manager's management fees respectively, for the period from 1 April 2020 to 30 June 2020.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

15. UNITS IN ISSUE (CONT'D)

Units issued during the year ended 31 December 2019 are as follows:

(a) On 5 March 2019, the REIT issued 585,000 and 249,000 new Units at an issue price of S$0.7162 per Unit as payment of the base component of the Manager's management fee and Property Manager's management fees respectively, for the period from 1 October 2018 to 31 December 2018.

(b) On 12 April 2019, the REIT issued 687,000 new Units at an issue price of S$0.7108 per Unit as payment of the acquisition component of the Manager's management fees for acquiring Hefei Changjiangxilu mall.

(c) On 6 September 2019, the REIT issued 670,000 and 281,000 new Units at an issue price of S$0.7117 per Unit as payment of the base component of the Manager's management fees and Property Manager's management fees respectively, for the period from 1 January 2019 to 31 March 2019.

(d) On 6 September 2019, the REIT issued 747,000 and 376,000 new Units at an issue price of S$0.7040 per Unit as payment of the base component of the Manager's management fees and Property Manager's management fees respectively, for the period from 1 April 2019 to 30 June 2019.

(e) On 13 December 2019, the REIT issued 605,000 and 415,000 new Units at an issue price of S$0.6949 per Unit as payment of the base component of the Manager's management fees and Property Manager's management fees respectively, for the period from 1 July 2019 to 30 September 2019.

The issue prices were determined based on the volume weighted average traded price for all trades done on the SGX–ST in the ordinary course of trading for the last 10 business days of the relevant periods in which the management fees accrue.

Each Unit in the REIT represents an undivided interest in the REIT. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- one vote per Unit;
- receive income and other distributions attributable to the Units held;

  The Strategic Investor has entered into a deed of distributions undertaking (the "Distributions Undertaking") dated 23 November 2015 with the Trustee and the Manager, pursuant to which the Strategic Investor has irrevocably and unconditionally undertaken and acknowledged that notwithstanding the provisions of the Trust Deed, the following Strategic Investor Units shall not be entitled to any distributions in accordance with the Distributions Undertaking:

Distribution Period	Aggregate number of Strategic Investor Units not entitled to Distributions	% of total number of units on Listing Date
Listing Date – 31 December 2016	147,817,500	30.0
1 January 2017 – 31 December 2017	135,499,375	27.5
1 January 2018 – 31 December 2018	123,181,250	25.0
1 January 2019 – 31 December 2019	73,908,750	15.0
1 January 2020 – 31 December 2020	24,636,250	5.0

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

15. UNITS IN ISSUE (CONT'D)

- participate in the termination of the REIT by receiving a share of all net cash proceeds derived from the realisation of the assets of the REIT less any liabilities, in accordance with their proportionate interests in the REIT. However, a Unitholder has no equitable or proprietary interest in the underlying assets of the REIT and is not entitled to the transfer of any assets (or part thereof) or any estate or interest in any asset (or part thereof) of the REIT; and

- attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or Unitholders representing not less than 10.0% of the issued Units) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- a Unitholder's right is limited to the right to require due administration of the REIT in accordance with the provisions of the Trust Deed; and

- a Unitholder has no right to request the Manager to redeem his Units while the Units are listed on the SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any Unit in the REIT. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of the REIT exceed its assets.

16. TOTAL UNITHOLDERS' DISTRIBUTION

Unitholders' distribution for the year is accounted for as distribution from Unitholders' contributions:

This refers to the amount of distribution made by the REIT for the financial year where the underlying cash is not, or may not be, received or receivable as income by the REIT during that year. Such distribution comprises mainly the following:

- profits from operations arising from the investment properties which are declared as dividend income after the financial year, as the case may be, and accordingly also received as dividends by the REIT after that year;

- adjustment for changes in fair value and the related deferred taxation of investment properties;

- adjustment for amortisation of debt establishment costs;

- adjustment for statutory reserve transferred from subsidiaries' profits; and

- adjustments for REIT expenses that are paid in Units and certain unrealised expenses.

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YEAR ENDED 31 DECEMBER 2020

16. TOTAL UNITHOLDERS' DISTRIBUTION (CONT'D)

Income available for distribution to Unitholders at end of the year

Distributions are made on a semi-annual basis, with the amount calculated as at 30 June and 31 December each period for the six–month period ending on each of the said dates. In accordance with the provisions of the Trust Deed, the Manager is required to pay distributions within 90 days from the end of each distribution period. Distributions, when paid, will be in Singapore dollars.

Distributions for the period from 1 January 2020 to 30 June 2020 had been paid on 28 September 2020. Distributions for the period from 1 July 2020 to 31 December 2020 will be paid within 90 days from the end of the distribution period, in accordance with the provisions of the Trust Deed.

17. OTHER PROPERTY OPERATING EXPENSES

	Group	
	2020 S$'000	**2019 S$'000**
Advertising and promotion	2,265	2,702
Depreciation of plant and equipment	107	111
Impairment losses recognised / (recovered) on trade and other receivables	33	(27)
Repair and maintenance	5,036	4,784
Staff costs	1,724	1,694
Utilities	6,444	8,410
Others	372	538
	15,981	18,212

Included in staff costs is contribution to defined contribution plans of S$170,000 (2019: S$283,000).

18. OTHER OPERATING EXPENSES

	Group		REIT	
	2020 S$'000	**2019 S$'000**	**2020 S$'000**	**2019 S$'000**
Professional fees	215	937	185	907
Others	371	507	347	229
	586	1,444	532	1,136

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19. FINANCE INCOME AND FINANCE COSTS

	Group		REIT	
	2020 S$'000	**2019 S$'000**	**2020 S$'000**	**2019 S$'000**
Finance income:				
- financial institutions	156	422	–	–
Finance costs:				
- loans and borrowings	(14,994)	(14,815)	(15,998)	(11,861)
Net finance costs recognised in statement of total return	(14,838)	(14,393)	(15,998)	(11,861)

20. TAXATION

	Group		REIT	
	2020 S$'000	**2019 S$'000**	**2020 S$'000**	**2019 S$'000**
Current taxation				
Current year	5,087	7,918	–	–
Withholding tax	707	713	119	73
	5,794	8,631	119	73
Deferred taxation				
Origination of temporary differences	(3,821)	12,157	–	–
Income tax expense	1,973	20,788	119	73
Reconciliation of effective tax rate				
Total return for the year before taxation	5,695	83,388	(14,956)	(2,900)
Tax calculated using Singapore tax rate of 17% (2019: 17%)	968	14,176	(2,542)	(493)
Adjustments:				
Effect of different tax rates in foreign jurisdictions	411	6,531	–	–
Income not subject to tax	(4,075)	(5,396)	(715)	(2,006)
Expenses not deductible for tax purposes	728	2,149	–	–
Effect of taxable distributions from subsidiaries	(35)	103	–	–
Tax losses not allowed to be carried forward	3,269	2,511	3,257	2,499
Withholding tax	707	714	119	73
	1,973	20,788	119	73

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

21. EARNINGS PER UNIT

Basic earnings per Unit

The calculation of basic earnings per Unit is based on weighted average number of Units during the year and total return for the year after taxation and non–controlling interests.

	Group	
	2020 S$'000	**2019 S$'000**
Total return for the year after taxation and non–controlling interests	(1,070)	48,006

	Number of Units '000	**Number of Units '000**
Issued Units		
- As at beginning of the year	509,490	504,677
- Manager's management fees paid/payable in Units	489	1,557
- Property Manager's management fees paid/payable in Units	514	510
Weighted average number of issued and issuable Units at end of the year	510,493	506,744

Diluted earnings per Unit

The calculation of diluted earnings per Unit is based on weighted average number of Units during the year and total return for the year after taxation and non–controlling interests.

	Group	
	2020 S$'000	**2019 S$'000**
Total return for the year after taxation and non–controlling interests	(1,070)	48,006

	Number of Units '000	**Number of Units '000**
Issued Units		
- As at beginning of the year	509,490	504,677
- Manager's management fees paid/payable in Units	842	3,347
- Property Manager's management fees paid/payable in Units	1,386	1,466
Weighted average number of issued and issuable Units at end of the year	511,718	509,490

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YEAR ENDED 31 DECEMBER 2020

22. RELATED PARTY TRANSACTIONS

For the purposes of these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common significant influence. Related parties may be individuals or other entities. The Manager, being BHG Retail Trust Management Pte. Ltd. is an indirect wholly-owned subsidiary of the Sponsor of the REIT. The Property Manager, being BHG Mall (Singapore) Property Management Pte Ltd is an indirect wholly–owned subsidiary of the Sponsor of the REIT.

In the normal course of the operations of the REIT, the Manager's management fees and the Trustee's fees have been paid or are payable to the Manager and Trustee respectively. The property management fees and reimbursables have been paid or are payable to the Property Manager.

23. FINANCIAL RATIOS

	Group	
	2020 %	**2019 %**
Ratio of expenses to average net asset value[1]	0.52	0.91
Ratio of expenses to net asset value[2]	4.32	5.50
Portfolio turnover rate[3]	Nil	15.76

Notes:

(1) The annualised ratio is computed in accordance with the guidelines of the Investment Management Association of Singapore. The expenses used in the computation relate to expenses at the Group level, excluding property related expenses and borrowing costs.

(2) The annualised ratio is computed based on total operating expenses, including all fees and charges paid to the Manager and related parties for the financial year (2020: S$26,428,000 and 2019: S$32,373,000) and as a percentage of net asset value as at the financial year end.

(3) The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value. There is no purchase or sale of the investment properties in 2020.

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YEAR ENDED 31 DECEMBER 2020

24. OPERATING SEGMENTS

The Group has 6 (2019: 6) reportable segments, as described below, which are the Group's investment properties. The investment properties are managed separately because they require different operating and marketing strategies. For each of the investment properties, the CODMs review internal management reports on a monthly basis.

All of the Group's reportable segments are investment properties located in China used primarily for retail purposes. The reporting segments are as follows:

- Beijing Hualian Wanmao Shopping Mall Management Co., Ltd. ("Beijing Wanliu")
- Chengdu Hairong Xingda Real Property Co., Ltd. ("Chengdu Konggang")
- Hefei Hualian Rui An Shopping Mall Commercial Operation Co., Ltd. ("Hefei Mengchenglu")
- Hefei Hualian Ruicheng Shopping Plaza Commercial Operation Ltd. ("Hefei Changjiangxilu")
- Qinghai Xinglian Real Property Co., Ltd. ("Xining Huayuan")
- Dalian Hualian Commercial Facilities Operation Co., Ltd. ("Dalian Jinsanjiao")

Segment revenue comprises mainly income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property operating expenses. This is the measure reported to the CODMs for the purpose of assessment of segment performance. In addition, the CODMs monitor the non–financial assets as well as financial assets attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly the REIT's financial assets and liabilities and its expenses. Segment capital expenditure is the total cost incurred during the year to improve segment assets that are expected to be used for more than one year.

Information regarding the Group's reportable segments is presented in the tables in the following pages.

For the purpose of monitoring segment performance, the Group's CODMs monitor the non-financial assets as well as financial assets attributable to each segment.

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YEAR ENDED 31 DECEMBER 2020

24. OPERATING SEGMENTS (CONT'D)

Information about reportable segments

	Beijing Wanliu S$'000	Chengdu Konggang S$'000	Hefei Mengchenglu S$'000	Hefei Changjiangxilu S$'000	Xining Huayuan S$'000	Dalian Jinsanjiao S$'000	Total S$'000
2020							
External revenues:							
- Gross rental income	29,824	9,547	4,729	6,594	3,246	2,278	56,218
- Others	1,978	1,138	583	644	–	–	4,343
- Gross revenue	31,802	10,685	5,312	7,238	3,246	2,278	60,561
Segment net property income	20,205	5,345	2,399	3,340	2,997	2,102	36,388
Finance income	133	2,952	1,743	400	392	270	5,890
Finance costs	2,281	1,392	944	113	–	–	4,730
Reportable segment total return before taxation	13,949	7,624	(772)	119	2,147	1,743	24,810
Segment assets	547,831	172,987	150,876	110,618	64,022	40,801	1,087,135
Segment liabilities	294,406	156,076	139,453	80,033	56,406	32,359	758,733
Other segment items:							
Depreciation	20	45	12	30	–	–	107
Net change in fair value of investment properties	(4,253)	(522)	(4,795)	(3,644)	(1,215)	(607)	(15,036)
Capital expenditure	4,258	322	561	209	–	–	5,350

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

24. OPERATING SEGMENTS (CONT'D)

Information about reportable segments (cont'd)

	Beijing Wanliu S$'000	Chengdu Konggang S$'000	Hefei Mengchenglu S$'000	Hefei Changjiangxilu S$'000	Xining Huayuan S$'000	Dalian Jinsanjiao S$'000	Total S$'000
2019							
External revenues:							
- Gross rental income	39,864	11,561	8,002	6,276	3,253	2,282	71,238
- Others	4,113	2,050	1,030	627	–	–	7,820
- Gross revenue	43,977	13,611	9,032	6,903	3,253	2,282	79,058
Segment net property income	29,668	7,138	5,181	3,436	2,988	2,065	50,476
Finance income	163	83	567	37	44	51	945
Finance costs	2,280	–	1,191	4	–	–	3,475
Reportable segment total return before taxation	46,584	7,769	266	37,926	2,966	3,246	98,757
Segment assets	521,714	159,066	148,914	103,080	60,699	38,429	1,031,902
Segment liabilities	292,735	154,524	142,643	77,659	56,676	32,527	756,764
Other segment items:							
Depreciation	31	51	7	22	–	–	111
Net change in fair value of investment properties	18,790	(68)	(4,344)	33,319	–	1,159	48,856
Capital expenditure	2,138	4,404	4,061	333	–	–	10,936

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

24. OPERATING SEGMENTS (CONT'D)

Reconciliations of reportable segment revenue, total return, assets and liabilities and other material items

	2020 S$'000	2019 S$'000
Revenue		
Total revenue for reporting segments	60,561	79,058
Total return		
Total return for reportable segments before taxation	24,810	98,757
Unallocated amounts:		
- Other corporate expenses	(14,956)	(2,900)
Elimination of intercompany revenue	(4,159)	(12,469)
Total return before taxation	5,695	83,388
Assets		
Total assets for reportable segments	1,087,135	1,031,902
Other unallocated amounts	596,394	595,218
Elimination of intercompany balances	(688,374)	(669,336)
Consolidated assets	995,155	957,784
Liabilities		
Total liabilities for reportable segments	758,733	756,764
Other unallocated amounts	307,668	278,296
Elimination of intercompany balances	(683,689)	(665,411)
Consolidated liabilities	382,712	369,649

	Reportable segment totals S$'000	Unallocated amounts S$'000	Consolidated totals S$'000
Other material items 31 December 2020			
Finance income	5,890	(5,734)	156
Finance costs	4,730	10,264	14,994
Other material items 31 December 2019			
Finance income	945	(523)	422
Finance costs	3,475	11,340	14,815

Geographical segments

All of the Group's investment properties are used for retail purposes and are located in China.

Major tenant

Revenue from one tenant of the Group, which is a related party of the Sponsor, contributed approximately S$9.1 million (2019: S$8.7 million) of the Group's total revenue.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

25. COMMITMENTS

The Group leases out its investment property consisting of its owned commercial properties (see Note 4). All leases are classified as operating leases from a lessor perspective. The following table sets out a maturity analysis of lease payments, showing the undiscounted lease payments to be received after the reporting date:

	Group	
	2020 S$'000	2019 S$'000
Operating leases under FRS 116		
- within 1 year	21,351	60,416
- 1 to 2 years	21,178	63,012
- 2 to 3 years	18,947	29,847
- 3 to 4 years	16,523	19,584
- 4 to 5 years	15,880	21,885
- after 5 years	68,078	61,683
	161,957	256,427

26. ACQUISITION OF SUBSIDIARIES

In 2019, the Group acquired equity interests in Fuchsia (China) Mall Pte. Ltd. which owned a wholly-owned subsidiary, Hefei Hualian Ruicheng Shopping Plaza Commercial Operations Ltd. ("Hefei Ruicheng"). Hefei Ruicheng held interest in Hefei Changjiangxilu Mall located in China. The consideration of the acquisition amounted to S$64.5 million (approximately RMB 322.5 million).

The acquisition was accounted for as an acquisition of assets. The following table summarises the recognised amounts of assets and liabilities acquired at the date of acquisition:

	Group 2019 S$'000
Investment property	64,876
Plant and equipment	126
Trade and other receivables	2,463
Cash at bank	2,072
Deferred tax assets	6
Trade and other payables	(1,469)
Security deposits	(2,163)
Current tax liabilities	(295)
	65,616
Consideration transferred	
Cash paid	64,458

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

26. ACQUISITION OF SUBSIDIARIES (CONT'D)

	Group 2019 S$'000
Effect of the acquisition on cash flows	
Consideration for equity interests	64,458
Add: Acquisition costs	669
Less: Cash at bank of subsidiaries acquired	(2,072)
Net cash outflow	63,055

27. CAPITAL AND FINANCIAL RISK MANAGEMENT

Capital management

The Group's objectives when managing capital are to optimise Unitholders' value through the combination of available capital sources which include debt and equity instruments whilst complying with statutory and constitutional capital and distribution requirements, maintaining aggregate leverage and interest service coverage ratio within approved limits. As a key part of the Group's overall strategy, the Board of the Manager reviews the Group's and the REIT's debt and capital management cum financing policy regularly so as to optimise the Group's and the REIT's funding structure. The Board also monitors the Group's and the REIT's exposure to various risk elements by closely adhering to clearly established management policies and procedures.

The Group is subject to the aggregate leverage limit as defined in Appendix 6 of the CIS Code ("Property Fund Appendix"). The Property Fund Appendix stipulates that the total borrowings and deferred payments (together, the "Aggregate Leverage") of a property fund should not exceed 50.0% (2019: 45.0%) of its Deposited Property. The Group's aggregate leverage limit did not exceed 50.0% (2019: 45.0%) during the year, and was 35.7% (2019: 35.7%) as at 31 December 2020.

There were no changes in the Group's approach to capital management during the financial year.

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YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Financial risk management

Overview

The Group's returns are primarily from net operating income and capital appreciation of its assets. However, these returns are exposed to financial risks including credit, liquidity, interest rate and foreign currency risks.

Financial risk management is integral to the whole business of the Group. The Group adopts an integrated approach to manage the financial risks arising in the normal course of the Group's business. The Group has written risk management policies and guidelines, and established processes to monitor and manage significant exposures. Risk management policies and processes are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Group adheres to standardised accounting and financial policies and exercises effective controls over the financial affairs of its subsidiaries. This is achieved by ensuring group–wide adherence to a comprehensive set of guidelines covering contracts, policies and procedures and other requirements. Adequate measures are in place to ensure that the reliability and integrity of financial information compiled from subsidiaries are kept intact.

Credit risk

While it is necessary to assume a certain level of tenant credit risks to remain competitive in China, the Group has established credit limits for tenants and monitors their balances on an ongoing basis. Risks associated with credit limits are reflected in the level of security deposits and bank guarantees placed as collateral in respect of the leases. Appropriate risk mitigating actions are in place to manage trade receivables.

In monitoring tenant credit risk, tenants are grouped according to their credit characteristics, including their geographical location, trade history with the Group, aging profile, maturity and existence of previous financial difficulties.

The allowance account in respect of trade and other receivables is used to record impairment losses unless the Group is satisfied that no recovery of the amount owing is possible. At that point, the financial asset is considered irrecoverable and the amount charged to the allowance account is written off against the carrying amount of the impaired financial asset.

The derivatives are entered into with bank and financial institution counterparties, which are rated from Baa2 to Aa1, based on Moody's ratings.

Cash and fixed deposits are placed with banks and financial institutions which are regulated. Impairment on cash and cash equivalents has been measured on the 12-month expected loss basis and reflects the short maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The amount of the allowance on cash and cash equivalents is negligible.

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YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Liquidity risk

The Group monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows. Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a reasonable period, including the servicing of financial obligations.

The following are the contractual maturities of non–derivative financial liabilities, including estimated interest payments and excluding the impact of netting agreements:

	Carrying amount S$'000	Contractual cash flow S$'000	Within 1 year S$'000	After 1 year but within 5 years S$'000	After 5 years S$'000
31 December 2020					
Group					
Non-derivative financial liabilities					
Loans and borrowings	291,635	305,715	16,941	288,774	–
Trade and other payables	28,126	28,126	26,049	2,077	–
Security deposits	19,211	19,211	12,913	6,298	–
	338,972	353,052	55,903	297,149	–
Derivative financial liabilities					
Interest rate swaps used for hedging (net-settled)	3,302	3,302	3,302	–	–
	342,274	356,354	59,205	297,149	–
REIT					
Non-derivative financial liabilities					
Loans and borrowings	240,696	251,115	14,034	237,081	–
Trade and other payables	63,670	70,135	11,875	58,260	–
	304,366	321,250	25,909	295,341	–
Derivative financial liabilities					
Interest rate swaps used for hedging (net-settled)	3,302	3,302	3,302	–	–
	307,668	324,552	29,211	295,341	–

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Liquidity risk (cont'd)

	Carrying amount S$'000	Contractual cash flow S$'000	Within 1 year S$'000	After 1 year but within 5 years S$'000	After 5 years S$'000
31 December 2019					
Group					
Non-derivative financial liabilities					
Loans and borrowings	278,584	311,310	14,154	297,156	–
Trade and other payables	26,673	26,673	24,942	1,731	–
Security deposits	20,946	20,946	13,279	7,667	–
	326,203	358,929	52,375	306,554	–
Derivative financial liabilities					
Interest rate swaps used for hedging (net-settled)	1,047	1,047	1,047	–	–
	327,250	359,976	53,422	306,554	–
REIT					
Non-derivative financial liabilities					
Loans and borrowings	228,890	255,143	11,314	243,829	–
Trade and other payables	48,359	52,491	5,820	46,671	–
	277,249	307,634	17,134	290,500	–
Derivative financial liabilities					
Interest rate swaps used for hedging (net-settled)	1,047	1,047	1,047	–	–
	278,296	308,681	18,181	290,500	–

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

The maturity analyses show the contractual undiscounted cash flows of the Group's and the REIT's financial liabilities on the basis of their earliest possible contractual maturity. The cash flows disclosed represent the contractual undiscounted cash flows relating to derivative financial liabilities held for risk management purposes and which are usually not closed out prior to contractual maturity. The disclosure shows net cash flow amounts for derivatives that are net cash-settled and gross cash inflow and outflow amounts for derivatives that have simultaneous gross cash settlement e.g. forward exchange contracts. Net-settled derivative financial assets are included in the maturity analyses as they are held to hedge the cash flow variability of the Group and the REIT's floating rate loans.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Liquidity risk (cont'd)

In addition, the Group maintains the following debt facilities and programme as at 31 December 2020:

Chinese Renminbi ("RMB") denominated facility:
- RMB 302.0 million three-year secured term loan facilities

S$ denominated facilities:
- S$177.8 million three-year secured term loan facilities
- S$8.1 million credit facilities

US$ denominated facilities:
- US$43.8 million three-year secured term loan facilities

The Group also monitors and observes the Property Fund Appendix issued by the MAS concerning limits on total borrowings.

Market risk

Market risk is the risk that changes in market prices such as foreign exchange rates and interest rates will affect the Group's income. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

The Group enters financial derivatives in order to manage market risks. Generally, the Group seeks to apply hedge accounting in order to manage volatility in profit or loss.

Interest rate risk

The Manager adopts a proactive interest rate management policy to manage the risk associated with changes in interest rates on the Group's loan facilities while also seeking to ensure that the ongoing cost of debt remains competitive.

The Manager proactively seeks to minimise the level of interest rate risk by locking a portion of the Group's borrowings at fixed rates. As at 31 December 2020, the Group has entered into interest rate swaps with a total notional amount of S$144.3 million (2019: S$145.0 million) whereby the Group has agreed with counterparties to exchange, at specified intervals, the difference between floating rate and fixed rate interest amounts calculated by reference to the agreed notional principal amounts of the secured term loans.

The Manager determines the existence of an economic relationship between the hedging instrument and hedged item based on the reference interest rates, tenors, repricing dates and maturities and the notional or par amounts. If a hedging relationship is directly affected by uncertainty arising from interest rate benchmark reform, then the Group assumes for this purpose that the benchmark interest rate is not altered as a result of interest rate benchmark reform.

Hedging relationships that are impacted by interest rate benchmark reform may experience ineffectiveness because of a timing mismatch between the hedged item and the hedging instrument regarding interest rate benchmark reform transition. For further details, see 'Managing interest rate benchmark reform and associated risks' below.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

A. Managing interest rate benchmark reform and associated risks

Overview

A fundamental reform of major interest rate benchmarks is being undertaken globally, including the replacement of some interbank offered rates (IBORs) with alternative nearly risk-free rates (referred to as 'IBOR reform'). The Group has exposures to IBORs on its financial instruments that will be replaced or reformed as part of these market-wide initiatives. There is uncertainty over the timing and the methods of transition in some jurisdictions that the Group operates in. The Group anticipates that IBOR reform will impact its risk management and hedge accounting.

Management monitors and manages the Group's transition to alternative rates. The management evaluates the extent to which contracts reference IBOR cash flows, whether such contracts will need to be amended as a result of IBOR reform and how to manage communication about IBOR reform with counterparties.

Derivatives

The Group holds interest rate swaps for risk management purposes which are designated in cash flow hedging relationships. The interest rate swaps have floating legs that are indexed to SOR and LIBOR. The Group's derivative instruments are governed by contracts based on the International Swaps and Derivatives Association (ISDA)'s master agreements. ISDA is currently reviewing its standardised contracts in the light of IBOR reform. When ISDA has completed its review, the Group expects to negotiate the inclusion of new fall-back clauses with its derivative counterparties. No derivative instruments have been modified as at 31 December 2020.

Hedge accounting

The Group has evaluated the extent to which its cash flow hedging relationships are subject to uncertainty driven by IBOR reform as at 31 December 2020. The Group's hedged items and hedging instruments continue to be indexed to IBOR benchmark rates which are SOR and LIBOR. These benchmark rates are quoted each day and the IBOR cash flows are exchanged with its counterparties as usual.

The Group's SOR and LIBOR cash flow hedging relationships extend beyond the anticipated cessation date for IBOR. However, there is uncertainty about when and how replacement may occur with respect to the relevant hedged items and hedging instruments. Such uncertainty may impact the hedging relationship. The Group applies the amendments to FRS 109 issued in December 2019 to those hedging relationships directly affected by IBOR reform.

Hedging relationships impacted by IBOR reform may experience ineffectiveness attributable to market participants' expectations of when the shift from the existing IBOR benchmark rate to an alternative benchmark interest rate will occur. This transition may occur at different times for the hedged item and hedging instrument, which may lead to hedge ineffectiveness. The Group has measured its hedging instruments indexed to the Singapore-dollar SOR and United States-dollar LIBOR using available quoted market rates for SOR-based and LIBOR-based instruments of the same tenor and similar maturity and has measured the cumulative change in the present value of hedged cash flows attributable to changes in SOR and LIBOR on a similar basis.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

A. Managing interest rate benchmark reform and associated risks (cont'd)

The Group's exposure to Singapore-dollar SOR and United States-dollar LIBOR designated in hedging relationships is approximately S$144.3 million equivalent of nominal amount at 31 December 2020, representing both the nominal amount of the hedging interest rate swap and the principal amount of the Group's hedged SGD-denominated and USD-denominated secured bank loan liabilities maturing in year 2022.

The Group is actively engaging with lenders to include appropriate fall-back provisions in its floating-rate liabilities with maturities after 2021. We expect that the hedging instrument will be modified as outlined under 'Derivatives' above.

Effects of a 100 basis point ("bp")* movement in interest rate at the reporting date would increase/ (decrease) statement of total return and Unitholders' funds by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

* 100 basis point is equivalent to 1 percentage point

	Statements of total return		Unitholders' funds	
	100 bp increase S$'000	100 bp decrease S$'000	100 bp increase S$'000	100 bp decrease S$'000
31 December 2020				
Group				
Variable rate instruments	(2,948)	2,948	–	–
Interest rate swaps	1,362	(1,127)	642	(162)
Cash flow sensitivity (net)	(1,586)	1,821	642	(162)
REIT				
Variable rate instruments	(2,438)	2,438	–	–
Interest rate swaps	1,362	(1,127)	642	(162)
Cash flow sensitivity (net)	(1,076)	1,311	642	(162)
31 December 2019				
Group				
Variable rate instruments	(2,842)	2,842	–	–
Interest rate swaps	377	(377)	687	(687)
Cash flow sensitivity (net)	(2,465)	2,465	687	(687)
REIT				
Variable rate instruments	(2,344)	2,344	–	–
Interest rate swaps	377	(377)	687	(687)
Cash flow sensitivity (net)	(1,967)	1,967	687	(687)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Foreign currency risk

The Group is exposed to foreign currency risk on cash holdings and operating expenses that are denominated in a currency other than the respective functional currencies of the Group entities. The currencies giving rise to this risk are primarily RMB.

As the REIT intends to be a long-term investor in China, the Manager has taken a view not to hedge the RMB equity exposure arising from its investments in China unless certain risks are specifically identified. The Manager's strategy is to achieve a natural hedge through local RMB financing and any non–RMB denominated loan will be hedged into RMB where possible, to protect the going concern of the REIT in the event of large currency fluctuation. However, the Manager will hedge the RMB cash flow from operations if it is determined with certainty that they are to be remitted back to Singapore for distribution purposes.

The Group exposures to foreign currency are as follows:

	USD S$'000	RMB S$'000	Total S$'000
31 December 2020			
Group			
Cash and cash equivalents	30	43,868	43,898
Loans and borrowings	57,951	51,015	108,966
	57,981	94,883	152,864
REIT			
Cash and cash equivalents	26	–	26
Loans and borrowings	57,951	–	57,951
	57,977	–	57,977
31 December 2019			
Group			
Cash and cash equivalents	23	43,393	43,416
Loans and borrowings	57,925	49,826	107,751
	57,948	93,219	151,167
REIT			
Cash and cash equivalents	20	–	20
Loans and borrowings	57,925	–	57,925
	57,945	–	57,945

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Foreign currency risk (cont'd)

Sensitivity analysis

A 10% strengthening of Singapore dollar against the following currencies at the reporting date would increase/(decrease) total return after tax by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant.

	Statements of total return	
	Group S$'000	**REIT S$'000**
31 December 2020		
RMB	(9,488)	–
USD	(5,798)	(5,798)
	(15,286)	(5,798)
31 December 2019		
RMB	(9,322)	–
USD	(5,795)	(5,795)
	(15,117)	(5,795)

A 10% weakening of Singapore dollar against the above currencies would have had equal but opposite effect on RMB to the amounts shown above, on the basis that all other variables remain constant.

Hedge accounting

Cash flow hedges

At 31 December 2020, the Group held the following instruments to hedge exposures to changes in interest rates.

	Maturity		
Group	**1-6 months**	**6-12 months**	**More than one year**
2020			
Interest rate risk			
Interest rate swaps			
Net exposure (in thousands of SGD)	–	–	144,300
Average fixed interest rate	–	–	1.84%
2019			
Interest rate risk			
Interest rate swaps			
Net exposure (in thousands of SGD)	–	–	145,000
Average fixed interest rate	–	–	1.84%

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Hedge accounting (cont'd)

Cash flow hedges (cont'd)

The amounts at the reporting date relating to items designated as hedged items were as follows:

Group	Change in value used for calculating hedge ineffective hedge ineffectiveness S$'000	Cash flow hedge reserve S$'000	Costs of hedging reserve S$'000	Balances remaining in the cash flow hedge reserve from hedging relationships for which hedge accounting is no longer applied S$'000
2020				
Interest rate risk				
Variable-rate instruments	–	3,302	–	–
2019				
Interest rate risk				
Variable-rate instruments	–	1,047	–	–

The amounts relating to items designated as hedging instruments and hedge ineffectiveness were as follows:

	2020				2019			
	Nominal amount S$'000	Carrying amount – assets S$'000	Carrying amount – liabilities S$'000	Line item in the statement of financial position where the hedging instrument is included	Nominal amount S$'000	Carrying amount – assets S$'000	Carrying amount – liabilities S$'000	Line item in the statement of financial position where the hedging instrument is included
Interest rate risk								
Interest rate swaps	144,300	–	3,302	Derivative liabilities	145,000	–	1,047	Derivative liabilities

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Hedge accounting (cont'd)

Cash flow hedges (cont'd)

The following table provides a reconciliation by risk category of components of equity and analysis of OCI items, net of tax, resulting from cash flow hedge accounting.

	Group	
	Hedging reserve S$'000	**Cost of hedging reserve S$'000**
Balance at 1 January 2020	1,047	–
Cash flow hedges		
Change in fair value:		
Interest rate risk	2,255	–
Balance at 31 December 2020	3,302	–
Balance at 1 January 2019	74	–
Cash flow hedges		
Change in fair value:		
Interest rate risk	973	–
Balance at 31 December 2019	1,047	–

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Accounting classifications and fair values

The carrying amounts and fair values of financial assets and liabilities, including their levels in the fair value hierarchy are as follows. It does not include fair value information for financial assets and liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Carrying amount				Fair Value			
	Fair value hedging instruments S$'000	**Financial assets at amortised cost S$'000**	**Other financial liabilities S$'000**	**Total carrying amount S$'000**	**Level 1 S$'000**	**Level 2 S$'000**	**Level 3 S$'000**	**Total S$'000**
Group								
31 December 2020								
Financial assets not measured at fair value								
Trade and other receivables	–	2,587	–	2,587				
Cash and cash equivalents	–	48,272	–	48,272				
	–	50,859	–	50,859				
Financial liabilities measured at fair value								
Interest rate swaps used for hedging	3,302	–	–	3,302	–	3,302	–	3,302
Financial liabilities not measured at fair value								
Trade and other payables	–	–	28,126	28,126				
Security deposits	–	–	19,211	19,211	–	18,586	–	18,586
Loans and borrowings	–	–	291,635	291,635				
	–	–	338,972	338,972				
REIT								
31 December 2020								
Financial assets not measured at fair value								
Trade and other receivables	–	441	–	441				
Cash and cash equivalents	–	4,159	–	4,159				
	–	4,600	–	4,600				
Financial liabilities measured at fair value								
Interest rate swaps used for hedging	3,302	–	–	3,302	–	3,302	–	3,302
Financial liabilities not measured at fair value								
Trade and other payables	–	–	63,670	63,670				
Loans and borrowings	–	–	240,696	240,696				
	–	–	304,366	304,366				

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Accounting classifications and fair values (cont'd)

	Carrying amount				Fair Value			
	Fair value hedging instruments S$'000	Financial assets at amortised cost S$'000	Other financial liabilities S$'000	Total carrying amount S$'000	Level 1 S$'000	Level 2 S$'000	Level 3 S$'000	Total S$'000
Group								
31 December 2019								
Financial assets not measured at fair value								
Trade and other receivables	–	930	–	930				
Cash and cash equivalents	–	47,033	–	47,033				
	–	47,963	–	47,963				
Financial liabilities measured at fair value								
Interest rate swaps used for hedging	1,047	–	–	1,047	–	1,047	–	1,047
Financial liabilities not measured at fair value								
Trade and other payables	–	–	26,673	26,673				
Security deposits	–	–	20,946	20,946	–	20,123	–	20,123
Loans and borrowings	–	–	278,584	278,584				
	–	–	326,203	326,203				
REIT								
31 December 2019								
Financial assets not measured at fair value								
Trade and other receivables	–	303	–	303				
Cash and cash equivalents	–	3,353	–	3,353				
	–	3,656	–	3,656				
Financial liabilities measured at fair value								
Interest rate swaps used for hedging	1,047	–	–	1,047	–	1,047	–	1,047
Financial liabilities not measured at fair value								
Trade and other payables	–	–	48,359	48,359	–	40,094	–	40,094
Loans and borrowings	–	–	228,890	228,890				
	–	–	277,249	277,249				

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

27. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D)

Estimation of fair value

The following summarises the significant methods and assumptions used in estimating the fair values of financial instruments of the Group and REIT.

Interest–bearing borrowings

The carrying amounts of the floating rate loans approximates its fair value as these amounts are interest-bearing of market interest rates that reprice every quarter.

The carrying amounts of the fixed rate loans approximates its fair value because of the short period to maturity.

Interest rate swaps

Market comparison technique: The fair values are based on broker quotes. Similar contracts are traded in an active market and the quotes reflect the actual transactions in similar instruments.

Other financial assets and liabilities

The carrying amounts of financial assets and liabilities (including non-trade amounts due from subsidiaries, trade and other receivables, cash and cash equivalents, trade and other payables and current security deposits) are assumed to approximate their fair values because they are either short term in nature, or effect of discounting is immaterial. All other financial assets and liabilities (non-current security deposits) are discounted to determine their fair values.

Interest rates used in determining fair values

The interest rates used to discount estimated cash flows, where applicable, are based on the forward yield curve as at 31 December 2020 plus an adequate constant credit spread, and are as follows:

	Group		REIT	
	2020 % p.a.	**2019 % p.a.**	**2020 % p.a.**	**2019 % p.a.**
Security deposits	4.98	5.15	–	–
Trade and other payables	–	–	4.98	5.15

Transfer between Level 1 and 2

During the financial year ended 31 December 2020, there were no transfers between Level 1 and Level 2.

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

28. SUBSEQUENT EVENTS

On 26 February 2021, the Manager declared a distribution of 1.06 cents per Unit to Unitholders in respect of the period from 1 July 2020 to 31 December 2020.

29. NEW STANDARDS AND INTERPRETATIONS NOT ADOPTED

A number of new standards, interpretations and amendments to standards are effective for annual periods beginning after 1 January 2020 and earlier application is permitted; however, the Group has not early adopted the new or amended standards and interpretations in preparing these financial statements.

The following new FRSs, interpretations and amendments to FRSs are not expected to have a significant impact on the Group's consolidated financial statements and the Company's statement of financial position.

- FRS 117 *Insurance Contracts*
- *Classification of Liabilities as Current or Non-current* (Amendments to FRS 1)
- *Covid-19-Related Rent Concessions* (Amendment to FRS 116)
- *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture* (Amendments to FRS 110 and FRS 28)
- *Reference to the Conceptual Framework* (Amendments to FRS 103)
- *Property, Plant and Equipment – Proceeds before Intended Use* (Amendments to FRS 16)
- *Onerous Contracts – Costs of Fulfilling a Contract* (Amendments to FRS 37)
- *Annual Improvements to FRSs 2018 – 2020*