



(Incorporated in the Republic of Singapore)
Company Registration No. 198003719Z

PROFIT GUIDANCE ON UNAUDITED FINANCIAL RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020

The Board of Directors (the “**Board**”) of Top Global Limited (the “**Company**”) and together with its subsidiaries (the “**Group**”) wishes to provide updates and guidance for the unaudited financial results for the full year ended 31 December 2020 (“**FY2020**”).

Based on the preliminary review of its draft and unaudited financial statements for FY 2020, the Company wish to inform that following a preliminary review of the unaudited financial results of **FY2020**, the Group is expected to report a net loss for FY2020 compared to a net profit for the previous corresponding financial year ended 31 December 2019 (“**FY2019**”). This is mainly attributable to:

- (a) Significant impact on the revenue recognised by the Group during FY2020 due to slowdown in businesses affected by the Covid-19 pandemic. The Group's business operations in Singapore and Indonesia were inadvertently disrupted due to the strict government containment measures implemented in both countries through the year of 2020; and
- (b) the Group is in the process of finalising valuations on the Group's portfolio of properties as well as impairment assessments of its investments as at 31 December 2020. Based on indicative values, the Company expects to recognise fair value losses on a portion of the group's portfolio of investment properties. The total fair value losses is expected to be in the range of S\$6 million to S\$7 million.
- (c) Translation losses on consolidation of the Group's Indonesian subsidiary due to the weakened Indonesian Rupiah against Singapore Dollars.

The combined impact of the above is expected to result in a decrease in the Group Net Asset Value per share as at 31 December 2020 by 9% - 11% from 81.4 cents as at 31 December 2019.

Notwithstanding the above, the Board wish to emphasise that the Group has a strong financial position with sufficient liquidity to meet its operating and financial commitments. Gearing remained low at 38.5%. The Board have exercised prudence in capital and cash flow management by conserving cash, reducing operational costs and deferring discretionary expenditure.

The Company is still in the process of finalising the unaudited financial results of the Group for FY2020. Further details of the financial performance of the Group will be disclosed when the Company announces the unaudited financial results of the Group for FY2020 on or before 1 March 2021.

In the meantime, the Board wishes to advise shareholders and potential investors to exercise caution when dealing in the shares of the Company.

BY ORDER OF THE BOARD

Hano Maeloa
Chief Executive Officer and Executive Director
Singapore, 10 February 2021