



**HUDSON INVESTMENT GROUP LIMITED
ACN 004 683 729
HALF YEAR REPORT**

Incorporating

**APPENDIX 4D ASX HALF-YEAR INFORMATION
30 June 2022**

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This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the year ended 31 December 2021 and any public announcements made by Hudson Investment Group Limited during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

CORPORATE DIRECTORY

Hudson Investment Group Limited

ACN 004 683 729
ABN 25 004 683 729

Registered and Corporate Office

Level 5
52 Phillip Street
Sydney NSW 2000
Telephone: +61 2 9251 7177
Fax: +61 2 9251 7500
Website: www.higl.com.au

Auditors

K.S. Black & Co
Level 1
251 Elizabeth Street
Sydney NSW 2000
Telephone: +61 2 8839 3000

Lawyers

Piper Alderman
Level 23, Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000
Telephone: +61 2 9253 9999

Bankers

Commonwealth Bank of Australia
Corporate Financial Services
Business & Private Banking
Level 9, Darling Park 1
201 Sussex Street
Sydney NSW 2000
Telephone: +61 2 9118 7031

St George Bank Limited
Level 14, 182 George St
Sydney NSW 2000
Telephone: +61 2 9236 2230

Board of Directors

John W Farey (Non-Executive Chairman)
Alan Beasley (Managing Director)
Wei Huang (Executive Director)
John J Foley (Non-Executive Director)
Dr Cheng Fong Han (Non-Executive Director)
Warren Wen-Shih Choo (Alternate Director)

Joint Company Secretaries

Henry Kinstlinger
Mona Esapournoori

Chief Financial Officer

Francis Choy

Risk & Compliance

Allan Scadden

Share Registry

Computershare Investor Services Pty Limited
GPO Box 2975
Melbourne VIC 3001
Telephone: 1300 850 505 (within Australia)

ASX Code – HGL

Hudson Investment Group Limited shares are listed on the Australian Securities Exchange.

This financial report covers the Consolidated Entity consisting of Hudson Investment Group Limited and its controlled entities.

Hudson Investment Group Limited is a company limited by shares, incorporated and domiciled in Australia.

HALF-YEAR ENDED 30 June 2022

RESULTS FOR ANNOUNCEMENT TO THE MARKET

				\$'000
Revenue from ordinary activities	Up	19%	to	1,109
Profit from ordinary activities after tax	Up	225%	to	1,528
Net Profit for the period attributable to members	Up	225%	to	1,528

Dividends/distributions	Amount per security	Franked amount per security
Final dividend	\$Nil	N/A
Interim dividend	\$Nil	N/A

No dividends or distributions were declared or paid during the reporting period.

The increase in the revenue from the previous corresponding period takes into account the decrease in lease income from the Company property portfolio. The increase in net profit have taken into account the change in the fair value of investment property of portfolio.

REVIEW OF OPERATIONS

CORPORATE HIGHLIGHTS

- Exploring potential Residential Development Application (**DA**) for the Bowen Hills QLD properties in addition to the mix use DA, approved in 2021, to provide the Company with additional options with regard to the best use development of the property.
- HGL now owns 100% of the Regent Street Property after HGL exercised the Option to purchase the remaining 70% of the Regent Street Property, in February 2022.

ABOUT HUDSON INVESTMENT GROUP LTD

HGL is an ASX-listed Company focusing on industrial, residential and commercial property development, and currently owns the following properties:

- Unit 2 and other land at 171-175 Sparks Road, Halloran, New South Wales
- 59 Mountain Road, Halloran, New South Wales
(both collectively the **Warnervale Properties**);
- 47 Brookes Street, Bowen Hills, Queensland
- 41-43 Brookes Street, Bowen Hills Queensland
(both collectively the **Bowen Hills Properties**); and
- 43 Regent Street, Woolloongabba, Queensland (the **Regent Street Property**)

Hudson Investment Group remains focused on developing its current property portfolio to strengthen its strategic positioning for future growth.

DIRECTORS' REPORT

Your directors present their report on the consolidated entity consisting of Hudson Investment Group Limited (**Company**) (ASX: HGL) and the entities it controls for the period ended 30 June 2022 and the Auditor's Review Report thereon.

Principal activities	The principal continuing activities of the Company during the reporting period were the investment and development of the commercial/industrial/residential properties at Warnervale, New South Wales and Brisbane. The nature of the activities during the reporting period is covered in the Review of Operations.
Financial performance	The consolidated entity recorded a net profit after tax for the six months ended 30 June 2022 of \$1.52 million (2021: Profit \$0.46 million). Total shareholders' funds as at 30 June 2022 are \$26.87 million.
Review of operations	Information on the operations and financial position of the consolidated entity and its business strategies and prospects is set out in the Review of Operations on page 4 of this report.
Dividends	The Directors of the Company do not recommend that any amount be paid by way of dividend. The Company has not paid or declared any amount by way of dividend since the commencement of the financial year.

Directors

The following persons were directors of the Company during the whole of the period and up to the date of this report, unless otherwise stated:

John W Farey	Non-Executive Chairman
Alan Beasley	Managing Director
Wei Huang	Executive Director
John J Foley	Non-Executive Director
Dr Cheng Fong Han	Non-Executive Director
Warren Wen-Shih Choo	(Alternate Director)

Rounding

The amounts contained in the half year financial report have been rounded to the nearest thousand dollars (where rounding is applicable) under the option available to the Company under ASIC Class Order 98/100. The Company is an entity to which the Class Order applies.

Litigation

During the half year ended 30 June 2022 a subsidiary obtained judgement for a debt relating to unpaid rent for a portion of the Warnervale land. The unpaid rent amounted to \$517,000. A full provision has been raised for this debt.

Subsequent Events

At the date of this report there are no matters or circumstances other than those already disclosed which have arisen since 30 June 2022 that have significantly affected or may significantly affect:

- the operations, in financial half-year subsequent to 30 June 2022, of the Group;
- the results of those operations; or
- the state of affairs, in financial half-year subsequent to 30 June 2022, of the Group.

Likely Developments

The Company intends to identify and pursue further business opportunities offering additional prospects for growth in the longer term.

Auditor's Independence Declaration

A copy of the independence declaration by the auditor K.S. Black and Co. under section 307C is included on page 7 of this half year financial report.

Signed in accordance with a resolution of the Directors on 26 August 2022:



Wei Huang
Executive Director



Alan Beasley
Managing Director

Sydney
26 August 2022

AUDITOR'S INDEPENDENCE DECLARATION

Level 6
350 Kent Street
SYDNEY NSW 2000

K.S. Black & Co.

ABN 48 117 620 556

75 Lyons Road
DRUMMOYNE NSW 2047

20 Grose Street
North Parramatta NSW 2151

PO Box 2210
North Parramatta NSW 1750

Lead Auditors' Independence Declaration under Section 307C of the Corporations Act 2001

To the Director's of Hudson Investment Group Limited

I declare that, to the best of my knowledge and belief, during the half-year ended 30 June 2022 there has been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

The entities are in respect of The Hudson Investment Group Limited and the entities it controlled during the period.

KS Black & Co
Chartered Accountants



Scott Bennison
Partner

Dated in Sydney on this ~~26~~ day of *August* 2022

INDEPENDENT AUDITOR'S REVIEW REPORT

Level 6
350 Kent Street
SYDNEY NSW 2000

75 Lyons Road
DRUMMOYNE NSW 2047

K.S. Black & Co.

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20 Grose Street
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INDEPENDENT AUDITOR'S REVIEW REPORT

To the Directors of Hudson Investment Group Limited

Report on the Consolidated Half-Year Financial Report

We have reviewed the accompanying half-year Consolidated Financial Report of Hudson Investment Group Limited, which comprises the statement of financial position as at 30 June 2022, and the statement of profit or loss and other comprehensive income, statement in changes in equity and the statement of cash flows; for the half-year then ended, a summary of significant accounting policies, other selected explanatory notes and the declaration by those charged with governance.

The Directors Responsibility for 30 June 2022 Consolidated Half-Year Report

The Directors of the Consolidated Group are responsible for the preparation and fair presentation of the half-year Consolidated Interim Financial Report in accordance with *Accounting Standard AASB 101* and the *Corporations Act 2001* and for such internal controls as the directors determine is necessary to enable the preparation of the half-year financial report to be free from material misstatement, whether due to fraud or error.

Auditor's Responsibility for the Consolidated Half-Year Financial Report

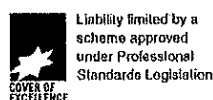
Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standards on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, anything has come to our attention that causes us to believe that the financial report is not presented fairly, in all material respects, with the Corporations Law 2001. As the auditor of Hudson Investment Group Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the review of the financial report.

A review of a half-year financial report consists of making enquiries, primarily of the persons responsible for financial and accounting matters and applying analytical and review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the Australian professional accounting bodies.

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North Parramatta NSW 1750

Conclusion

Based on our review, which is not an audit, nothing has come to our attention that causes us to believe that the half-year financial report of Hudson Investment Group Limited does not present fairly, in all material respects including:

- i. Giving a true and fair view of the Entity's financial position as at 30 June 2022 and of its performance for the financial half-year ended on that date; and
- ii. Complying with Australian Accounting Standards AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001*.

KS Black & Co
Chartered Accountants



Scott Bennison
Partner
Dated: 26/8/2022

DECLARATION BY DIRECTORS

The Directors of the Company declare that:

1. The financial statements and notes, set out on pages 11 to 19, are in accordance with the *Corporations Act 2001*, and:
 - i give a true and fair view of the financial position of the consolidated entity as at 30 June 2022 and of its performance for the half-year ended on that date; and
 - ii comply with Australian Accounting Standards AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.
2. In the Directors' opinion there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors:



Wei Huang
Executive Director



Alan Beasley
Managing Director

Sydney
26 August 2022

**CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE HALF-YEAR ENDED 30 June 2022**

	Notes	Consolidated Half-Year ended 30 Jun 2022 \$'000	Half-Year ended 30 Jun 2021 \$'000
Revenue	2	1,109	927
Cost of providing services		(210)	(279)
Other income and expenses	2	1,825	482
Administration and operation expenses		(571)	(463)
Finance expenses	2	(625)	(198)
PROFIT FROM OPERATIONS BEFORE INCOME TAX		1,528	469
Income tax		-	-
PROFIT AFTER TAX		1,528	469
Other Comprehensive Income			
Other comprehensive income before income tax		-	-
Income tax		-	-
Other comprehensive income		-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		1,528	469
Comprehensive income attributable to non-controlling interest		-	-
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO MEMBERS OF THE PARENT ENTITY		1,528	469
		Cents	Cents
Basic earnings/(loss) per share		2.57	0.79
Diluted earnings/(loss) per share		2.57	0.79

This Statement is to be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 June 2022

		Consolidated	
	Notes	30 Jun 2022	31 Dec 2021
		\$'000	\$'000
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	3	143	301
Trade and other receivables		223	904
Asset available for sales		-	1,019
Other current assets		132	128
TOTAL CURRENT ASSETS		498	2,352
NON-CURRENT ASSETS			
Investment properties	4	37,351	30,497
Investment		-	2,255
Other assets		-	2
TOTAL NON-CURRENT ASSETS		37,351	32,754
TOTAL ASSETS		37,849	35,106
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables		372	256
Financial liabilities		-	-
Accrued payable and provision		168	105
TOTAL CURRENT LIABILITIES		540	361
NON-CURRENT LIABILITIES			
Financial liabilities		10,385	8,985
Accrued payable and provision		46	44
TOTAL NON-CURRENT LIABILITIES		10,431	9,029
TOTAL LIABILITIES		10,971	9,390
NET ASSETS		26,878	25,716
EQUITY			
Issued Capital	5	63,397	63,397
Reserves		5,260	5,626
Accumulated losses		(41,779)	(43,307)
Total equity attributable to equity holders of the parent entity		26,878	25,716
Non-controlling interest		-	-
TOTAL EQUITY		26,878	25,716

This Statement is to be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE HALF-YEAR ENDED 30 June 2022

	Notes	Issued Capital \$'000	Reserves \$'000	Accumulated Losses \$'000	Total Equity \$'000
Consolidated					
Balance at 31 December 2020		63,397	5,626	(44,071)	24,952
Share issue		-	-	-	-
Share issuing cost		-	-	-	-
Profit for the period		-	-	469	469
Balance at 30 June 2021		63,397	5,626	(43,602)	25,421
Balance at 30 June 2021		63,397	5,626	(43,602)	25,421
Share issue		-	-	-	-
Share issuing cost		-	-	-	-
Profit for the period		-	-	295	295
Balance at 31 December 2021	5	63,397	5,626	(43,307)	25,716
Balance at 31 December 2021	5	63,397	5,626	(43,307)	25,716
Share issue		-	-	-	-
Business combination		-	(366)	-	(366)
Profit for the period		-	-	1,528	1,528
Balance at 30 June 2022	5	63,397	5,260	(41,779)	26,878

This Statement is to be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CASHFLOW

FOR THE HALF-YEAR ENDED 30 June 2022

	Notes	Consolidated	
		Half-year ended 30 Jun 2022 \$'000	Half-year ended 30 Jun 2021 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		706	846
Payments to suppliers and employees		(569)	(482)
Interest received		5	-
Interest paid		(136)	(139)
NET CASH PROVIDED BY /(USED IN) FROM OPERATING ACTIVITIES		6	225
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceed from disposal of investments		1,019	-
Repayment from receivable		408	-
Payment for investment property		(2,800)	-
Payments for property improvements		(191)	(75)
Investment development project and costs		-	(34)
NET CASH (USED IN)/ PROVIDED BY FROM INVESTING ACTIVITIES		(1,564)	(109)
CASH FLOWS FROM FINANCING ACTIVITIES			
Share issued		-	-
Share issuing cost		-	-
Bank Borrowing		1,400	(52)
NET CASH PROVIDED BY/ (USED IN) FROM FINANCING ACTIVITIES		1,400	(52)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS		(158)	64
Cash and cash equivalents at the beginning of the reporting period		301	186
CASH AND CASH EQUIVALENTS AT THE END OF THE REPORTING PERIOD	3	143	250

This Statement is to be read in conjunction with the accompanying notes.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE HALF-YEAR ENDED 30 June 2022

1. BASIS OF PREPARATION OF THE HALF-YEAR FINANCIAL REPORT

a) Reporting Entity

Hudson Investment Group Limited (the "**Company**") is domiciled in Australia. The consolidated interim financial report of the Company as at and for the six months ended 30 June 2022 comprises the Company and its controlled entities (together referred to as the "**consolidated entity**").

The consolidated annual financial report of the consolidated entity as at and for the year ended 31 December 2021 is available upon request from the Company's registered office.

b) Statement of Compliance

The consolidated interim financial report is a general purpose financial report which has been prepared in accordance with AASB 134: *Interim Financial Reporting* and the *Corporations Act 2001*.

The consolidated interim financial report does not include all of the information required for a full annual financial report, and should be read in conjunction with the consolidated annual financial report of the consolidated entity as at and for the year ended 31 December 2021.

This consolidated interim financial report was approved by your Board of Directors.

c) Estimates

The preparation of the interim financial report requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing this consolidated interim financial report, the significant judgement made by management in applying the consolidated entity's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial report as at and for the year ended 31 December 2021.

d) Going Concern

The leased investment property is generating positive cash flow to the group.

The directors believe the company will be able to pay its debts as and when they fall due and to fund near term anticipated activities.

NOTES TO THE FINANCIAL STATEMENTS continued
FOR THE HALF-YEAR ENDED 30 June 2022

2. REVENUE AND EXPENSES

Specific Items

Profit before income tax expense includes the following revenues and expenses to which disclosure is relevant in explaining the performance of the entity.

	Consolidated	
	Half-Year ended 30 Jun 2022 \$'000	Half-Year ended 30 Jun 2021 \$'000
(i) Revenue		
Rental Income	1,109	867
Fee Income	-	60
	1,109	927
(ii) Other Income and expenses		
Change in fair value of investment properties	1,820	442
Interest income	3	55
Other	2	(15)
	1,825	482
(iii) Financial Expenses		
Interest paid	(137)	(140)
Others	(2)	(58)
Doubtful debt provision	(486)	-
	(625)	(198)

3. CASH AND CASH EQUIVALENTS

	Consolidated	
	30 Jun 2022 \$'000	31 Dec 2021 \$'000
Cash at bank and cash equivalent	143	301
Cash held in trust account	-	-
	143	301

4. INVESTMENT PROPERTIES

	Consolidated	
	30 Jun 2022 \$'000	31 Dec 2021 \$'000
Non-current		
Investment properties	37,351	30,497
	37,351	30,497

The Group holds investment industrial property at Warnervale and commercial properties at Brisbane.

NOTES TO THE FINANCIAL STATEMENTS continued**FOR THE HALF-YEAR ENDED 30 June 2022****4. INVESTMENT PROPERTIES continued**

	Consolidated	
	30 Jun 2021	31 Dec 2021
	\$'000	\$'000
At fair value		
Carrying amount at beginning of period	30,497	34,181
Disposal of land and building	-	(4,148)
Acquired property investment	4,953	-
Capital Works and improvement	191	22
Change in fair value	1,710	442
Carrying amount at end of the period	37,351	30,497

Valuation basis

The basis of the valuation of investment properties is fair value being the amounts for which the properties could be exchanged between willing parties in an arm's length transaction, based on current process in an active market for similar properties in the same location and condition and subject to similar leases. The revaluations were based on independent assessments made by a member of the Australian Property Institute's valuations.

5. ISSUED CAPITAL

	Consolidated		Consolidated	
	30 Jun 2022	31 Dec 2021	30 Jun 2022	31 Dec 2021
	Shares	Shares	\$'000	\$'000
Ordinary shares				
Issued	59,359,935	59,359,935	63,397	63,397
Movements during the period				
Balance at beginning of the period	59,359,935	59,359,935	63,397	63,397
Share issued	-	-	-	-
Share issuing cost	-	-	-	-
Balance at the end of the period	59,359,935	59,359,935	63,397	63,397

Ordinary Shares

Ordinary shares entitle the holders to participate in dividends and the proceeds on winding up of the parent entity in proportion to the number of and amounts paid on the shares held. On a show of hands every holder of ordinary shares present at a meeting in person or by proxy, is entitled to one vote, and upon a poll each share is entitled to one vote

Option

There are no unissued ordinary shares of the Company under option at the date of the report.

Preference options

No options were granted and issued during this year.

NOTES TO THE FINANCIAL STATEMENTS continued**FOR THE HALF-YEAR ENDED 30 June 2022****6. CONTINGENT ASSETS AND LIABILITIES****Guarantees**

Cross guarantees under Class Order 98/1418 by Hudson Investment Group Limited, HTH Holding Pty Ltd, Hudson Property Group Ltd, HSC Property Pty Ltd, Halloran Property Unit Trust, Halloran Property Pty Ltd and Hudson Land Pty Ltd exist at reporting date.

There are no material contingent assets and liabilities as at the date of the report.

Service Agreement

The Company has entered into a Corporate Service Agreement with Hudson Asset Management Pty Limited pursuant to which Hudson Asset Management Pty Limited has agreed to provide its office management, registered office, administrative, accounting, compliance and secretarial services.

The term of the Corporate Services Agreement has no fixed expiry term and the fee payable is that amount agreed between the parties from time to time. The terms of the Services Agreement provide that Hudson Asset Management Pty Limited shall act in accordance with the directions of the Board.

7. SEGMENT INFORMATION**Business segments**

The consolidated entity is organised into the following divisions by product and service type:

- **Property investment & development in Australia**
Development of commercial and industrial property in eastern Australia.
- **Geographical segments**
All business segments operate principally within Australia.

	Property investment & development in Australia	Unallocated/ eliminated	Consolidated
	\$'000	\$'000	\$'000
Primary reporting business segments Half Year 2022			
Total segment revenue	1,109	-	1,109
Segment result			
Profit/(loss) from operations before income tax expense	1,528	-	1,528
Primary reporting business segments Half Year 2021			
Total segment revenue	927	-	927
Segment result			
Profit/(loss) from operations before income tax expense	469	-	469

NOTES TO THE FINANCIAL STATEMENTS continued**FOR THE HALF-YEAR ENDED 30 June 2022****8. EVENTS SUBSEQUENT TO BALANCE DATE**

At the date of this report there are no matters or circumstances, other than noted above, which have arisen since 30 June 2022 that have significantly affected or may significantly affect:

- the operations, in the half financial year subsequent to 30 June 2022, of the Group;
- the results of those operations; or
- the state of affairs, in the half financial year subsequent to 30 June 2022, of the Group.

SUPPLEMENTARY APPENDIX 4D INFORMATION

NTA Backing

	30.06.2022	31.12.2021
Net tangible asset backing per ordinary share	45.2 Cents	43.3 Cents

Controlled Entities Acquired

No entities were incorporated during the reporting period.

Loss of Control of Entities during the Period

No entities have been disposed during the reporting period.

Subsequent Events

There have been no other events subsequent to reporting date which affect the results contained in this report or the continuing operations of the Company. Please refer to Note 8 to the financial statements.

Accounting Standards

Australian Accounting Standards have been used in the preparation of this report.

Other Significant Information

All significant information in relation to the financial performance and position of Hudson Investment Group Limited has been disclosed in the attached report.

Returns to Shareholders

No distribution/dividend paid this year. The company does not have a dividend/distribution reinvestment plan.

Associated and Joint Venture Entities

None during the reporting period.

Audit Alert

The Auditor's Review Report is included in the financial statements.