

## Second Quarter Financial Statements And Dividend Announcement (Unaudited) For The Period Ended 31 December 2019

### PART I INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

**1(a) An income statement for the group together with a comparative statement for the corresponding period of the immediately preceding financial year.**

#### Consolidated Income Statement

|  | Note | GROUP           |            |                         | GROUP            |            |                         |
|--|------|-----------------|------------|-------------------------|------------------|------------|-------------------------|
|  |      | Quarter Ended   |            | Increase/<br>(Decrease) | Half Year Ended  |            | Increase/<br>(Decrease) |
|  |      | 31.12.2019      | 31.12.2018 |                         | 31.12.2019       | 31.12.2018 |                         |
|  |      | S\$'000         | S\$'000    | %                       | S\$'000          | S\$'000    | %                       |
| Revenue                                  |      | <b>92,902</b>   | 43,572     | 113                     | <b>187,758</b>   | 90,069     | 108                     |
| Cost of sales                            | (1)  | <b>(83,271)</b> | (36,676)   | 127                     | <b>(171,149)</b> | (73,721)   | 132                     |
| <b>Gross profit</b>                      |      | <b>9,631</b>    | 6,896      | 40                      | <b>16,609</b>    | 16,348     | 2                       |
| Other income                             | (2a) | <b>582</b>      | 479        | 22                      | <b>1,365</b>     | 977        | 40                      |
| Other gains/(losses) - net               | (2b) | <b>63</b>       | (26)       | NM *                    | <b>(102)</b>     | (49)       | 108                     |
| <b>Expenses</b>                          |      |                 |            |                         |                  |            |                         |
| - Distribution and marketing             |      | <b>(97)</b>     | (324)      | (70)                    | <b>(174)</b>     | (664)      | (74)                    |
| - Administrative and general             |      | <b>(6,322)</b>  | (6,504)    | (3)                     | <b>(12,915)</b>  | (13,819)   | (7)                     |
| - Finance                                |      | <b>(2,056)</b>  | (1,373)    | 50                      | <b>(4,114)</b>   | (2,938)    | 40                      |
| Share of profits of associated companies |      | <b>(1)</b>      | 2          | NM *                    | <b>7</b>         | 163        | (96)                    |
| Share of profits of joint ventures       |      | <b>3,053</b>    | 4,201      | (27)                    | <b>7,569</b>     | 4,981      | 52                      |
| <b>Profit before income tax</b>          | (3)  | <b>4,853</b>    | 3,351      | 45                      | <b>8,245</b>     | 4,999      | 65                      |
| Income tax expense                       | (4)  | <b>(506)</b>    | (249)      | 103                     | <b>(771)</b>     | (888)      | (13)                    |
| <b>Profit for the period</b>             |      | <b>4,347</b>    | 3,102      | 40                      | <b>7,474</b>     | 4,111      | 82                      |
| <b>Attributable to:</b>                  |      |                 |            |                         |                  |            |                         |
| Equity holders of the Company            |      | <b>4,038</b>    | 3,006      | 34                      | <b>7,042</b>     | 3,970      | 77                      |
| Non-controlling interests                |      | <b>309</b>      | 96         | 222                     | <b>432</b>       | 141        | 206                     |
|  |      | <b>4,347</b>    | 3,102      | 40                      | <b>7,474</b>     | 4,111      | 82                      |

\* NM : Not Meaningful

**1 (a) Continuation...**

**Notes to the income statement :**

**(1)** Cost of sales comprised mainly construction cost and property development cost.

**(2a)** Other income comprised the following :

|                     | <b>GROUP</b>         |                   |                   | <b>GROUP</b>           |                   |                   |
|---------------------|----------------------|-------------------|-------------------|------------------------|-------------------|-------------------|
|                     | <b>Quarter Ended</b> |                   | <b>Increase/</b>  | <b>Half Year Ended</b> |                   | <b>Increase/</b>  |
|                     | <b>31.12.2019</b>    | <b>31.12.2018</b> | <b>(Decrease)</b> | <b>31.12.2019</b>      | <b>31.12.2018</b> | <b>(Decrease)</b> |
|                     | <b>S\$'000</b>       | <b>S\$'000</b>    | <b>%</b>          | <b>S\$'000</b>         | <b>S\$'000</b>    | <b>%</b>          |
| Interest income (i) | <b>316</b>           | 175               | 81                | <b>698</b>             | 330               | 112               |
| Government grants   | <b>25</b>            | 7                 | 257               | <b>120</b>             | 60                | 100               |
| Others (ii)         | <b>241</b>           | 297               | (19)              | <b>547</b>             | 587               | (7)               |
|                     | <b>582</b>           | 479               | 22                | <b>1,365</b>           | 977               | 40                |

(i) Higher interest income in the quarter under review was due to higher cash deposits at bank.

(ii) Others for the quarter under review and the corresponding period last year mainly relates to maintenance service income from the Group's property development in Malaysia.

**(2b)** Other gains/(losses) - net comprised the following :

|   | <b>GROUP</b>         |                   |                   | <b>GROUP</b>           |                   |                   |
|---|----------------------|-------------------|-------------------|------------------------|-------------------|-------------------|
|   | <b>Quarter Ended</b> |                   | <b>Increase/</b>  | <b>Half Year Ended</b> |                   | <b>Increase/</b>  |
|   | <b>31.12.2019</b>    | <b>31.12.2018</b> | <b>(Decrease)</b> | <b>31.12.2019</b>      | <b>31.12.2018</b> | <b>(Decrease)</b> |
|   | <b>S\$'000</b>       | <b>S\$'000</b>    | <b>%</b>          | <b>S\$'000</b>         | <b>S\$'000</b>    | <b>%</b>          |
| Currency translation gain/(loss) - net                  | <b>52</b>            | (31)              | NM *              | <b>(108)</b>           | (134)             | (19)              |
| Gain on disposal of property, plant and equipment - net | <b>11</b>            | -                 | NM *              | <b>6</b>               | 45                | (87)              |
| Gain on disposal of club memberships                    | -                    | 19                | (100)             | -                      | 54                | (100)             |
| Loss on liquidation of a subsidiary                     | -                    | (14)              | (100)             | -                      | (14)              | (100)             |
|   | <b>63</b>            | (26)              | NM *              | <b>(102)</b>           | (49)              | 108               |

\* NM : Not Meaningful

# 1 (a) Continuation...

## Notes to the income statement :

(3) Profit before tax is arrived at after (charging)/crediting the following (other than in (2) above):

|   | GROUP                                  |                       |                              | GROUP                                    |                       |                              |
|---|--|-----------------------|------------------------------|--|-----------------------|------------------------------|
|   | Quarter Ended<br>31.12.2019<br>S\$'000 | 31.12.2018<br>S\$'000 | Increase/<br>(Decrease)<br>% | Half Year Ended<br>31.12.2019<br>S\$'000 | 31.12.2018<br>S\$'000 | Increase/<br>(Decrease)<br>% |
| (a) Amortisation of club memberships                | (8)                                    | (8)                   | -                            | (16)                                     | (17)                  | (6)                          |
| (b) Depreciation of property, plant and equipment   | (794)                                  | (749)                 | 6                            | (1,600)                                  | (1,504)               | 6                            |
| (c) Depreciation of right-of-use assets (iii)       | (248)                                  | -                     | NM *                         | (277)                                    | -                     | NM *                         |
| (d) Dividend income from financial assets, at FVOCI | 134                                    | 68                    | 97                           | 134                                      | 68                    | 97                           |
| (e) Finance expense (iv)                            | (2,056)                                | (1,373)               | 50                           | (4,114)                                  | (2,938)               | 40                           |
| (f) Property, plant and equipment written off       | (5)                                    | (4)                   | 25                           | (12)                                     | (11)                  | 9                            |

(iii) Depreciation charges on the right-of-use assets are recorded in the income statement following the adoption of *SFRS(I) 16 Leases* effective from 1 July 2019. Please refer item 5 of this announcement for further details.

(iv) Finance expense for the quarter under review increased by S\$683,000 to S\$2.1 million as compared to S\$1.4 million for the corresponding period last year. The increase was mainly due to interest paid on bank borrowings for the Group's residential developments in Singapore and Malaysia.

(4) Income tax expense attributable to results is made up of:

|   | GROUP                                  |                       |                              | GROUP                                    |                       |                              |
|---|--|-----------------------|------------------------------|--|-----------------------|------------------------------|
|   | Quarter Ended<br>31.12.2019<br>S\$'000 | 31.12.2018<br>S\$'000 | Increase/<br>(Decrease)<br>% | Half Year Ended<br>31.12.2019<br>S\$'000 | 31.12.2018<br>S\$'000 | Increase/<br>(Decrease)<br>% |
| Current income tax                      |  |                       |                              |  |                       |                              |
| - Singapore (v)                         | (506)                                  | (230)                 | 120                          | (771)                                    | (852)                 | (10)                         |
| - Foreign                               | -                                      | -                     | NM *                         | -  | (1)                   | (100)                        |
|   | (506)                                  | (230)                 | 120                          | (771)                                    | (853)                 | (10)                         |
| Over provision in prior financial years |  |                       |                              |  |                       |                              |
| - Current income tax                    | -                                      | (19)                  | (100)                        | -  | (35)                  | (100)                        |
|   | (506)                                  | (249)                 | 103                          | (771)                                    | (888)                 | (13)                         |

(v) Current income tax - Singapore for the quarter under review of S\$506,000 increased by 120% or S\$276,000 as compared to the corresponding period last year mainly due to higher profits recognised by two of the Group's subsidiaries in Singapore.

\* NM : Not Meaningful

**1(a)(i) A statement of comprehensive income for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

**Consolidated Statement of Comprehensive Income**

|   | <b>GROUP</b>                        |                   |                                 | <b>GROUP</b>                          |                   |                                 |
|---|-------------------------------------|-------------------|---------------------------------|---------------------------------------|-------------------|---------------------------------|
|   | <b>Quarter Ended<br/>31.12.2019</b> | <b>31.12.2018</b> | <b>Increase/<br/>(Decrease)</b> | <b>Half Year Ended<br/>31.12.2019</b> | <b>31.12.2018</b> | <b>Increase/<br/>(Decrease)</b> |
|   | <b>S\$'000</b>                      | <b>S\$'000</b>    | <b>%</b>                        | <b>S\$'000</b>                        | <b>S\$'000</b>    | <b>%</b>                        |
| <b>Profit for the period</b>  | <b>4,347</b>                        | 3,102             | 40                              | <b>7,474</b>                          | 4,111             | 82                              |
| <b>Other comprehensive gains/(losses):</b>                          |                                     |                   |                                 |                                       |                   |                                 |
| Items that may be reclassified subsequently to profit or loss:      |                                     |                   |                                 |                                       |                   |                                 |
| Foreign currency translation differences arising from consolidation |                                     |                   |                                 |                                       |                   |                                 |
| - Gains/(losses) (a)  | <b>3,097</b>                        | (2,981)           | NM *                            | <b>2,798</b>                          | (4,726)           | NM *                            |
| - Reclassification  | <b>(140)</b>                        | (1)               | 13,900                          | <b>139</b>                            | 81                | 72                              |
| <b>Other comprehensive (loss)/gain for the period, net of tax</b>   | <b>2,957</b>                        | (2,982)           | NM *                            | <b>2,937</b>                          | (4,645)           | NM *                            |
| <b>Total comprehensive income for the period</b>                    | <b>7,304</b>                        | 120               | 5,987                           | <b>10,411</b>                         | (534)             | NM *                            |
| <b>Total comprehensive income attributable to:</b>                  |                                     |                   |                                 |                                       |                   |                                 |
| Equity holders of the Company                                       | <b>6,263</b>                        | 539               | 1,062                           | <b>9,395</b>                          | (131)             | NM *                            |
| Non-controlling interests   | <b>1,041</b>                        | (419)             | NM *                            | <b>1,016</b>                          | (403)             | NM *                            |
|   | <b>7,304</b>                        | 120               | 5,987                           | <b>10,411</b>                         | (534)             | NM *                            |

(a) Foreign currency translation differences are recognised on the translation of the Group's share of net assets of various subsidiaries in Malaysia and Jersey, Channel Islands. Foreign currency translation gains for the quarter under review of S\$3.1 million were mainly due to S\$3.4 million gains recognised as a result of the appreciation of the Sterling Pound, partially offset by losses of S\$302,000 due to the depreciation of the Malaysian Ringgit. The losses of S\$3.0 million in the corresponding period last year were mainly due to the depreciation of the Sterling Pound.

\* NM : Not Meaningful

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

|  | <b>GROUP</b>                  |                               | <b>COMPANY</b>                |                               |
|--|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
|  | <b>31.12.2019<br/>S\$'000</b> | <b>30.06.2019<br/>S\$'000</b> | <b>31.12.2019<br/>S\$'000</b> | <b>30.06.2019<br/>S\$'000</b> |
| <b>ASSETS</b>  |                               |                               |                               |                               |
| <b><u>Current assets</u></b>   |                               |                               |                               |                               |
| Cash and cash equivalents  | 128,262                       | 134,326                       | 4,941                         | 6,707                         |
| Financial assets, at FVPL  | 9,090                         | 4,734                         | -                             | -                             |
| Trade and other receivables  | 56,818                        | 56,378                        | 52,836                        | 52,085                        |
| Contract assets  | 24,385                        | 46,276                        | -                             | -                             |
| Tax recoverable  | 811                           | 1,191                         | -                             | -                             |
| Properties held for sale   | 4,247                         | 338                           | -                             | -                             |
| Development properties   | 121,240                       | 119,052                       | -                             | -                             |
| Other current assets   | 10,969                        | 10,638                        | 157                           | 157                           |
|  | <b>355,822</b>                | <b>372,933</b>                | <b>57,934</b>                 | <b>58,949</b>                 |
| <b><u>Non-current assets</u></b>   |                               |                               |                               |                               |
| Trade and other receivables  | 85,495                        | 80,776                        | 155,719                       | 160,186                       |
| Club memberships   | 388                           | 353                           | 357                           | 370                           |
| Financial assets, at FVOCI   | 16,436                        | 16,436                        | -                             | -                             |
| Investments in joint ventures  | 40,894                        | 33,205                        | -                             | -                             |
| Investments in associated companies  | 1,770                         | 559                           | -                             | -                             |
| Investments in subsidiaries  | -                             | -                             | 72,241                        | 72,285                        |
| Investment properties  | 157,081                       | 144,296                       | -                             | -                             |
| Property, plant and equipment  | 24,532                        | 25,672                        | 1,142                         | 1,271                         |
| Right-of-use assets  | 1,303                         | -                             | 1,008                         | -                             |
| Deferred income tax assets   | 4,208                         | 4,189                         | -                             | -                             |
| Other non-current assets   | 739                           | 1,248                         | -                             | -                             |
|  | <b>332,846</b>                | <b>306,734</b>                | <b>230,467</b>                | <b>234,112</b>                |
| <b>Total assets</b>  | <b>688,668</b>                | <b>679,667</b>                | <b>288,401</b>                | <b>293,061</b>                |
| <b>LIABILITIES</b>   |                               |                               |                               |                               |
| <b><u>Current liabilities</u></b>  |                               |                               |                               |                               |
| Trade and other payables   | 110,104                       | 104,636                       | 134,774                       | 127,967                       |
| Contract liabilities   | 31,196                        | 39,981                        | -                             | -                             |
| Provisions   | 16,207                        | 16,502                        | -                             | -                             |
| Current income tax liabilities   | 2,378                         | 2,914                         | 112                           | 154                           |
| Borrowings   | 58,703                        | 9,472                         | 5,048                         | 8,030                         |
|  | <b>218,588</b>                | <b>173,505</b>                | <b>139,934</b>                | <b>136,151</b>                |
| <b><u>Non-current liabilities</u></b>  |                               |                               |                               |                               |
| Trade and other payables   | 31,623                        | 25,891                        | -                             | -                             |
| Borrowings   | 156,740                       | 203,259                       | 39,966                        | 39,948                        |
| Deferred income tax liabilities  | 389                           | 388                           | -                             | -                             |
|  | <b>188,752</b>                | <b>229,538</b>                | <b>39,966</b>                 | <b>39,948</b>                 |
| <b>Total liabilities</b>   | <b>407,340</b>                | <b>403,043</b>                | <b>179,900</b>                | <b>176,099</b>                |
| <b>NET ASSETS</b>  | <b>281,328</b>                | <b>276,624</b>                | <b>108,501</b>                | <b>116,962</b>                |
| <b>EQUITY</b>  |                               |                               |                               |                               |
| <b><u>Capital and reserves attributable to the equity holders of the Company</u></b> |                               |                               |                               |                               |
| Share capital  | 86,572                        | 86,572                        | 86,572                        | 86,572                        |
| Treasury shares  | (1,620)                       | (1,620)                       | (1,620)                       | (1,620)                       |
| Capital and other reserves   | 32,566                        | 26,922                        | 3,182                         | 3,182                         |
| Retained profits   | 143,321                       | 145,277                       | 20,367                        | 28,828                        |
| <b>Shareholders' equity</b>  | <b>260,839</b>                | <b>257,151</b>                | <b>108,501</b>                | <b>116,962</b>                |
| Non-controlling interests  | 20,489                        | 19,473                        | -                             | -                             |
| <b>Total equity</b>  | <b>281,328</b>                | <b>276,624</b>                | <b>108,501</b>                | <b>116,962</b>                |

**1(b)(ii) Aggregate amount of Group's borrowings and debt securities.**

**Group borrowings excluding finance leases:**

**Amount repayable in one year or less, or on demand**

| <b>As at 31.12.2019</b> |                  | <b>As at 30.06.2019</b> |                  |
|-------------------------|------------------|-------------------------|------------------|
| <b>Secured</b>          | <b>Unsecured</b> | <b>Secured</b>          | <b>Unsecured</b> |
| <b>S\$'000</b>          | <b>S\$'000</b>   | <b>S\$'000</b>          | <b>S\$'000</b>   |
| 53,172                  | 4,130            | 1,385                   | 8,000            |

**Amount repayable after one year**

| <b>As at 31.12.2019</b> |                  | <b>As at 30.06.2019</b> |                  |
|-------------------------|------------------|-------------------------|------------------|
| <b>Secured</b>          | <b>Unsecured</b> | <b>Secured</b>          | <b>Unsecured</b> |
| <b>S\$'000</b>          | <b>S\$'000</b>   | <b>S\$'000</b>          | <b>S\$'000</b>   |
| 116,568                 | 39,876           | 163,179                 | 39,842           |

**Details of any collateral:**

**1) S\$169.7 million (S\$99.5 million, £30.0 million and RM52.6 million) term loans**

Legal mortgages over:

- development properties of a subsidiary in Singapore
- a leasehold property owned by a subsidiary in Singapore
- a freehold property owned by a subsidiary in Jersey, Channel Islands
- development properties of a subsidiary in Malaysia

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

|  | <b>GROUP</b>         |                   | <b>GROUP</b>           |                   |
|--|----------------------|-------------------|------------------------|-------------------|
|  | <b>Quarter Ended</b> |                   | <b>Half Year Ended</b> |                   |
|  | <b>31.12.2019</b>    | <b>31.12.2018</b> | <b>31.12.2019</b>      | <b>31.12.2018</b> |
|  | <b>S\$'000</b>       | <b>S\$'000</b>    | <b>S\$'000</b>         | <b>S\$'000</b>    |
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>  |                      |                   |                        |                   |
| Net profit   | 4,347                | 3,102             | 7,474                  | 4,111             |
| Adjustments for:   |                      |                   |                        |                   |
| Income tax expense   | 506                  | 249               | 771                    | 888               |
| Share of profits of associated companies and joint ventures                                  | (3,052)              | (4,203)           | (7,576)                | (5,144)           |
| Amortisation of club memberships   | 8                    | 8                 | 16                     | 17                |
| Depreciation of property, plant & equipment  | 794                  | 749               | 1,600                  | 1,504             |
| Depreciation of right-of-use assets  | 248                  | -                 | 277                    | -                 |
| Dividend income from financial assets, at FVOCI  | (134)                | (68)              | (134)                  | (68)              |
| Gain on disposal of club memberships   | -                    | (19)              | -                      | (54)              |
| Gain on disposal of property, plant and equipment - net                                      | (11)                 | -                 | (6)                    | (45)              |
| Loss on liquidation of a subsidiary  | -                    | 14                | -                      | 14                |
| Interest income  | (316)                | (175)             | (698)                  | (330)             |
| Finance expense  | 2,056                | 1,373             | 4,114                  | 2,938             |
| Property, plant and equipment written off  | 5                    | 4                 | 12                     | 11                |
| Operating cash flow before working capital changes   | 4,451                | 1,034             | 5,850                  | 3,842             |
| Changes in working capital, net of effects from acquisition and liquidation of subsidiaries: |                      |                   |                        |                   |
| Trade and other receivables/contract assets (a)  | 11,173               | 13,143            | 18,102                 | 3,736             |
| Trade and other payables/contract liabilities (b)  | 1,853                | (3,570)           | 1,762                  | (11,670)          |
| Other current assets (c)   | (7,107)              | (45)              | (6,982)                | 44                |
| Development properties/properties held for sale (d)  | (3,666)              | (791)             | (5,853)                | 1,250             |
| Unrealised currency translation differences  | (34)                 | 25                | (66)                   | 129               |
| Cash generated from/(used in) operations   | 6,670                | 9,796             | 12,813                 | (2,669)           |
| Income tax paid  | (1,299)              | (2,475)           | (918)                  | (2,588)           |
| <b>Net cash provided by/(used in) operating activities</b>                                   | <b>5,371</b>         | <b>7,321</b>      | <b>11,895</b>          | <b>(5,257)</b>    |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>  |                      |                   |                        |                   |
| Dividends received from financial assets, at FVOCI   | -                    | 68                | -                      | 68                |
| Expenditure on investment property (e)   | (4,860)              | (983)             | (8,989)                | (1,161)           |
| Decrease in other assets in relation to investment property (f)                              | 3,487                | -                 | 7,160                  | -                 |
| Interest income received   | 303                  | 177               | 678                    | 340               |
| Investment in financial assets, at FVPL (g)  | (2,412)              | -                 | (4,477)                | (4,659)           |
| Investment in a joint venture (h)  | (329)                | (9,894)           | (329)                  | (9,894)           |
| Investment in an associated company (i)  | (1,204)              | -                 | (1,204)                | -                 |
| Proceeds from disposal of club memberships   | -                    | 19                | -                      | 62                |
| Proceeds from disposal of property, plant and equipment                                      | 87                   | -                 | 88                     | 287               |
| Purchase of club memberships   | (50)                 | -                 | (50)                   | (154)             |
| Purchase of property, plant and equipment (j)  | (51)                 | (1,666)           | (424)                  | (2,833)           |
| Repayment to associated companies  | -                    | -                 | -                      | -                 |
| Advances to joint ventures (k)   | (4,408)              | -                 | (14,430)               | (3,000)           |
| Repayment from a joint venture (l)   | 6,750                | -                 | 13,480                 | 12,175            |
| <b>Net cash used in investing activities</b>   | <b>(2,687)</b>       | <b>(12,279)</b>   | <b>(8,497)</b>         | <b>(8,769)</b>    |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>  |                      |                   |                        |                   |
| Cash and cash equivalents (pledged)/released from pledge                                     | (33)                 | (4)               | (808)                  | 5                 |
| Dividends paid   | (5,707)              | (5,737)           | (5,707)                | (5,737)           |
| Dividends paid to a non-controlling shareholder of a subsidiary                              | -                    | -                 | -                      | (100)             |
| Bank facility fees   | (13)                 | (6)               | (18)                   | (9)               |
| Interest paid  | (1,375)              | (1,192)           | (4,012)                | (3,768)           |
| Purchase of treasury shares  | -                    | (696)             | -                      | (696)             |
| Proceeds from re-issuance of treasury shares   | -                    | -                 | -                      | 87                |
| Proceeds from issuance of medium term notes  | -                    | -                 | -                      | 12,529            |
| Proceeds from bank loans (m)   | 9,444                | 11,722            | 11,500                 | 11,852            |
| Repayment of bank loans (m)  | (6,987)              | (252)             | (11,921)               | (520)             |
| Repayment of lease liabilities   | (315)                | (17)              | (336)                  | (36)              |
| <b>Net cash (used in)/provided by financing activities</b>                                   | <b>(4,986)</b>       | <b>3,818</b>      | <b>(11,302)</b>        | <b>13,607</b>     |

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

|   | GROUP          |               | GROUP           |               |
|---|----------------|---------------|-----------------|---------------|
|   | Quarter Ended  |               | Half Year Ended |               |
|   | 31.12.2019     | 31.12.2018    | 31.12.2019      | 31.12.2018    |
|   | S\$'000        | S\$'000       | S\$'000         | S\$'000       |
| NET CHANGE IN CASH AND CASH EQUIVALENTS                             | (2,302)        | (1,140)       | (7,904)         | (419)         |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL PERIOD      | 128,105        | 93,906        | 133,746         | 93,644        |
| EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS        | 1,071          | (320)         | 1,032           | (779)         |
| CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL PERIOD [Note (1)] | <b>126,874</b> | <b>92,446</b> | <b>126,874</b>  | <b>92,446</b> |

**Notes to Statement of Cash Flows:**

(1) Cash and cash equivalents comprised the following:

|   | GROUP          |               | GROUP           |               |
|---|----------------|---------------|-----------------|---------------|
|   | Quarter Ended  |               | Half Year Ended |               |
|   | 31.12.2019     | 31.12.2018    | 31.12.2019      | 31.12.2018    |
|   | S\$'000        | S\$'000       | S\$'000         | S\$'000       |
| Cash at bank and on hand                              | 71,937         | 63,966        | 71,937          | 63,966        |
| Short-term bank deposits                              | 56,325         | 29,056        | 56,325          | 29,056        |
| Less: Cash and cash equivalents pledged               | (1,388)        | (576)         | (1,388)         | (576)         |
| Cash and cash equivalents per statement of cash flows | <b>126,874</b> | <b>92,446</b> | <b>126,874</b>  | <b>92,446</b> |

- (a) The decrease in trade and other receivables and contract assets of S\$11.2 million during the quarter under review was mainly due to net collections of S\$4.5 million from a completed construction projects and S\$28.2 million from two ongoing construction projects. The decrease was partially offset by the increase in amount of work carried out for a few other ongoing construction projects and a residential development in Singapore, resulting in an increase in trade and other receivables and contract assets of S\$21.0 million.

The decrease in trade and other receivables and contract assets of S\$13.1 million during the corresponding period last year was mainly due to net collections of S\$14.2 million from two substantially completed construction projects and S\$2.2 million from the sale of the Group's Malaysia development properties. The decrease was partially offset by the increase in amount of work carried out for various ongoing construction projects resulting in an increase in trade and other receivables of S\$4.5 million.

- (b) Trade and other payables and contract liabilities increased by S\$1.9 million during the quarter under review was mainly due to the increase in work carried out for two ongoing construction projects and for the Group's development properties in Singapore and Malaysia totaling S\$11.1 million. The increase was partially offset by payments of S\$9.0 million made to subcontractors of various construction projects.

The decrease in trade and other payables and contract liabilities during the corresponding period last year of S\$3.6 million was mainly due to payments of S\$6.6 million made to subcontractors of a substantially completed construction project and payments of S\$1.9 million made to subcontractors of an ongoing construction project. The decrease was partially offset by an increase in trade and other payables of S\$6.0 million as a result of an increase in amount of work done for other ongoing construction projects.

- (c) The increase in other current assets of S\$7.1 million during the quarter under review was mainly due to advances given to subcontractors of a major construction project.

- (d) The increase in development properties/properties held for sale during the quarter under review of S\$3.7 million was mainly due to additional development costs incurred on the Group's development properties in Malaysia and Singapore amounting to S\$8.5 million, partially offset by an inflow of S\$4.8 million from the sale of units from the same developments.

The increase in development properties/properties held for sale during the corresponding period last year of S\$791,000 was mainly due to additional development costs incurred on the Group's development properties in Malaysia and Singapore amounting to S\$3.1 million, partially offset by an inflow of S\$2.4 million from the sale of units from the same developments.



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

**Notes to Statement of Cash Flows:**

- (e) The expenditure on investment property during the quarter under review and the corresponding period last year relates to redevelopment costs incurred on one of the Group's freehold commercial properties in the United Kingdom.
- (f) Funds were previously set aside in an Escrow account to pay the redevelopment costs of the Group's freehold commercial property in the United Kingdom. During the quarter under review, payments of S\$3.5 million were made out of the Escrow account.
- (g) Financial assets, at Fair Value through Profit or Loss ("FVPL") of S\$2.4 million during the quarter under review relates to subscription of convertible loans from an investee company.
- (h) During the corresponding period last year, the Group injected additional capital of S\$9.9 million into a joint venture in Malaysia for funding (in part) the settlement of the acquisition of a land for property development purposes.
- (i) The cash outflow of S\$1.2 million during the quarter under review represents the Group's 25% proportionate share of the issued and paid up capital in a company incorporated in Indonesia. The associated company owns parcels of land in Bintan, Indonesia.
- (j) During the corresponding period last year, the Group purchased various construction equipment totaling S\$1.5 million.
- (k) Advances to joint ventures of S\$4.4 million during the quarter under review relate mainly to the Group's proportionate share of advances to fund the redevelopment of a leasehold property in Singapore.
- (l) Repayment from a joint venture of S\$6.8 million was in respect of an advance previously provided to fund the working capital of a Malaysia joint venture.
- (m) Proceeds from bank loans of S\$9.4 million during the quarter under review mainly relate to the drawdown of S\$7.0 million for working capital and the drawdown of S\$2.4 million to fund the Group's residential developments in Singapore and Malaysia. Repayment of S\$7.0 million were mainly in respect of bank loans previously drawn down for working capital purposes.

During the corresponding period last year, the Group drawdown a bank loan of S\$11.7 million to fund the acquisition of a land in Malaysia by a joint venture company.

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

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED) FOR THE SECOND QUARTER ENDED 31 DECEMBER 2019**

| Group - 2020  | ← Attributable to equity holders of the Company → |                 |                            |                  |                | Non-controlling interests | Total equity   |
|---|---|-----------------|----------------------------|------------------|----------------|---------------------------|----------------|
|   | Share capital                                     | Treasury shares | Capital and other reserves | Retained profits | Total          |                           |                |
|   | S\$'000   | S\$'000         | S\$'000                    | S\$'000          | S\$'000        | S\$'000                   | S\$'000        |
| <b>Balance as at 1 October 2019</b>                           | <b>86,572</b>                                     | <b>(1,620)</b>  | <b>30,351</b>              | <b>144,980</b>   | <b>260,283</b> | <b>19,448</b>             | <b>279,731</b> |
| Net profit  | -   | -               | -                          | 4,038            | <b>4,038</b>   | 309                       | <b>4,347</b>   |
| Other comprehensive income                                    | -   | -               | 2,225                      | -                | <b>2,225</b>   | 732                       | <b>2,957</b>   |
| <b>Total comprehensive income</b>                             | <b>-</b>  | <b>-</b>        | <b>2,225</b>               | <b>4,038</b>     | <b>6,263</b>   | <b>1,041</b>              | <b>7,304</b>   |
| Transfer of reserves  | -   | -               | (10)                       | 10               | -              | -                         | -              |
| Final dividend for FY2019                                     | -   | -               | -                          | (5,707)          | <b>(5,707)</b> | -                         | <b>(5,707)</b> |
| Total transactions with owners, recognised directly in equity | <b>-</b>  | <b>-</b>        | <b>(10)</b>                | <b>(5,697)</b>   | <b>(5,707)</b> | <b>-</b>                  | <b>(5,707)</b> |
| <b>Balance as at 31 December 2019</b>                         | <b>86,572</b>                                     | <b>(1,620)</b>  | <b>32,566</b>              | <b>143,321</b>   | <b>260,839</b> | <b>20,489</b>             | <b>281,328</b> |

| Group - 2019  | ← Attributable to equity holders of the Company → |                 |                            |                  |                | Non-controlling interests | Total equity   |
|---|---|-----------------|----------------------------|------------------|----------------|---------------------------|----------------|
|   | Share capital                                     | Treasury shares | Capital and other reserves | Retained profits | Total          |                           |                |
|   | S\$'000   | S\$'000         | S\$'000                    | S\$'000          | S\$'000        | S\$'000                   | S\$'000        |
| <b>Balance as at 1 October 2018</b>                           | <b>86,572</b>                                     | <b>(924)</b>    | <b>22,388</b>              | <b>134,016</b>   | <b>242,052</b> | <b>18,719</b>             | <b>260,771</b> |
| Net profit  | -   | -               | -                          | 3,006            | <b>3,006</b>   | 96                        | <b>3,102</b>   |
| Other comprehensive loss                                      | -   | -               | (2,467)                    | -                | <b>(2,467)</b> | (515)                     | <b>(2,982)</b> |
| <b>Total comprehensive income</b>                             | <b>-</b>  | <b>-</b>        | <b>(2,467)</b>             | <b>3,006</b>     | <b>539</b>     | <b>(419)</b>              | <b>120</b>     |
| Purchase of treasury shares                                   | -   | (696)           | -                          | -                | <b>(696)</b>   | -                         | <b>(696)</b>   |
| Final dividend for FY2018                                     | -   | -               | -                          | (5,737)          | <b>(5,737)</b> | -                         | <b>(5,737)</b> |
| Total transactions with owners, recognised directly in equity | <b>-</b>  | <b>(696)</b>    | <b>-</b>                   | <b>(5,737)</b>   | <b>(6,433)</b> | <b>-</b>                  | <b>(6,433)</b> |
| <b>Balance as at 31 December 2018</b>                         | <b>86,572</b>                                     | <b>(1,620)</b>  | <b>19,921</b>              | <b>131,285</b>   | <b>236,158</b> | <b>18,300</b>             | <b>254,458</b> |

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

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED) FOR THE SIX MONTHS ENDED 31 DECEMBER 2019**

| Group - 2020  | ← Attributable to equity holders of the Company → |                 |                            |                  |                | Non-controlling interests | Total equity   |
|---|---|-----------------|----------------------------|------------------|----------------|---------------------------|----------------|
|   | Share capital                                     | Treasury shares | Capital and other reserves | Retained profits | Total          |                           |                |
|   | S\$'000   | S\$'000         | S\$'000                    | S\$'000          | S\$'000        | S\$'000                   | S\$'000        |
| <b>Balance as at 1 July 2019</b>                              | <b>86,572</b>                                     | <b>(1,620)</b>  | <b>26,922</b>              | <b>145,277</b>   | <b>257,151</b> | <b>19,473</b>             | <b>276,624</b> |
| Net profit  | -   | -               | -                          | 7,042            | <b>7,042</b>   | 432                       | <b>7,474</b>   |
| Other comprehensive gain                                      | -   | -               | 2,353                      | -                | <b>2,353</b>   | 584                       | <b>2,937</b>   |
| <b>Total comprehensive income</b>                             | <b>-</b>  | <b>-</b>        | <b>2,353</b>               | <b>7,042</b>     | <b>9,395</b>   | <b>1,016</b>              | <b>10,411</b>  |
| Transfer of reserves  | -   | -               | 3,291                      | (3,291)          | -              | -                         | -              |
| Final dividend for FY2019                                     | -   | -               | -                          | (5,707)          | <b>(5,707)</b> | -                         | <b>(5,707)</b> |
| Total transactions with owners, recognised directly in equity | <b>-</b>  | <b>-</b>        | <b>3,291</b>               | <b>(8,998)</b>   | <b>(5,707)</b> | <b>-</b>                  | <b>(5,707)</b> |
| <b>Balance as at 31 December 2019</b>                         | <b>86,572</b>                                     | <b>(1,620)</b>  | <b>32,566</b>              | <b>143,321</b>   | <b>260,839</b> | <b>20,489</b>             | <b>281,328</b> |

| Group - 2019   | ← Attributable to equity holders of the Company → |                 |                            |                  |                | Non-controlling interests | Total equity   |
|--|---|-----------------|----------------------------|------------------|----------------|---------------------------|----------------|
|  | Share capital                                     | Treasury shares | Capital and other reserves | Retained profits | Total          |                           |                |
|  | S\$'000   | S\$'000         | S\$'000                    | S\$'000          | S\$'000        | S\$'000                   | S\$'000        |
| <b>Balance as at 1 July 2018</b>                                       | <b>86,574</b>                                     | <b>(1,025)</b>  | <b>24,034</b>              | <b>133,052</b>   | <b>242,635</b> | <b>18,803</b>             | <b>261,438</b> |
| Net profit   | -   | -               | -                          | 3,970            | <b>3,970</b>   | 141                       | <b>4,111</b>   |
| Other comprehensive loss   | -   | -               | (4,101)                    | -                | <b>(4,101)</b> | (544)                     | <b>(4,645)</b> |
| <b>Total comprehensive income</b>                                      | <b>-</b>  | <b>-</b>        | <b>(4,101)</b>             | <b>3,970</b>     | <b>(131)</b>   | <b>(403)</b>              | <b>(534)</b>   |
| Employee share option scheme - Treasury shares reissued                | (2)   | 101             | (12)                       | -                | <b>87</b>      | -                         | <b>87</b>      |
| Purchase of treasury shares  | -   | (696)           | -                          | -                | <b>(696)</b>   | -                         | <b>(696)</b>   |
| Final dividend for FY2018  | -   | -               | -                          | (5,737)          | <b>(5,737)</b> | -                         | <b>(5,737)</b> |
| Interim dividend paid to a non-controlling shareholder of a subsidiary | -   | -               | -                          | -                | -              | (100)                     | <b>(100)</b>   |
| Total transactions with owners, recognised directly in equity          | <b>(2)</b>  | <b>(595)</b>    | <b>(12)</b>                | <b>(5,737)</b>   | <b>(6,346)</b> | <b>(100)</b>              | <b>(6,446)</b> |
| <b>Balance as at 31 December 2018</b>                                  | <b>86,572</b>                                     | <b>(1,620)</b>  | <b>19,921</b>              | <b>131,285</b>   | <b>236,158</b> | <b>18,300</b>             | <b>254,458</b> |

**1(d)(i) A statement of changes in equity (unaudited) for the second quarter ended 31 December 2019 together with a comparative statement for the corresponding period of the immediately preceding financial year - Company**

| <b>Company - 2020</b>   | <b>Share capital</b> | <b>Treasury shares</b> | <b>Capital and other reserves</b> | <b>Retained profits</b> | <b>Total</b>   |
|---|----------------------|------------------------|-----------------------------------|-------------------------|----------------|
|   | <b>S\$'000</b>       | <b>S\$'000</b>         | <b>S\$'000</b>                    | <b>S\$'000</b>          | <b>S\$'000</b> |
| <b>Balance as at 1 October 2019</b>                           | <b>86,572</b>        | <b>(1,620)</b>         | <b>3,182</b>                      | <b>27,135</b>           | <b>115,269</b> |
| Net loss  | -                    | -                      | -                                 | (1,061)                 | (1,061)        |
| Other comprehensive (loss)/income                             | -                    | -                      | -                                 | -                       | -              |
| <b>Total comprehensive income</b>                             | <b>-</b>             | <b>-</b>               | <b>-</b>                          | <b>(1,061)</b>          | <b>(1,061)</b> |
| Final dividend for FY2019                                     | -                    | -                      | -                                 | (5,707)                 | (5,707)        |
| Total transactions with owners, recognised directly in equity | -                    | -                      | -                                 | (5,707)                 | (5,707)        |
| <b>Balance as at 31 December 2019</b>                         | <b>86,572</b>        | <b>(1,620)</b>         | <b>3,182</b>                      | <b>20,367</b>           | <b>108,501</b> |

| <b>Company - 2019</b>   | <b>Share capital</b> | <b>Treasury shares</b> | <b>Capital and other reserves</b> | <b>Retained profits</b> | <b>Total</b>   |
|---|----------------------|------------------------|-----------------------------------|-------------------------|----------------|
|   | <b>S\$'000</b>       | <b>S\$'000</b>         | <b>S\$'000</b>                    | <b>S\$'000</b>          | <b>S\$'000</b> |
| <b>Balance as at 1 October 2018</b>                           | <b>86,572</b>        | <b>(924)</b>           | <b>3,182</b>                      | <b>22,522</b>           | <b>111,352</b> |
| Net loss  | -                    | -                      | -                                 | (3,005)                 | (3,005)        |
| Other comprehensive (loss)/income                             | -                    | -                      | -                                 | -                       | -              |
| <b>Total comprehensive income</b>                             | <b>-</b>             | <b>-</b>               | <b>-</b>                          | <b>(3,005)</b>          | <b>(3,005)</b> |
| Employee share option scheme<br>- Treasury shares reissued    | -                    | (696)                  | -                                 | -                       | (696)          |
| Final dividend for FY2018                                     | -                    | -                      | -                                 | (5,737)                 | (5,737)        |
| Total transactions with owners, recognised directly in equity | -                    | (696)                  | -                                 | (5,737)                 | (6,433)        |
| <b>Balance as at 31 December 2018</b>                         | <b>86,572</b>        | <b>(1,620)</b>         | <b>3,182</b>                      | <b>13,780</b>           | <b>101,914</b> |

**1(d)(i) A statement of changes in equity (unaudited) for the six months ended 31 December 2019 together with a comparative statement for the corresponding period of the immediately preceding financial year - Company**

| <b>Company - 2020</b>   | <b>Share capital</b> | <b>Treasury shares</b> | <b>Capital and other reserves</b> | <b>Retained profits</b> | <b>Total</b>   |
|---|----------------------|------------------------|-----------------------------------|-------------------------|----------------|
|   | <b>S\$'000</b>       | <b>S\$'000</b>         | <b>S\$'000</b>                    | <b>S\$'000</b>          | <b>S\$'000</b> |
| <b>Balance as at 1 July 2019</b>                              | <b>86,572</b>        | <b>(1,620)</b>         | <b>3,182</b>                      | <b>28,828</b>           | <b>116,962</b> |
| Net loss  | -                    | -                      | -                                 | (2,754)                 | (2,754)        |
| Other comprehensive (loss)/income                             | -                    | -                      | -                                 | -                       | -              |
| <b>Total comprehensive income</b>                             | <b>-</b>             | <b>-</b>               | <b>-</b>                          | <b>(2,754)</b>          | <b>(2,754)</b> |
| Final dividend for FY2019                                     | -                    | -                      | -                                 | (5,707)                 | (5,707)        |
| Total transactions with owners, recognised directly in equity | -                    | -                      | -                                 | (5,707)                 | (5,707)        |
| <b>Balance as at 31 December 2019</b>                         | <b>86,572</b>        | <b>(1,620)</b>         | <b>3,182</b>                      | <b>20,367</b>           | <b>108,501</b> |

| <b>Company - 2019</b>   | <b>Share capital</b> | <b>Treasury shares</b> | <b>Capital and other reserves</b> | <b>Retained profits</b> | <b>Total</b>   |
|---|----------------------|------------------------|-----------------------------------|-------------------------|----------------|
|   | <b>S\$'000</b>       | <b>S\$'000</b>         | <b>S\$'000</b>                    | <b>S\$'000</b>          | <b>S\$'000</b> |
| <b>Balance as at 1 July 2018</b>                              | <b>86,574</b>        | <b>(1,025)</b>         | <b>3,194</b>                      | <b>26,456</b>           | <b>115,199</b> |
| Net loss  | -                    | -                      | -                                 | (6,939)                 | (6,939)        |
| Other comprehensive (loss)/income                             | -                    | -                      | -                                 | -                       | -              |
| <b>Total comprehensive income</b>                             | <b>-</b>             | <b>-</b>               | <b>-</b>                          | <b>(6,939)</b>          | <b>(6,939)</b> |
| Employee share option scheme - Treasury shares reissued       | (2)                  | 101                    | (12)                              | -                       | 87             |
| Purchase of treasury shares                                   | -                    | (696)                  | -                                 | -                       | (696)          |
| Final dividend for FY2018                                     | -                    | -                      | -                                 | (5,737)                 | (5,737)        |
| Total transactions with owners, recognised directly in equity | (2)                  | (595)                  | (12)                              | (5,737)                 | (6,346)        |
| <b>Balance as at 31 December 2018</b>                         | <b>86,572</b>        | <b>(1,620)</b>         | <b>3,182</b>                      | <b>13,780</b>           | <b>101,914</b> |

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

The Company did not purchase any of its ordinary shares during the quarter ended 31 December 2019. During the corresponding period last year, the Company had purchased 1,994,000 of its ordinary shares by way of on-market purchase for a total consideration of S\$696,000, and held them as treasury shares.

There are no outstanding share options as at 31 December 2019 and 31 December 2018.

The Company's issued and fully paid up shares as at 31 December 2019 comprised 380,486,304 (31 December 2018: 380,486,304) ordinary shares with voting rights and 4,543,300 (31 December 2018: 4,543,300) treasury shares with no voting rights.

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

|   | <b>31.12.2019</b> | <b>30.06.2019</b> |
|---|-------------------|-------------------|
| Total number of ordinary shares excluding treasury shares | 380,486,304       | 380,486,304       |

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

|   |                  |
|---|------------------|
| Balance as at 30.06.2019  | 4,543,300        |
| Purchase of treasury shares                                     | -                |
| Transfer to employees to fulfil obligations under Option Scheme | -                |
| Balance as at 31.12.2019  | <u>4,543,300</u> |

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

The figures in this announcement have not been audited or reviewed by the Company's auditors.

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

Not applicable.

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

Except as disclosed in paragraph 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year as compared with the most recently audited financial statements as at 30 June 2019.

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

The Group has adopted SFRS(I) 16 Leases which is mandatorily effective for the Group from 1 July 2019. The Group has applied the simplified transition approach and will not restate comparative amounts for the year prior to first adoption.

Under the new standard, a lessee recognises a right-of-use asset representing its rights to use the underlying asset and a lease liability representing its obligation to make lease payments in the statement of financial position.

Depreciation charges on the right-of-use assets and interest expense on the lease liability are recorded in the income statement. Lease payments are classified as financing cash flows in the statement of cash flows. Lessor accounting remains largely similar to the previous accounting standard.

As at 1 July 2019, right-of-use assets and lease liabilities recorded by the Group under SFRS(I) 16 was S\$1,580,000.

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

|   | <b>GROUP</b>         |                   |
|---|----------------------|-------------------|
|   | <b>Quarter ended</b> |                   |
| Earnings per ordinary share of the Group after deducting any provision for preference dividends : | <b>31.12.2019</b>    | <b>31.12.2018</b> |
| (a) Based on weighted average number of ordinary shares in issue                                  | 1.06 cents           | 0.79 cents        |
| (b) On a fully diluted basis  | 1.06 cents           | 0.79 cents        |

**Notes:-**

- (1) Basic earnings per share is computed based on the weighted average number of ordinary shares (excluding treasury shares which have no voting rights) in issue during the quarter reported on of 380,486,304 shares (31 December 2018: 381,465,213 shares).
- (2) There are no potential dilutive ordinary shares as at 31 December 2019 and 31 December 2018.

**7. Net asset value (for the issuer and Group) per ordinary share based on issued share capital of the issuer at the end of the:-**

- (a) current financial period reported on; and**  
**(b) immediately preceding financial year.**

|   | <b>GROUP</b>                |                             | <b>COMPANY</b>              |                             |
|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
|   | <b>As at<br/>31.12.2019</b> | <b>As at<br/>30.06.2019</b> | <b>As at<br/>31.12.2019</b> | <b>As at<br/>30.06.2019</b> |
| Net asset* value per ordinary share based on issued share capital (excluding treasury shares which have no voting rights) as at the end of the financial period reported on | 68.55 cents                 | 67.58 cents                 | 28.52 cents                 | 30.74 cents                 |

\* Net asset is defined as shareholders' equity

**8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-**

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

**Revenue**

The revenue for the quarter under review was S\$49.3 million or 113% higher than the revenue for the corresponding period last year mainly due to the increase in work performed for several construction projects which resulted in higher revenue of S\$56.3 million being recognised. The higher revenue was partially offset by lower revenues from substantially completed construction projects amounting to S\$9.9 million.

**Cost of sales**

The increase in cost of sales for the quarter under review was in line with the increase in revenue.

**Finance expenses**

Finance expense for the quarter under review increased by S\$683,000 to S\$2.1 million as compared to S\$1.4 million for the corresponding period last year. The increase was mainly due to interest paid on bank borrowings for the Group's residential developments in Singapore and Malaysia.

**Share of profits of joint ventures**

The share of profits of joint ventures of S\$3.1 million for the quarter under review and S\$4.2 million for the corresponding period last year mainly relate to the recognition of the Group's proportionate share of fair value gain on an investment property owned by a joint venture company in Singapore.

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

**Cash and cash equivalents**

Cash and cash equivalents as at 31 December 2019 was S\$128.3 million compared to S\$134.3 million as at 30 June 2019. Please refer to the cash flow statements for the Group for the period ended 31 December 2019 in item 1(c) of this announcement for further details.

**Financial assets, at FVPL**

Financial assets, at Fair Value through Profit or Loss ("FVPL") relate to subscription of convertible loans from an investee company. Financial assets, at FVPL increased by S\$4.4 million to S\$9.1 million as compared to 30 June 2019 mainly due to further subscription of convertible loan of S\$4.4 million from the investee company during the period under review.

**Contract assets**

Contract assets as at 31 December 2019 was S\$24.4 million compared to S\$46.3 million as at 30 June 2019. The decrease of S\$21.9 million was mainly due to net collections of S\$28.7 million from customers for two current construction projects and one completed construction project. The decrease was partially offset by the increase in work carried out for another construction project amounting S\$7.6 million.

**Properties held for sale**

Properties held for sale increased by S\$3.9 million since 30 June 2019. The Group completed a development phase in Malaysia and had transferred the unsold completed units from development properties to properties held for sale.

**Investments in joint ventures**

Investments in joint ventures as at 31 December 2019 increased by S\$7.7 million mainly due to the Group's proportionate share of S\$6.5 million fair value gain on an investment property owned by a joint venture company in Singapore and share of S\$2.1 million gain from the disposal of a commercial building in Frankfurt, Germany.

**Investments in associated companies**

The increase in investments in associated companies of S\$1.2 million was mainly due to a 25% investment in a company incorporated in Indonesia.

**Investment properties**

Investment properties increased by S\$12.8 million since 30 June 2019 mainly due to expenditure of S\$9.0 million incurred on the redevelopment of one of the Group's freehold commercial properties in the United Kingdom.

**Contract liabilities**

The decrease in contract liabilities by S\$8.8 million since 30 June 2019 to S\$31.2 million as at 31 December 2019 was mainly due to reduction of an advance previously received from a client applied against progressive claims for a construction project.

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

The current announced results are in line with the comments previously disclosed in part 10 in the results announcement for the financial period ended 30 September 2019.



**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

According to advanced estimates released by the Ministry of Trade and Industry (MTI) on 2 January, Singapore's economy grew 0.8% in the fourth quarter of 2019, slightly higher than the 0.7% growth posted in the previous quarter. On a quarter-on-quarter seasonally-adjusted basis, GDP slowed to 0.1% from the previous quarter's 2.4%. Overall, Singapore's economy grew by 0.7% for the whole of 2019.

The construction sector expanded by 2.1% on a year-on-year basis, slightly slower than the 2.4% growth witnessed in the previous quarter. MTI attributed the growth of the sector to support from public sector construction activities.

Meanwhile, the Building and Construction Authority (BCA) said on 8 January, that total construction demand for last year expanded by 9.5% to reach S\$33.4 billion. It also expects total construction demand to remain strong in 2020 with sustained public sector demand. It projects that total construction demand will range between S\$28 billion and S\$33 billion this year. Bolstered by larger and more complex infrastructure projects, public construction demand is expected to reach between S\$17.5 billion and S\$20.5 billion in 2020.

As at 31 December 2019, the Group's outstanding value of construction projects in progress is S\$1.15 billion.

The Group's Tekka Place redevelopment received its TOP in the fourth quarter of 2019, while construction for One Tree Hill Collection is progressing according to schedule. The luxury landed development is expected to complete in the second half of 2020. So far, three units out of a total of fourteen units from the project have been sold and an option granted for another unit.

Building works for the Group's serviced residences in London, Kelaty House, is progressing well and the project is expected to complete in 2021.

The Group also continues with its marketing activities for its landed residential development in Twin Palms Sungai Long, Malaysia.

The Group is uncertain how the outbreak of the Novel Coronavirus (Covid-19) will impact (if any) the Group's overall results for the financial year. We are currently monitoring the situation.

**11. Dividend**

**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on? Yes

|                                      |   |                               |
|--------------------------------------|---|-------------------------------|
| Name of Dividend                     | : | Interim Dividend              |
| Dividend Type                        | : | Cash                          |
| Dividend Amount per share (in cents) | : | 0.30 cents per ordinary share |
| Tax Rate                             | : | Tax exempt (1-Tier)           |

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

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

|                                      |   |                               |
|--------------------------------------|---|-------------------------------|
| Name of Dividend                     | : | Interim Dividend              |
| Dividend Type                        | : | Cash                          |
| Dividend Amount per share (in cents) | : | 0.30 cents per ordinary share |
| Tax Rate                             | : | Tax exempt (1-Tier)           |

**(c) Date payable**

The interim dividend will be paid on 12 March 2020.

**(d) Record date**

The Share Transfer Books and the Register of Members of the Company will be closed on 28 February 2020 5.00 p.m. (the "Record Date") for the purpose of determining shareholders' entitlements to the interim dividend (the "Dividend"). Duly completed transfers received by the Company's Share Registrar, Tricor Barbinder Share Registration Services of 80 Robinson Road #02-00 Singapore 068898, up to 5.00 p.m. on Record Date will be registered to determine shareholders' entitlements to the Dividend. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with the Company's shares as at 5.00 p.m. on Record Date will be entitled to the Dividend.

**12. If no dividend has been declared/recommended, a statement to that effect.** - Not applicable.

**13. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

Not applicable as no IPT mandate has been obtained.

**14. Confirmation by the Board pursuant to Rule 705(5) of the Listing Manual**

The Directors of the Company hereby confirm to the best of their knowledge that nothing has come to the attention of the Board of Directors which may render the unaudited financial statements for the second quarter ended 31 December 2019 to be false or misleading in any material respect.

**15. Confirmation pursuant to Rule 720(1) of the Listing Manual**

The Company confirms that it has procured undertakings from all its Directors and executive officers in the format set out in Appendix 7.7 pursuant to Rule 720(1) of the Listing Manual.

On behalf of the Board of Directors

Raymond Lum Kwan Sung  
Director

David Lum Kok Seng  
Director

**BY ORDER OF THE BOARD**

TONY FONG  
TAN ENG CHAN GERALD  
COMPANY SECRETARIES

13 February 2020

Submitted by Tony Fong, Tan Eng Chan Gerald, Company Secretaries on 13 February 2020 to the SGX.