

**FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT (UNAUDITED) FOR THE PERIOD ENDED 30 SEPTEMBER 2018****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		Increase/ (Decrease) %
		30.09.2018	30.09.2017 (restated)	
		S\$'000	S\$'000	
Revenue		<b>46,497</b>	58,454	(20)
Cost of sales	(1)	<b>(37,045)</b>	(47,501)	(22)
<b>Gross profit</b>		<b>9,452</b>	10,953	(14)
Other income	(2a)	<b>498</b>	1,065	(53)
Other losses - net	(2b)	<b>(23)</b>	(275)	(92)
<b>Expenses</b>				
- Distribution and marketing		<b>(340)</b>	(166)	105
- Administrative and general		<b>(7,315)</b>	(6,215)	18
- Finance		<b>(1,565)</b>	(1,245)	26
Share of profits of associated companies		<b>161</b>	162	(1)
Share of profits/(losses) of joint ventures		<b>780</b>	(263)	NM *
<b>Profit before income tax</b>	(3)	<b>1,648</b>	4,016	(59)
Income tax expense	(4)	<b>(639)</b>	(1,002)	(36)
<b>Net profit</b>		<b>1,009</b>	3,014	(67)
<b>Net profit attributable to:</b>				
Equity holders of the Company		<b>964</b>	2,915	(67)
Non-controlling interests		<b>45</b>	99	(55)
		<b>1,009</b>	3,014	(67)

Note \*: "NM" denotes not meaningful

**1(a) Continuation...****Notes to Income Statement :**

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

(2a) Other income comprised the following :

	<b>GROUP</b>		
	<b>Quarter ended</b>		<b>Increase/ (Decrease) %</b>
	<b>30.09.2018</b>	<b>30.09.2017</b>	
	<b>S\$'000</b>	<b>S\$'000</b>	
Interest income	<b>155</b>	204	(24)
Government grants (i)	<b>53</b>	528	(90)
Others - net	<b>290</b>	333	(13)
	<b>498</b>	1,065	(53)

(i) Government grants for the quarter under review and the corresponding period last year mainly relate to grants received from the BCA Construction Engineering Capability Development Programme.

Lower number of government grants were disbursed for the quarter under review as a number of construction projects had been substantially completed.

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

	<b>GROUP</b>		
	<b>Quarter ended</b>		<b>Increase/ (Decrease) %</b>
	<b>30.09.2018</b>	<b>30.09.2017</b>	
	<b>S\$'000</b>	<b>S\$'000</b>	
Currency translation loss - net (ii)	<b>(103)</b>	(316)	(67)
Gain on disposal of property, plant and equipment - net	<b>45</b>	43	5
Gain/(loss) on disposal of club memberships	<b>35</b>	(2)	NM *
	<b>(23)</b>	(275)	(92)

(ii) Currency translation loss - net of S\$103,000 for the quarter under review was mainly due to translation losses of S\$82,000 reclassified from translation reserves to the income statement, upon the repayment of a Euro denominated quasi-equity loan from one of the Group's joint ventures.

Currency translation loss - net of S\$316,000 for the corresponding period last year was mainly due to translation losses of S\$297,000 reclassified from translation reserves to the income statement, upon the liquidation of a subsidiary whose functional currency was in Malaysian Ringgit.

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

	<b>GROUP</b>		
	<b>Quarter ended</b>		<b>Increase/ (Decrease) %</b>
	<b>30.09.2018</b>	<b>30.09.2017</b>	
	<b>S\$'000</b>	<b>S\$'000</b>	
(a) Amortisation of club memberships	<b>(9)</b>	(8)	13
(b) Depreciation of property, plant and equipment (iii)	<b>(755)</b>	(1,107)	(32)
(c) Finance expense (iv)	<b>(1,565)</b>	(1,245)	26
(d) Property, plant and equipment written off	<b>(7)</b>	(7)	-

(iii) The depreciation of property, plant and equipment was S\$755,000 for the quarter under review as compared to S\$1.1 million for the corresponding period last year. The decrease was mainly due to certain construction equipment and furniture and fittings that had been fully depreciated in the last financial year.

(iv) Finance expense for the quarter under review increased by S\$320,000 to S\$1.6 million as compared to S\$1.2 million for the corresponding period last year. The increase was mainly due to higher interest rates on bank borrowings and exchange premiums paid to holders of the Company's unsecured 5.5% fixed rate notes, who exchanged their existing notes due 2019 for the Company's new 5.8% fixed rate notes due 2021.

Note \*: "NM" denotes not meaningful

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

**Notes to Income Statement :**

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

	<b>GROUP</b>		
	<b>Quarter ended</b>		<b>Increase/ (Decrease) %</b>
	<b>30.09.2018</b>	<b>30.09.2017</b>	
	<b>S\$'000</b>	<b>S\$'000</b>	
Current income tax			
- Singapore (v)	<b>(622)</b>	(1,000)	(38)
- Foreign	<b>(1)</b>	(2)	(50)
	<b>(623)</b>	(1,002)	(38)
Under provision in prior financial years			
- Current income tax	<b>(16)</b>	-	NM *
Income tax expense	<b>(639)</b>	(1,002)	(36)

(v) Current income tax - Singapore for the quarter under review of S\$622,000 decreased by 38% or S\$378,000 as compared to the corresponding period last year mainly due to lower profits recognised by one of the Group's subsidiaries in Singapore.

**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>Quarter ended</b>		<b>Increase/ (Decrease) %</b>
	<b>30.09.2018</b>	<b>30.09.2017</b>	
	<b>S\$'000</b>	<b>S\$'000</b>	
<b>Net profit</b>	<b>1,009</b>	3,014	(67)
<b>Other comprehensive (losses)/income:</b>			
Items that may be reclassified subsequently to profit or loss:			
Currency translation differences arising from consolidation			
- (Losses)/gains (a)	<b>(1,745)</b>	1,657	NM *
- Reclassification (b)	<b>82</b>	297	(72)
<b>Other comprehensive (losses)/income for the period, net of tax</b>	<b>(1,663)</b>	1,954	NM *
<b>Total comprehensive (losses)/income for the period</b>	<b>(654)</b>	4,968	NM *
<b>Total comprehensive (losses)/income attributable to:</b>			
Equity holders of the Company	<b>(670)</b>	4,845	NM *
Non-controlling interests	<b>16</b>	123	(87)
	<b>(654)</b>	4,968	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 losses of S\$1.7 million for the quarter under review were due to the depreciation of the Malaysian Ringgit and the Sterling Pound. The gains of S\$1.7 million for the corresponding period last year were due to the appreciation of the Malaysian Ringgit and the Sterling Pound.

(b) Foreign currency translation differences of S\$82,000 for the quarter under review were reclassified from translation reserves to the income statement, upon the repayment of a Euro denominated quasi-equity loan from one of the Group's joint ventures.

In the corresponding period last year, foreign currency translation differences of S\$297,000 were reclassified from translation reserves to the income statement, upon completing the liquidation of a subsidiary whose functional currency was in Malaysian Ringgit.

Note \*: "NM" denotes 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.**

	GROUP			COMPANY	
	30.09.2018	30.06.2018 (restated)	30.06.2017 (restated)	30.09.2018	30.06.2018
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and cash equivalents	94,478	94,225	130,760	25,635	7,027
Financial assets, at FVPL	4,659	-	-	-	-
Trade and other receivables	51,504	65,477	51,246	51,531	64,007
Contract assets	24,705	16,512	27,868	-	-
Tax recoverable	1,321	1,214	1,174	-	-
Properties held for sale	853	1,350	4,289	-	-
Development properties	123,626	125,823	49,158	-	-
Other current assets	1,097	1,150	7,384	139	154
	<b>302,243</b>	305,751	271,879	<b>77,305</b>	71,188
<b>Non-current assets</b>					
Trade and other receivables	77,760	74,116	75,251	138,816	136,846
Club memberships	457	321	342	221	225
Financial assets, at FVOCI	7,383	7,383	7,642	-	-
Investments in joint ventures	9,192	8,478	1,989	-	-
Investments in associated companies	2,070	1,909	11,542	-	-
Investments in subsidiaries	-	-	-	71,796	71,796
Investment properties	180,579	180,658	171,383	-	-
Property, plant and equipment	25,708	25,389	26,784	1,468	1,263
Deferred income tax assets	1,626	1,624	1,660	-	-
Other non-current assets	921	957	1,127	-	-
	<b>305,696</b>	300,835	297,720	<b>212,301</b>	210,130
<b>Total assets</b>	<b>607,939</b>	606,586	569,599	<b>289,606</b>	281,318
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
Trade and other payables	100,404	113,647	158,010	115,526	116,134
Contract liabilities	3,730	2,416	12,188	-	-
Current income tax liabilities	6,025	5,423	4,784	70	69
Borrowings	24,040	50,992	23,661	22,754	49,916
	<b>134,199</b>	172,478	198,643	<b>138,350</b>	166,119
<b>Non-current liabilities</b>					
Trade and other payables	24,687	23,869	29,500	-	-
Borrowings	187,730	148,247	105,013	39,904	-
Deferred income tax liabilities	552	554	662	-	-
	<b>212,969</b>	172,670	135,175	<b>39,904</b>	-
<b>Total liabilities</b>	<b>347,168</b>	345,148	333,818	<b>178,254</b>	166,119
<b>NET ASSETS</b>	<b>260,771</b>	261,438	235,781	<b>111,352</b>	115,199
<b>EQUITY</b>					
<b>Capital and reserves attributable to the equity holders of the Company</b>					
Share capital	86,572	86,574	86,579	86,572	86,574
Treasury shares	(924)	(1,025)	(1,273)	(924)	(1,025)
Capital and other reserves	22,388	24,034	20,066	3,182	3,194
Retained profits	134,016	133,052	113,962	22,522	26,456
<b>Shareholders' equity</b>	<b>242,052</b>	242,635	219,334	<b>111,352</b>	115,199
Non-controlling interests	18,719	18,803	16,447	-	-
<b>Total equity</b>	<b>260,771</b>	261,438	235,781	<b>111,352</b>	115,199

**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 30.09.2018</b>		<b>As at 30.06.2018</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>
1,102	22,855	1,023	49,916

**Amount repayable after one year**

<b>As at 30.09.2018</b>		<b>As at 30.06.2018</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>
147,651	39,779	148,058	-

**Details of any collateral:**

**1) S\$148.8 million (£30.7 million and S\$94.0 million) term loans**

- Legal mortgages over the freehold development properties of a subsidiary in Singapore, a leasehold property owned by a subsidiary in Singapore and a freehold property owned by a subsidiary in Jersey, Channel Islands

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

	<b>GROUP</b>	
	<b>3 months ended</b>	
	<b>30.09.2018</b>	<b>30.09.2017 (restated)</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net profit	1,009	3,014
Adjustments for:		
Income tax expense	639	1,002
Share of (profits)/losses of associated companies and joint ventures	(941)	101
Amortisation of club memberships	9	8
Depreciation of property, plant & equipment	755	1,107
(Gain)/loss on disposal of club memberships	(35)	2
Gain on disposal of property, plant and equipment - net	(45)	(43)
Interest income	(155)	(204)
Finance expense	1,565	1,245
Property, plant and equipment written off	7	7
	<hr/>	<hr/>
Operating cash flow before working capital changes	2,808	6,239
Change in working capital, net of effects from acquisition of a subsidiary:		
Trade and other receivables (a)	1,201	(15,459)
Contract assets (b)	(8,193)	8,739
Contract liabilities (c)	1,314	(4,048)
Other current assets (d)	89	(2,790)
Financial assets, at FVPL (e)	(4,659)	-
Development properties/properties held for sale (f)	2,041	671
Trade and other payables (g)	(11,829)	(16,020)
Unrealised currency translation differences	104	419
	<hr/>	<hr/>
Cash used in operations	(17,124)	(22,249)
Income tax paid	(113)	(65)
	<hr/>	<hr/>
<b>Net cash used in operating activities</b>	<b>(17,237)</b>	<b>(22,314)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Dividends received from an associated company (h)	-	7,500
Expenditure on investment property (i)	(178)	(1,522)
Interest income received	163	205
Proceeds from disposal of club memberships	43	-
Proceeds from disposal of property, plant and equipment	287	314
Purchase of club memberships	(154)	(1)
Purchase of property, plant and equipment	(1,167)	(694)
Repayment to associated companies (j)	-	(4,714)
Advances to a joint venture (k)	(3,000)	(1,000)
Repayment from a joint venture (l)	12,175	-
	<hr/>	<hr/>
<b>Net cash provided by investing activities</b>	<b>8,169</b>	<b>88</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Cash and cash equivalents released from pledge/(pledged)	9	(4)
Dividends paid to a non-controlling shareholder of a subsidiary	(100)	-
Bank facility fees	(3)	(5)
Interest paid	(2,576)	(1,923)
Proceeds from bank loans	130	161
Proceeds from re-issuance of treasury shares	87	-
Proceeds from issuance of medium term notes (m)	12,529	-
Repayment of bank loans	(268)	(481)
Repayment of finance lease liabilities	(19)	(66)
Advance from a non-controlling shareholder of a subsidiary (n)	-	1,093
	<hr/>	<hr/>
<b>Net cash provided by/(used in) financing activities</b>	<b>9,789</b>	<b>(1,225)</b>

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

	<b>GROUP</b>	
	<b>3 months ended</b>	
	<b>30.09.2018</b>	<b>30.09.2017 (restated)</b>
	<b>S\$'000</b>	<b>S\$'000</b>
NET CHANGE IN CASH AND CASH EQUIVALENTS	721	(23,451)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	93,644	130,223
EFFECT OF CHANGES IN CURRENCY TRANSLATION RATES ON CASH AND CASH EQUIVALENTS	(459)	188
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD [Note (1)]	<b>93,906</b>	<b>106,960</b>

**Notes to Cash Flow Statement:**

- (1) Cash and cash equivalents comprised the following:

	<b>GROUP</b>	
	<b>3 months ended</b>	
	<b>30.09.2018</b>	<b>30.09.2017</b>
	<b>S\$'000</b>	<b>S\$'000</b>
Cash at bank and on hand	56,386	45,984
Short-term bank deposits	38,092	61,517
Less: Cash and cash equivalents pledged	(572)	(541)
<b>Cash and cash equivalents at end of financial period</b>	<b>93,906</b>	<b>106,960</b>

- (a) The decrease in trade and other receivables of S\$1.2 million during the quarter under review was mainly due to net collections of S\$7.8 million from two construction projects and S\$3.0 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 and billed for three construction projects resulting in an increase in trade and other receivables of S\$9.0 million.

The increase in trade and other receivables of S\$15.5 million during the corresponding period last year was mainly due to the increase in amount of work carried out and billed for a construction project.

- (b) The increase in contract assets of S\$8.2 million during the quarter under review was mainly due to the increase in work carried out and not yet billed for two new construction projects and an ongoing construction project resulting in an increase in contract assets totalling S\$12.2 million. The increase was partially offset by the decrease in work done and unbilled for a construction project amounting to S\$4.2 million.

The decrease in contract assets of S\$8.7 million during the corresponding period last year was mainly due the decrease in work done but not billed for a construction project. Contract assets were reclassified to trade receivables when billed.

- (c) The increase in contract liabilities of S\$1.3 million during the quarter under review was mainly due to advances from customers for the uncompleted units sold from the Group's residential development in Singapore.

The decrease in contract liabilities of S\$4.0 million during the corresponding period last year was mainly due a repayment of S\$4.1 million on an advance previously received for an ongoing construction project.

- (d) The increase in other current assets of S\$2.8 million during the corresponding period last year was mainly due to partial payment of S\$3.3 million paid by the Group for the purchase of a freehold residential property in Singapore.

- (e) Financial assets, at Fair Value through Profit or Loss ("FVPL") of S\$4.7 million relate to a loan given to an investee company, whereby the loan will be convertible into new ordinary shares in the capital of the investee company upon satisfying certain conversion conditions.

- (f) The decrease in development properties/properties held for sale during the quarter under review of S\$2.0 million was mainly due to collections totaling S\$3.6 million arising from the sale of units from the Group's development properties in Malaysia and Singapore. The decrease was partially offset by additional development costs of S\$2.0 million incurred on the same developments.

The decrease in development properties/properties held for sale during the corresponding period last year of S\$671,000 was mainly due to collections of S\$1.8 million from the sale of units from the Group's development properties in Malaysia, partially offset by additional development costs incurred on the same development amounting to S\$810,000.

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

**Notes to Cash Flow Statement:**

- (g) The decrease in trade and other payables during the quarter under review of S\$11.8 million was mainly due to payments of S\$14.3 million made to subcontractors of various construction projects including those that were substantially completed. The decrease was partially offset by an increase in trade and other payables of S\$3.1 million as a result of an increase in amount of work carried out for two new construction projects.
- The decrease in trade and other payables during the corresponding period last year of S\$16.0 million was mainly due to payments of S\$21.3 million made to subcontractors of three construction projects. The decrease was partially offset by an increase in trade and other payables of S\$5.8 million as a result of an increase in amount of work carried out for two other ongoing construction projects.
- (h) During the corresponding period last year, the Group received dividends from an associated company in Singapore that develops residential properties for sale.
- (i) The expenditure on investment properties during the quarter under review and the corresponding period last year relates to pre-development costs incurred on one of the Group's freehold commercial property in the United Kingdom.
- (j) During the corresponding period last year, the Group made a repayment of S\$4.8 million to an associated company in Singapore that develops residential properties for sale.
- (k) The advances to a joint venture of S\$3.0 million during the quarter under review and S\$1.0 million during the corresponding period last year were in respect of the Group's proportionate share of advances mainly to fund the redevelopment of a leasehold property in Singapore.
- (l) The repayment from a joint venture of S\$12.2 million was a partial repayment in respect of the Group's proportionate share of advances previously provided to fund the acquisition of a commercial building in Frankfurt, Germany. The partial repayment was made following the drawdown of a bank loan by the joint venture to partially fund the acquisition.
- (m) S\$12.8 million unsecured fixed rate notes at 5.8% per annum was issued by the Company on 27 September 2018 as the second series under the Company's Multicurrency Medium Term Note Programme and will mature on 27 September 2021. The proceeds from the issuance of the new notes was S\$12.5 million net of transaction costs.
- (n) The advances from a non-controlling shareholder of a subsidiary during the corresponding period last year of S\$1.1 million pertains to the non-controlling shareholder's proportionate share of advances extended to the subsidiary for the purpose of funding the pre-development costs incurred on a freehold commercial property in the United Kingdom.



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 PERIOD ENDED 30 SEPTEMBER 2018**

Group - 2019	← Attributable to equity holders of the Company →						
	Share capital	Treasury shares	Capital and other reserves	Retained profits	Total	Non-controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance as at 1 July 2018</b>							
- As previously stated	86,574	(1,025)	888	157,836	<b>244,273</b>	18,803	<b>263,076</b>
- Effects of restatement			23,146	(24,784)	<b>(1,638)</b>	-	<b>(1,638)</b>
<b>Balance as at 1 July 2018, restated</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	-	-	-	964	<b>964</b>	45	<b>1,009</b>
Other comprehensive income	-	-	(1,634)	-	<b>(1,634)</b>	(29)	<b>(1,663)</b>
<b>Total comprehensive income</b>	<b>-</b>	<b>-</b>	<b>(1,634)</b>	<b>964</b>	<b>(670)</b>	<b>16</b>	<b>(654)</b>
Employee share option scheme							
- Treasury shares reissued	(2)	101	(12)	-	<b>87</b>	-	<b>87</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>101</b>	<b>(12)</b>	<b>-</b>	<b>87</b>	<b>(100)</b>	<b>(13)</b>
<b>Balance as at 30 September 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>

Group - 2018	← Attributable to equity holders of the Company →						
	Share capital	Treasury shares	Capital and other reserves	Retained profits	Total	Non-controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance as at 1 July 2017</b>							
- As previously stated	86,579	(1,273)	(3,080)	138,712	<b>220,938</b>	16,447	<b>237,385</b>
- Effects of restatement	-	-	23,146	(24,750)	<b>(1,604)</b>	-	<b>(1,604)</b>
<b>Balance as at 1 July 2017, restated</b>	<b>86,579</b>	<b>(1,273)</b>	<b>20,066</b>	<b>113,962</b>	<b>219,334</b>	<b>16,447</b>	<b>235,781</b>
Net profit	-	-	-	2,915	<b>2,915</b>	99	<b>3,014</b>
Other comprehensive income	-	-	1,930	-	<b>1,930</b>	24	<b>1,954</b>
<b>Total comprehensive income</b>	<b>-</b>	<b>-</b>	<b>1,930</b>	<b>2,915</b>	<b>4,845</b>	<b>123</b>	<b>4,968</b>
<b>Balance as at 30 September 2017</b>	<b>86,579</b>	<b>(1,273)</b>	<b>21,996</b>	<b>116,877</b>	<b>224,179</b>	<b>16,570</b>	<b>240,749</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)

Company - 2019	Share capital	Treasury shares	Capital and other reserves	Retained profits	Total
	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>3,194</b>	<b>26,456</b>	<b>115,199</b>
- Net loss	-	-	-	(3,934)	<b>(3,934)</b>
- Other comprehensive income	-	-	-	-	-
<b>Total comprehensive income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,934)</b>	<b>(3,934)</b>
Employee share option scheme					
- Treasury shares reissued	(2)	101	(12)	-	<b>87</b>
<b>Total transactions with owners, recognised directly in equity</b>	<b>(2)</b>	<b>101</b>	<b>(12)</b>	<b>-</b>	<b>87</b>
<b>Balance as at 30 September 2018</b>	<b>86,572</b>	<b>(924)</b>	<b>3,182</b>	<b>22,522</b>	<b>111,352</b>

Company - 2018	Share capital	Treasury shares	Capital and other reserves	Retained profits	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance as at 1 July 2017</b>	<b>86,579</b>	<b>(1,273)</b>	<b>3,224</b>	<b>10,837</b>	<b>99,367</b>
- Net profit	-	-	-	11,193	<b>11,193</b>
- Other comprehensive income	-	-	-	-	-
<b>Total comprehensive income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,193</b>	<b>11,193</b>
<b>Balance as at 30 September 2017</b>	<b>86,579</b>	<b>(1,273)</b>	<b>3,224</b>	<b>22,030</b>	<b>110,560</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 year reported on and as at the end of the corresponding period of the immediately preceding financial year.**

During the quarter ended 30 September 2018, 270,000 share options were exercised from the options that were granted in 2013. The share options exercised during the quarter under review resulted in 270,000 treasury shares being reissued.

The Company did not purchase any of its ordinary shares during the quarter ended 30 September 2018 and the corresponding period last year.

The Company's issued and fully paid up shares as at 30 September 2018 comprised 382,480,304 (30 September 2017: 381,540,304) ordinary shares with voting rights and 2,549,300 (30 September 2017: 3,489,300) treasury shares with no voting rights.

The Company's employee share option scheme has lapsed on 20 September 2018. There are no outstanding share options as at 30 September 2018 (30 September 2017: 2,165,000).

**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>30.09.2018</b>	<b>30.06.2018</b>
Total number of ordinary shares excluding treasury shares	382,480,304	382,210,304

**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 30.06.18	2,819,300
Purchase of treasury shares	-
Transfer to employees to fulfil obligations under the Option Scheme 2007	<u>(270,000)</u>
Balance as at 30.09.18	<u>2,549,300</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 2018.

**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 Singapore Accounting Standards Council has introduced a new Singapore financial reporting framework that is equivalent to the International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board. The new framework is referred to as 'Singapore IFRS – Identical Financial Reporting Standards' ("SFRS(I)s") hereinafter.

**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. (Continuation....)**

The Group has adopted SFRS(I)s on 1 July 2018 and issued its first set of financial information prepared under SFRS(I)s for the first quarter ended 30 September 2018. In adopting SFRS(I)s, the Group is required to apply all of the specific transition requirements in SFRS(I) equivalent of IFRS 1 First-time Adoption of IFRS. The Group will also concurrently apply new major SFRS(I)s equivalent of IFRS 9 Financial Instruments and IFRS 15 Revenue from Contracts with Customers. There is no material impact on the Group's financial statements in adopting of SFRS(I)s, except as follows:

Application of SFRS(I) equivalent of IFRS 1 *First-time Adoption of IFRS*

The Group elected to set the cumulative translation differences for all foreign operations to be zero as at the date of transition to SFRS(I) on 1 July 2017 and reclassified S\$23,146,000 of foreign currency translation reserve to the opening retained earnings as at 1 July 2017.

Adoption of SFRS(I) equivalent of IFRS 15 *Revenue from Contracts with Customers*

(a) Construction contracts

The Group has certain costs incurred to fulfill a contract previously capitalised under amount due from customers arising from construction contract that will be expensed off with the adoption of SFRS(I) equivalent of IFRS 15 as these costs do not meet all the criteria under SFRS(I) to be recognised as an asset.

(b) Development properties - recognition of revenue over time

Prior to 1 July 2018, the Group recognised revenue from sale of development properties in Malaysia upon completion of construction. With the adoption of SFRS(I) equivalent of IFRS 15, revenue from the Group's development properties in Malaysia are recognised over time as the Group is restricted contractually from directing the properties for another use as they are being developed and has an enforceable right to payment for performance completed to date.

(c) Development properties - provision for foreseeable losses

The Group has development properties in Malaysia in which the Group is required to build a number of units of affordable housing as a condition for the local authorities to approve the development plan for the entire development. Under SFRS, the Group has made provision for foreseeable losses for these units of affordable housing.

Under SFRS(I) equivalent of IFRS 15, the developer will not develop and sell affordable housing on a standalone basis as it will result in negative margin. The core principle of revenue recognition is not fulfilled as the development of affordable housing on a standalone basis does not have commercial substance.

Accordingly, the profitability of the development of affordable housing has to be assessed on an overall basis with the entire development, in which case, there will be no provision of foreseeable losses to be recognised upfront should the entire development be profitable.

(d) Presentation of contract assets and liabilities

The Group has changed the presentation of certain amounts in the balance sheet to reflect the terminology in SFRS(I) equivalent of IFRS 15:

- Amounts due from customers arising from construction contracts and development properties are reclassified to be presented as part of contract assets.
- Amounts due to and advances received from customers arising from construction contracts and development properties under SFRS(I) are reclassified to be presented as part of contract liabilities.

**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. (Continuation....)**

The impact arising from the adoption of SFRS(I) on the Group's financial statements are as follows:

	3 months ended 30 September 2017		
	<b>As previously reported</b> S\$'000	<b>Effects</b> S\$'000	<b>Restated</b> S\$'000
Revenue	57,285	1,169	58,454
Cost of sales	(46,242)	(1,259)	(47,501)
Gross profit	<u>11,043</u>	(90)	<u>10,953</u>
Other income	1,065	-	1,065
Other losses - net	(275)	-	(275)
Expenses			
- Distribution and marketing	(517)	351	(166)
- Administrative and general	(6,215)	-	(6,215)
- Finance	(1,245)	-	(1,245)
Share of profits of associated companies	162	-	162
Share of losses of joint ventures	(263)	-	(263)
Profit before income tax	<u>3,755</u>		<u>4,016</u>
Income tax expense	(1,002)	-	(1,002)
Net profit	<u>2,753</u>		<u>3,014</u>
Net profit attributable to:			
Equity holders of the Company	2,654	261	2,915
Non-controlling interests	99	-	99
	<u>2,753</u>		<u>3,014</u>

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. (Continuation....)

<b>GROUP</b>						
	<b>As at 30 June 2018</b>			<b>As at 30 June 2017</b>		
	<b>As previously reported S\$'000</b>	<b>Effects S\$'000</b>	<b>Restated S\$'000</b>	<b>As previously reported S\$'000</b>	<b>Effects S\$'000</b>	<b>Restated S\$'000</b>
<b>ASSETS</b>						
<b>Current assets</b>						
Cash and cash equivalents	94,225	-	94,225	130,760	-	130,760
Trade and other receivables	78,147	(12,670)	65,477	79,075	(27,829)	51,246
Contract assets	-	16,512	16,512	-	27,868	27,868
Tax recoverable	1,214	-	1,214	1,174	-	1,174
Properties held for sale	1,372	(22)	1,350	4,289	-	4,289
Development properties	137,560	(11,737)	125,823	57,073	(7,915)	49,158
Other current assets	1,150	-	1,150	7,384	-	7,384
	<b>313,668</b>		<b>305,751</b>	<b>279,755</b>		<b>271,879</b>
<b>Non-current assets</b>						
Trade and other receivables	74,116	-	74,116	75,251	-	75,251
Club memberships	321	-	321	342	-	342
Financial assets, at FVOCI	-	7,383	7,383	-	7,642	7,642
Available-for-sale financial assets	7,383	(7,383)	-	7,642	(7,642)	-
Investments in joint ventures	8,478	-	8,478	1,989	-	1,989
Investments in associated companies	1,909	-	1,909	11,542	-	11,542
Investment properties	180,658	-	180,658	171,383	-	171,383
Property, plant and equipment	25,389	-	25,389	26,784	-	26,784
Deferred income tax assets	1,224	400	1,624	1,153	507	1,660
Other non-current assets	957	-	957	1,127	-	1,127
	<b>300,435</b>		<b>300,835</b>	<b>297,213</b>		<b>297,720</b>
<b>Total assets</b>	<b>614,103</b>		<b>606,586</b>	<b>576,968</b>		<b>569,599</b>
<b>LIABILITIES</b>						
<b>Current liabilities</b>						
Trade and other payables	121,867	(8,220)	113,647	175,963	(17,953)	158,010
Contract liabilities	-	2,416	2,416	-	12,188	12,188
Current income tax liabilities	5,498	(75)	5,423	4,784	-	4,784
Borrowings	50,992	-	50,992	23,661	-	23,661
	<b>178,357</b>		<b>172,478</b>	<b>204,408</b>		<b>198,643</b>
<b>Non-current liabilities</b>						
Trade and other payables	23,869	-	23,869	29,500	-	29,500
Borrowings	148,247	-	148,247	105,013	-	105,013
Deferred income tax liabilities	554	-	554	662	-	662
	<b>172,670</b>		<b>172,670</b>	<b>135,175</b>		<b>135,175</b>
<b>Total liabilities</b>	<b>351,027</b>		<b>345,148</b>	<b>339,583</b>		<b>333,818</b>
<b>NET ASSETS</b>	<b>263,076</b>		<b>261,438</b>	<b>237,385</b>		<b>235,781</b>
<b>EQUITY</b>						
<b>Capital and reserves attributable to the equity holders of the Company</b>						
Share capital	86,574	-	86,574	86,579	-	86,579
Treasury shares	(1,025)	-	(1,025)	(1,273)	-	(1,273)
Capital and other reserves	888	23,146	24,034	(3,080)	23,146	20,066
Retained profits	157,836	(24,784)	133,052	138,712	(24,750)	113,962
<b>Shareholders' equity</b>	<b>244,273</b>		<b>242,635</b>	<b>220,938</b>		<b>219,334</b>
Non-controlling interests	18,803	-	18,803	16,447	-	16,447
<b>Total equity</b>	<b>263,076</b>		<b>261,438</b>	<b>237,385</b>		<b>235,781</b>

**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.**

Earnings per ordinary share of the Group after deducting any provision for preference dividends:	GROUP	
	Quarter ended	
	30.09.2018	30.09.2017 (restated)
(a) - Based on weighted average number of ordinary shares in issue	0.25 cents	0.76 cents
(b) - On a fully diluted basis	0.25 cents	0.76 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 382,369,434 shares (30 September 2017: 381,540,304 shares).
- (2) There are no potential dilutive ordinary shares as at 30 September 2018.

For the purpose of calculating diluted earnings per share for the quarter ended 30 September 2017, the weighted average number of shares in issue (excluding treasury shares) during the quarter under review of 381,752,627 shares were adjusted for the effects of all dilutive outstanding share options.

**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.

	GROUP		COMPANY	
	As at 30.09.2018	As at 30.06.2018 (restated)	As at 30.09.2018	As at 30.06.2018 (restated)
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	63.28 cents	63.48 cents	29.11 cents	30.14 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**

Revenue of S\$46.5 million for the quarter under review was S\$12.0 million or 20% lower than revenue for the corresponding period last year mainly due to lower revenue from two substantially completed construction projects amounting to S\$41.4 million.

The lower revenue was partially offset by revenue recognition of S\$26.2 million from other on-going construction projects. No revenue was recognised for these projects in the corresponding period last year. The lower revenue was also offset by higher revenue of S\$1.4 million recognised from the Group's Malaysian development.

**Cost of sales and Gross profit**

The decrease in cost of sales and gross profit for the quarter under review was in line with the decrease in revenue.

**Distribution and marketing expenses**

Distribution and marketing expenses of S\$340,000 during the quarter under review was S\$174,000 higher than the corresponding period last year mainly due to higher selling expenses incurred on the Group's development in Malaysia and marketing expenses incurred on the Group's new residential development in Singapore.

**Administrative and general expenses**

Administrative and general expenses of S\$7.3 million for the quarter under review was higher than the expenses for the corresponding period last year of S\$6.2 million mainly due to higher staff costs of S\$1.4 million.

**8. (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**

**Finance expenses**

Finance expense for the quarter under review increased by S\$320,000 to S\$1.6 million as compared to S\$1.2 million for the corresponding period last year. The increase was mainly due to higher interest rates on bank borrowings and exchange premiums paid to holders of the Company's unsecured 5.5% fixed rate notes, who exchanged their existing notes due 2019 for new 5.8% fixed rate notes due 2021.

**Share of profits/(losses) of joint ventures**

The share of profits of joint ventures of S\$780,000 for the quarter under review mainly relates 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. The share of losses of joint ventures for the corresponding period last year of S\$263,000 mainly relates to the Group's proportionate share of losses from the same joint venture company.

**Income tax expense**

The income tax expense for the quarter under review was S\$639,000 compared to S\$1.0 million for the corresponding period last year. The lower income tax of S\$363,000 was mainly due to lower profits recognised by one of the Group's subsidiary 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 30 September 2018 was S\$94.5 million compared to S\$94.2 million as at 30 June 2018. Please refer to the cash flow statements for the Group for the period ended 30 September 2018 in item 1(c) of this announcement for further details.

**Financial assets, at FVPL**

Financial assets, at Fair Value through Profit or Loss of S\$4.7 million as at 30 September 2018 relate to a loan given to an investee company, whereby the loan will be convertible into new ordinary shares in the capital of the investee company upon satisfying certain conversion conditions.

**Trade and other receivables (Current + Non Current)**

Total trade and other receivables of S\$129.3 million as at 30 September 2018 decreased by S\$10.3 million compared to S\$139.6 million as at 30 June 2018 mainly due to a partial repayment of S\$12.2 million from a joint venture. The advance was previously provided to the joint venture to fund the acquisition of a commercial building in Frankfurt, Germany. The partial repayment was made following the drawdown of a bank loan by the joint venture to partially fund the acquisition.

**Contract assets**

Contract assets as at 30 September 2018 was S\$24.7 million compared to S\$16.5 million as at 30 June 2018. The increase of S\$8.2 million was mainly due to the increase in work carried out and not yet billed for two new construction projects and an ongoing construction project amounting to S\$12.2 million. The increase was partially offset by the decrease in work done and unbilled for one other construction project amounting to S\$4.2 million.

**Properties held for sale**

Properties held for sale decreased by S\$497,000 since 30 June 2018 mainly due to the sale of some completed units of the Group's development properties in Malaysia.

**Trade and other payables (Current + Non Current)**

Total trade and other payables of S\$125.1 million as at 30 September 2018 decreased by S\$12.4 million compared to S\$137.5 million as at 30 June 2018 mainly due to payments of S\$14.3 million made to subcontractors of various construction projects including those that were substantially completed. The decrease was partially offset by an increase in trade and other payables of S\$3.1 million as a result of an increase in amount of work carried out for two new construction projects.

**Contract liabilities**

The increase in contract liabilities by S\$1.3 million since 30 June 2018 to S\$3.7 million as at 30 September 2018 was mainly due to advances from customers for the uncompleted units sold from the Group's residential development in Singapore.

**Borrowings (Current + Non-Current)**

Borrowings in total has increased by S\$12.5 million since 30 June 2018 mainly due to net proceeds of S\$12.5 million from the Company's new issuance of 5.8% per annum unsecured fixed rate notes due 2021.



**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 year ended 30 June 2018.

**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.**

Advanced estimates released by the Ministry of Trade and Industry (MTI) on 12 October, show that Singapore's economy grew 2.6% on a year-on-year basis in the third quarter of 2018, slower than the 4.1% growth in the previous quarter. MTI had said in August that expansion is expected to slow in the second half of 2018, amid global trade conflicts and other conditions.

On a quarter-on-quarter seasonally-adjusted annualised basis, GDP showed an improvement from the 1.2% growth in the preceding quarter, to expand by 4.7%.

The construction sector continued to be weighed down by weak public sector activities, and contracted by 3.1% on a year-on-year basis in the third quarter, extending the 4.2% decline in the second quarter.

As at 30 September 2018, the Group's outstanding value of construction projects in progress is S\$608.9 million.

Construction of the Group's joint venture integrated development, Tekka Place, is progressing well. The development is expected to complete in the second half of 2019.

The Group's prestigious landed residential project, the One Tree Hill Collection, was launched in late October 2018. So far, two out of the 14 units have been sold. Construction of the project has started and is scheduled for completion in the first half of 2020.

Meanwhile in Malaysia, the Group is reviewing development plans for its Petaling Jaya project and continues to market its landed residential development in Twin Palms, Sungai Long.

Demolition works had commenced at Kelat House to make way for the development of the 300-key serviced residences.

**11. Dividend**

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

Any dividend declared for the current financial period reported on? None

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

Any dividend declared for the corresponding period of the immediately preceding financial year? None

**(c) Date payable** - Not applicable

**(d) Books closure date** - Not applicable

**12. If no dividend has been declared/recommended, a statement to that effect.**

No dividend has been declared or recommended for the current financial period reported on.

**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**

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 first quarter ended 30 September 2018 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

9 November 2018

Submitted by Tony Fong, Tan Eng Chan Gerald, Company Secretaries on 9 November 2018 to the SGX.