

## Unaudited First Half Financial Statement for the Period Ended 30 June 2019

This announcement was prepared by the Company and its contents have been reviewed by the Company's Sponsor, RHT Capital Pte Ltd ("Sponsor"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "Exchange"). The Company's Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the Exchange and the Exchange assumes no responsibility for the contents of this document including the correctness of any of the statements or opinions made or reports contained in this document.

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### PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF HALF-YEAR RESULTS

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.

	Note	Group 6 months ended		Increase / (Decrease) %
		30-Jun-2019 (Unaudited) S\$	30-Jun-2018 (Unaudited) S\$	
<b>Revenue</b>		-	-	N/M
Cost of sales		-	-	N/M
<b>Gross profit</b>		-	-	N/M
Other operating income	1(a)(ii)	109,044	14,010	678.33
Other expense		-	-	N/M
Distribution and selling expenses		-	-	N/M
Administrative expenses		(1,254,981)	(957,444)	31.08
Finance costs		-	-	N/M
Loss before income tax		(1,145,937)	(943,434)	21.46
Income tax credit				
Corporate tax				
- Over provision in prior years		-	-	
Deferred tax				
- Current year		-	-	
Loss for the period from Continuing Operations		(1,145,937)	(943,434)	21.46
<b>Loss for the Period</b>		<b>(1,145,937)</b>	<b>(943,434)</b>	21.46
<b>Other comprehensive income</b>				
<u>Items that may be re-classified subsequently to profit or loss</u>				
Exchange differences on translation of foreign operations, representing other comprehensive income, net of tax		271,073	161,634	N/M
<b>Total comprehensive loss for the period</b>		<b>(874,864)</b>	<b>(781,800)</b>	11.90

Note: N/M – 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. (cont'd)

	Group		
	6 months ended		
	30-Jun-2019 (Unaudited) S\$	30-Jun-2018 (Unaudited) S\$	Increase / (Decrease) %
<b>Loss for the year attributable to:</b>			
Owners of Company	(724,521)	(1,111,318)	(34.81)
Non-controlling interest	(421,416)	167,884	N/M
	<u>(1,145,937)</u>	<u>(943,434)</u>	21.46
<b>Total comprehensive loss attributable to:</b>			
Owners of Company	(1,099,868)	(1,066,979)	3.08
Non-controlling interest	225,004	285,179	(21.10)
	<u>(874,864)</u>	<u>(781,800)</u>	11.90

1(a)(ii) Notes to the statement of comprehensive income (for the group).

	Group			Note
	6 months ended			
	30-Jun-2019 (Unaudited) S\$	30-Jun-2018 (Unaudited) S\$	Increase / (Decrease) %	
Depreciation of property, plant and equipment	7,554	2,461	206.95	(i)
Foreign exchange loss, net	102,475	-	N/M	(ii)
Other operating income	(109,044)	(14,010)	678.33	(iii)

**Notes:**

- (i) The depreciation of property, plant and equipment were mainly attributable to equipment for workstations used in corporate office and the increase was due from new accounting software.
- (ii) Foreign exchange loss arose from foreign currency transactions for the Vietnam developments.
- (iii) Other income derived was partially from a forfeiture of deposit upon termination of Sale Purchase Agreement between Adventus Investments (Vietnam) Pte Ltd and the potential buyer, with regards to disposal of 45% shares in ADV S3 Pte Ltd, and partly from professional services rendered during the period.

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.

	Note	Group		Company	
		30-Jun-2019 (Unaudited) S\$	31-Dec-2018 (Audited) S\$	30-Jun-2019 (Unaudited) S\$	31-Dec-2018 (Audited) S\$
		<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>					
Other receivables and prepayments		5,065,195	5,825,373	-	-
Prepaid leases		1,728,042	1,728,043	-	-
Subsidiaries		-	-	752	752
Joint Venture		3,037,483	3,037,483	-	-
Property, plant and equipment	8b(i)	32,312,753	18,962,068	31,908	39,461
Deferred Tax Asset		173,621	173,621	-	-
		42,317,094	29,726,588	32,660	40,213
<b>CURRENT ASSETS</b>					
Cash and cash equivalents		3,463,063	999,790	112,712	129,667
Other receivables and prepayments	8b(ii)	7,788,745	7,302,723	19,759,855	20,778,022
Prepaid leases		54,714	54,714	-	-
		11,306,522	8,357,227	19,872,567	20,907,689
<b>TOTAL ASSETS</b>		<b>53,623,616</b>	<b>38,083,815</b>	<b>19,905,227</b>	<b>20,947,902</b>
<b>EQUITY AND LIABILITIES</b>					
<b>CAPITAL AND RESERVES</b>					
Share Capital		52,411,370	52,411,370	52,411,370	52,411,370
Statutory Reserve		119,135	119,135	-	-
Translation Reserve		(651,016)	(603,148)	-	-
Accumulated Losses		(32,721,855)	(31,997,334)	(35,688,026)	(34,676,743)
		19,157,634	19,930,023	16,723,344	17,734,627
Other reserves		(3,806,173)	(3,806,173)	-	-
Non-Controlling Interest	8b(iii)	18,027,390	10,435,318	-	-
Total Equity		33,378,851	26,559,168	16,723,344	17,734,627
<b>NON-CURRENT LIABILITIES</b>					
Other payables		106,868	92,831	-	-
Bank term loan	1b(ii)	10,015,858	-	-	-
		10,122,726	92,831	-	-
<b>CURRENT LIABILITIES</b>					
Trade payables		-	9,482	-	-
Other payables	8b(iv)	10,122,039	11,422,334	3,181,883	3,213,275
		10,122,039	11,431,816	3,181,883	3,213,275
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>53,623,616</b>	<b>38,083,815</b>	<b>19,905,227</b>	<b>20,947,902</b>

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

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

Not Applicable

**Amount repayable after one year**

<b>As at 30-Jun-2019 (Unaudited)</b>		<b>As at 31-Dec-2018 (Audited)</b>	
Secured	Unsecured	Secured	Unsecured
10,015,858	Nil	Nil	Nil

**Details of any collateral**

As at 30 June 2019, the Company's ongoing joint venture development projects in Vietnam, Regis Bay Vietnam Investment Joint Stock Company and Hoi An Pearl Joint Stock Company, each has one (1) loan for its development located in Da Nang and Hoi An, from financial institution in Singapore and Vietnam respectively. The financings are secured by using both lands as collateral and corporate guarantees from the Group and Vietnam partners. Repayment of loans will commence only after the completion of the respective development.

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

	Group	
	6 months ended	
	30-Jun-2019 (Unaudited) S\$	30-Jun-2018 (Unaudited) S\$
<b>Loss before income tax</b>	(1,145,937)	(781,800)
Adjustments for :		
Foreign exchange (gain) loss, net	102,475	-
Depreciation of property, plant and equipment	7,554	2,461
<b>Operating cash flow before movement in working capital</b>	<u>(1,035,908)</u>	<u>(779,339)</u>
Other receivables	(533,164)	(6,908,757)
Trade payables	(9,482)	(32,905)
Other payables	(800,295)	192,523
Cash used in operations	<u>(1,342,941)</u>	<u>(6,749,139)</u>
<b>Net cash used in operating activities</b>	<u><b>(2,378,849)</b></u>	<u><b>(7,528,478)</b></u>
<b>Investing Activities</b>		
Acquisition of property, plant and equipment	(12,900,191)	(1,691,857)
Prepayment for acquisition of property, plant and equipment	760,178	-
<b>Net cash used in investing activities</b>	<u><b>(12,140,013)</b></u>	<u><b>(1,691,857)</b></u>
<b>Financing Activities</b>		
Loan from non-controlling shareholders	14,037	-
Repayment of loan from director	(500,000)	-
Bank term loan	10,015,858	-
Contributions from non-controlling interests for acquisition of assets	8,013,488	-
<b>Net cash from financing activities</b>	<u><b>17,543,383</b></u>	<u><b>-</b></u>
Net increase / (decrease) in cash and cash equivalents	3,024,521	(9,220,335)
Cash and cash equivalents at beginning of the period	999,790	9,938,057
Net effect of exchange rate changes on cash and cash equivalents	(561,248)	-
<b>Cash and cash equivalents at end of the period</b>	<u><b>3,463,063</b></u>	<u><b>717,722</b></u>

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.

GROUP	Share capital	Statutory reserve	Translation reserve	Accumulated losses	Attributable to owners of the company	Other reserves	Non-controlling interest	Total
	S\$	S\$	S\$	S\$	S\$	S\$	S\$	S\$
<b>Balance at 1 January 2018</b>	<b>52,411,370</b>	<b>119,135</b>	<b>(543,451)</b>	<b>(31,389,587)</b>	<b>20,597,467</b>	-	<b>1,491,605</b>	<b>22,089,072</b>
Total comprehensive loss for the period :								
Profit / (Loss) for the period	-	-	-	(1,111,318)	(1,111,318)	-	167,884	(943,434)
Other comprehensive income for the period	-	-	44,339	-	44,339	-	117,295	161,634
<b>Total</b>	<b>52,411,370</b>	<b>119,135</b>	<b>(499,112)</b>	<b>(32,500,905)</b>	<b>19,530,488</b>	-	<b>1,776,784</b>	<b>21,307,272</b>
<b>Balance at 30 June 2018</b>	<b>52,411,370</b>	<b>119,135</b>	<b>(499,112)</b>	<b>(32,500,905)</b>	<b>19,530,488</b>	-	<b>1,776,784</b>	<b>21,307,272</b>
Total comprehensive loss for the period :								
Profit / Loss for the period	-	-	-	503,571	503,571	-	(345,975)	<b>157,596</b>
Other comprehensive loss	-	-	(104,036)	-	(104,036)	-	(218,928)	<b>(322,964)</b>
Transaction with owners, recognised in equity:								
Obligation to acquire equity interests in subsidiary	-	-	-	-	-	(3,806,173)	-	<b>(3,806,173)</b>
Non-controlling interest arising from incorporation/ acquisition of subsidiaries	-	-	-	-	-	-	9,223,437	<b>9,223,437</b>
Lapse of share options (Note 27)	-	-	-	-	-	-	-	-
<b>Total</b>	<b>52,411,370</b>	<b>119,135</b>	<b>(603,148)</b>	<b>(31,997,334)</b>	<b>19,930,023</b>	<b>(3,806,173)</b>	<b>10,435,318</b>	<b>26,559,168</b>
<b>Balance at 31 December 2018</b>	<b>52,411,370</b>	<b>119,135</b>	<b>(603,148)</b>	<b>(31,997,334)</b>	<b>19,930,023</b>	<b>(3,806,173)</b>	<b>10,435,318</b>	<b>26,559,168</b>
Total comprehensive loss for the period :								
Profit / (Loss) for the period	-	-	-	(724,521)	(724,521)	-	7,592,072	6,867,551
Other comprehensive income for the period	-	-	(47,868)	-	(47,868)	-	-	(47,868)
<b>Total</b>	<b>52,411,370</b>	<b>119,135</b>	<b>(651,016)</b>	<b>(32,721,855)</b>	<b>19,157,634</b>	<b>(3,806,173)</b>	<b>18,027,390</b>	<b>33,378,851</b>
<b>Balance at 30 June 2019</b>	<b>52,411,370</b>	<b>119,135</b>	<b>(651,016)</b>	<b>(32,721,855)</b>	<b>19,157,634</b>	<b>(3,806,173)</b>	<b>18,027,390</b>	<b>33,378,851</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. (cont'd)

COMPANY	Share capital	Accumulated losses	Total
	S\$	S\$	S\$
<b>Balance at 1 January 2018</b>	52,411,370	(33,234,040)	19,177,330
Loss for the period, representing total comprehensive loss for the period	-	(562,301)	(562,301)
Total	52,411,370	(33,796,341)	18,615,029
<b>Balance at 30 June 2018</b>	52,411,370	(33,796,341)	18,615,029
Loss for the period, representing total comprehensive loss for the period	-	(880,402)	(880,402)
Lapse of share options, representing transaction with owners, recognised directly in equity	-	-	-
Total	52,411,370	(34,676,743)	17,734,627
<b>Balance at 31 December 2018</b>	52,411,370	(34,676,743)	17,734,627
Loss for the period, representing total comprehensive loss for the period	-	(1,011,283)	(1,011,283)
<b>Balance at 30 June 2019</b>	<b>52,411,370</b>	<b>(35,688,026)</b>	<b>16,723,344</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 well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, 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.

**Employee Share Option Scheme (the "ESOS")**

Reference is made to the annual report of Adventus Holdings Limited for the year ended 31 December 2018 (page 34 under Directors' statement: Share options and Warrants). All outstanding options have lapsed at the end of FY2017 and there are no new options of New Scheme granted between 1 January 2019 and 30 June 2019.

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

	Group		Company	
	30 June 2019	31 December 2018	30 June 2019	31 December 2018
No. of Issued share capital	1,950,619,331	1,950,619,331	1,950,619,331	1,950,619,331
Paid share capital	\$52,411,370	\$52,411,370	\$52,411,370	\$52,411,370

- 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.

Not applicable as there were no treasury shares.

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

Not applicable

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

These figures have not been audited or reviewed.

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.**

Save as disclosed in paragraph 5 of this announcement, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current financial period reported on as those used in the most recent audited annual financial statements.

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 applied the same accounting policies and methods of computation in the preparation of financial statements for the current financial period reported on as those used in the most recently audited financial statements for the financial year ended 31 December 2018, including the adoption of the Singapore Financial Reporting Standards (International) ("SFRS(I)") and Interpretation of SFRS(I) that are mandatory for financial years beginning on or after 1 January 2018. The adoption of these new SFRS(I) have no material impact to the results of the Group and of the Company for the current financial period reported on.

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:**

**(a) based on the weighted average number of ordinary shares on issue; and**

**(b) on a fully diluted basis (detailing any adjustments made to the earnings)**

	Group 6 months ended	
	30-Jun-19 S\$ (Unaudited)	30-Jun-18 S\$ (Unaudited)
Attributable to owners of the Company:		
- Loss for the period	(724,521)	(1,111,318)
<b>Basic</b>	<b>No. of shares</b>	<b>No. of shares</b>
Weighted average number of ordinary shares	1,950,619,331	1,950,619,331
	<b>(in S\$ cents)</b>	<b>(in S\$ cents)</b>
Attributable to owners of the Company:		
- Loss per share for the period	(0.04)	(0.06)

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

**(a) current financial period reported on; and**

**(b) immediately preceding financial year.**

	Group		Company	
	30 June 2019 (Unaudited) (in S\$ cents)	31 Dec 2018 (Audited) (in S\$ cents)	30 June 2019 (Unaudited) (in S\$ cents)	31 Dec 2018 (Audited) (in S\$ cents)
<b>Net asset value per share based on existing capital issued as at respective period</b>	0.98	1.02	0.86	0.91
<b>Issued share capital at the end of the period</b>	<b>No of shares</b>	<b>No of shares</b>	<b>No of shares</b>	<b>No of shares</b>
	1,950,619,331	1,950,619,331	1,950,619,331	1,950,619,331



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**

The Group's present activities include both the development of a 5-Star Hotel in Da Nang and a Resort in Hoi An in Vietnam. Further, the Group has a joint venture for the development of a residential property development in Da Nang.

For 1H2019, the Group has no recurring revenue and no cost of sales.

The Group incurred S\$1.25 million in administrative expenses (1H2018: S\$0.96 million) in 1H2019. The increase was due to the increase of activities for our two (2) properties development in Vietnam.

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

#### Statement of Financial Position

- (i) Property, plant and equipment increased due to its developments in Vietnam. As of 30 June 2019, the Group has two (2) development projects, located in Da Nang and in Hoi An, and during the period, activities at both developments increased significantly and all development works are progressing in accordance to schedule.
- (ii) The increase in other receivables and prepayments as at 30 June 2019 as follows, was due to investments and prepayment for the developments in Vietnam

	<b>30 June 2019</b>	<b>31 Dec 2018</b>
	<b>S\$</b>	<b>S\$</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
Other receivables and prepayments	7,788,745	7,302,723
<b>Total</b>	<u>7,788,745</u>	<u>7,302,723</u>

- (iii) The increase in non-controlling interest was attributable to contribution and increase in property, plant and equipment.
- (iv) The decrease in trade payables was mainly due to no trading activities during the period. Other payables (non-current) increased due to further investment from non-controlling shareholder while other payables and accruals were attributable to the activities from our Vietnam development.

	<b>30 June 2019</b>	<b>31 Dec 2018</b>
	<b>S\$</b>	<b>S\$</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
Trade payables	-	9,482
Other payables (Non-current)	106,868	92,831
Other payables and accruals	10,122,039	11,422,334
<b>Total</b>	<u>10,228,907</u>	<u>11,524,647</u>

#### Statement of Cash Flows

The overall cash position increased in 1H2019 due to further contributions from non-controlling interests and bank financing to our developments in Vietnam.

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

Not applicable.

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.**

#### **Property development**

The construction works for the Group's 5-Star hotel and its Resort project in Vietnam has been progressing on schedule. As for the joint venture on the apartment development in Vietnam, it remains at the application stage for land conversion.

While there are challenges in undertaking property development in Vietnam, the Group is cautiously optimistic about its property projects in Vietnam. The Group will continue to adopt a conservative approach and will seek to realize business opportunities when they arise.

**11. Dividend**

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

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

No dividend was proposed for declaration for the current financial period ended 30 June 2019.

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

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

No dividend was declared for the corresponding period ended 31 December 2018.

**(c) Date payable**

Not applicable.

**(d) Books closure date**

Not applicable.

**12. If no dividend has been declared/recommendeded, a statement to that effect and the reason(s) for the decision.**

No dividend for the financial year ended 30 June 2019 is recommended or declared as the Group is in loss-making position for the financial period reported.

**13. If the Group has obtained a general mandate from shareholders for Interested Person Transactions ("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.**

The Group has not obtained a general mandate from shareholders for IPTs.

**14. Utilisation of Proceeds**

Not Applicable

**15. Directors' confirmation**

Pursuant to Rule 705(5) of Section B: Rules of Catalist of the SGX-ST Listing Manual, we confirm, on behalf of the Board of Directors of the Company, that to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial results for the six months period ended 30 June 2019, to be false or misleading in any material aspect.

**16. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1).**

The Group confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7H under Rule 720(1) of the Catalist Rule.

**BY ORDER OF THE BOARD**

Lee Bee Fong  
Company Secretary  
14 August 2019