

FULL YEAR FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2018 (UNAUDITED)
PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS
1 (a) Statement of Comprehensive Income

	Group					
	4th Quarter ended	4th Quarter ended	Change	12 months ended	12 months ended	Change
	31.12.18	31.12.17		31.12.18	31.12.17	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Continuing Operations						
Revenue	4,641	5,262	-11.8	19,563	23,030	-15.1
Less: Cost of sales	1,526	1,954	-21.9	5,475	8,764	-37.5
Gross profit	3,115	3,308	-5.8	14,088	14,266	-1.2
Less: Administrative expenses	3,601	6,720	-46.4	16,440	15,495	+6.1
Less: Other (income)/expenses, net	(56)	45,089	n.m.	(56)	62,042	n.m.
	(430)	(48,501)	+99.1	(2,296)	(63,271)	+96.4
Finance income	139	26	n.m.	429	188	n.m.
Finance costs	(2,955)	(2,527)	+16.9	(11,219)	(20,095)	+44.2
Net finance costs	(2,816)	(2,501)	+12.6	(10,790)	(19,907)	+45.8
Share of results of equity-accounted investees, net of tax	5,855	-	n.m.	5,546	-	n.m.
Profit/(Loss) before tax	2,609	(51,002)	n.m.	(7,540)	(83,178)	+90.9
Tax expense	(1,412)	(4,041)	+65.1	(1,246)	(8,223)	+84.8
Profit/(Loss) after tax from Continuing Operations	1,197	(55,043)	n.m.	(8,786)	(91,401)	+90.4
Discontinued Operation						
Profit/(Loss) from Discontinued Operation, net of tax	-	585	-100.0	(532)	1,413	n.m.
Profit/(Loss) for the year	1,197	(54,458)	n.m.	(9,318)	(89,988)	+89.6
Other comprehensive income:						
<i>Items that are or may be reclassified subsequently to profit or loss</i>						
Foreign currency translation differences relating to foreign operations	(2,503)	(162)	n.m.	(3,513)	(3,745)	+6.2
Foreign currency translation differences realised on disposal of Discontinued Operation reclassified to profit or loss	-	-	-	(509)	-	n.m.
Share of foreign currency translation differences of an equity-accounted investee	19	-	n.m.	19	-	n.m.
Share of fair value reserve of an equity-accounted investee	(5,571)	-	n.m.	(5,571)	-	n.m.
Other comprehensive income, net of tax	(8,055)	(162)	n.m.	(9,574)	(3,745)	n.m.
Total comprehensive income for the year	(6,858)	(54,620)	+87.4	(18,892)	(93,733)	+79.8
Profit/(Loss) attributable to:						
Owners of the Company	1,197	(55,170)	n.m.	(9,318)	(90,700)	+89.7
Non-controlling interests	-	712	-100.0	-	712	-100.0
	1,197	(54,458)	n.m.	(9,318)	(89,988)	+89.6
Total comprehensive income attributable to:						
Owners of the Company	(6,858)	(55,338)	+87.6	(18,892)	(94,451)	+80.0
Non-controlling interests	-	718	-100.0	-	718	-100.0
	(6,858)	(54,620)	+87.4	(18,892)	(93,733)	+79.8

n.m. – Not meaningful

PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS (Continued)

1(b) Statements of Financial Position

	Group			Company		
	31.12.2018	31.12.2017	01.01.2017	31.12.2018	31.12.2017	01.01.2017
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS						
Property, plant and equipment	31,683	6,520	7,631	302	321	13
Intangible assets and goodwill	3,310	467	715	-	-	-
Investment properties	290,231	287,784	296,588	-	-	-
Investment properties under development	93,663	123,712	123,012	-	-	-
Lease prepayments	4,595	5,540	5,932	-	-	-
Associate and joint ventures	145,347	-	-	40,553	-	-
Subsidiaries	-	-	-	119,038	120,330	123,708
Trade and other receivables	-	-	-	9,874	9,792	-
Non-current assets	568,829	424,023	433,878	169,767	130,443	123,721
Inventories	261	1,137	776	-	-	-
Trade and other receivables	41,431	41,751	58,333	285,034	159,347	167,116
Cash and cash equivalents	60,442	21,530	15,186	40,413	31	24
Current assets	102,134	64,418	74,295	325,447	159,378	167,140
Total assets	670,963	488,441	508,173	495,214	289,821	290,861
LIABILITIES						
Loans and borrowings	138,042	160,164	140,618	-	-	-
Trade and other payables	7,481	7,419	7,663	558	908	1,116
Deferred tax liabilities	37,957	36,715	29,494	-	-	-
Non-current liabilities	183,480	204,298	177,775	558	908	1,116
Loans and borrowings	169,965	173,814	170,336	165,601	171,681	111,446
Trade and other payables	30,089	25,243	27,214	56,487	42,407	36,394
Provisions	42,079	46,000	-	42,079	5,000	-
Current tax liabilities	1	1,051	1,080	-	-	-
Current liabilities	242,134	246,108	198,630	264,167	219,088	147,840
Total liabilities	425,614	450,406	376,405	264,725	219,996	148,956
NET ASSETS	245,349	38,035	131,768	230,489	69,825	141,905
EQUITY						
Share capital	418,913	192,707	192,707	418,913	192,707	192,707
Merger reserve	(65,742)	(65,742)	(65,742)	-	-	-
Asset revaluation reserve	3,630	3,630	3,630	-	-	-
Foreign currency translation reserve	(7,754)	(3,751)	-	-	-	-
Fair value reserve	(5,571)	-	-	-	-	-
Statutory surplus reserve	-	327	327	-	-	-
Accumulated (losses)/profits	(98,206)	(89,210)	1,490	(188,424)	(122,882)	(50,802)
Equity attributable to owner of the Company	245,270	37,961	132,412	230,489	69,825	141,905
Non-controlling interests	79	74	(644)	-	-	-
Total equity	245,349	38,035	131,768	230,489	69,825	141,905

Notes to the Financial Statements

1(a)(i) Profit/(Loss) before tax of the Group is arrived at after charging/(crediting):

	Group Continuing Operations						Group Discontinued Operation					
	4th Quarter ended	4th Quarter ended	Change	12 months ended	12 months ended	Change	4th Quarter ended	4th Quarter ended	Change	12 months ended	12 months ended	Change
	31.12.18	31.12.17		31.12.18	31.12.17		31.12.18	31.12.17		31.12.18	31.12.17	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Amortisation of intangible assets	57	59	-3.4	234	234	-	-	-	-	-	-	-
Amortisation of lease prepayments	40	72	-44.4	66	290	-77.2	-	-	-	-	-	-
Foreign exchange losses/(gains), net	556	(803)	n.m.	114	833	-86.3	-	-	-	-	-	-
Depreciation of property, plant and equipment	464	914	-49.2	1,459	1,566	-6.8	-	74	-100.0	159	267	-40.4
Fair value gains on investment properties	(49)	(588)	+91.7	(49)	(588)	+91.7	-	-	-	-	-	-
Fair value gains on investment properties under development	(7)	(257)	+97.3	(7)	(257)	+97.3	-	-	-	-	-	-
Impairment losses on trade and other receivables	-	-	-	-	17,554	-100.0	-	-	-	-	-	-
Interest income	(139)	(26)	n.m.	(429)	(188)	n.m.	-	-	-	(2)	(2)	-
Interest expense	2,399	3,330	-28.0	11,105	19,262	-42.3	-	11	-100.0	-	92	-100.0
Provisions for legal and related expenses	-	46,000	-100.0	-	46,000	-100.0	-	-	-	-	-	-

1(a)(ii) Tax expense

	Group Continuing Operations						Group Discontinued Operation					
	4th Quarter ended	4th Quarter ended	Change	12 months ended	12 months ended	Change	4th Quarter ended	4th Quarter ended	Change	12 months ended	12 months ended	Change
	31.12.18	31.12.17		31.12.18	31.12.17		31.12.18	31.12.17		31.12.18	31.12.17	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Current tax (expense)/credit	-	(21)	-100.0	25	(53)	n.m.	-	-	-	-	-	-
Deferred tax expense	(1,412)	(4,020)	+64.9	(1,271)	(8,170)	+84.4	-	-	-	-	-	-
Tax expense for the year	(1,412)	(4,041)	+65.1	(1,246)	(8,223)	+84.8	-	-	-	-	-	-

1(b)(i) In relation to the aggregate amount of the group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year.

	Group			Group		
	As at 31.12.2018			As at 31.12.2017		
	Secured S\$'000	Unsecured S\$'000	Total S\$'000	Secured S\$'000	Unsecured S\$'000	Total S\$'000
Amount repayable within one year	129,441	40,524	169,965	125,987	47,827	173,814
Amount repayable after one year	138,042	-	138,042	160,164	-	160,164

The secured borrowings of the Group as at 31 December 2018 comprised of term loans and bonds secured by the following:

- (a) corporate guarantees from the Company;
- (b) personal, joint and several guarantees by certain shareholders;
- (c) a fixed charge over the total assets of a subsidiary of the Group which mainly comprised of investment properties and cash and cash equivalents;
- (d) a charge created over an investment property under development of the Group;
- (e) a debenture over the assets and rights of a subsidiary pertaining to a development project of the Group; and
- (f) debenture over the Company's real property, tangible moveable property, the accounts, intellectual property, goodwill and rights in relation to the uncalled capital of the Company, investments, the shares, all dividends, interest and other monies payable in respect of the shares, all monetary claims other than any claims which are otherwise subject to a fixed charge or assignment pursuant to this debenture and all chattels hired, leased or rented from the Company by any other person.

1(c) Statements of Cash Flows

	Group			
	4th Quarter ended 31.12.18 S\$'000	4th Quarter ended 31.12.17 S\$'000	12 months ended 31.12.18 S\$'000	12 months ended 31.12.17 S\$'000
Cash flows from operating activities				
Profit/(Loss) after tax	1,197	(54,458)	(9,318)	(89,988)
Adjustments for:				
Depreciation of property, plant and equipment	464	988	1,618	1,833
Amortisation of intangible assets	57	59	234	234
Amortisation of lease prepayments	40	72	66	290
Impairment losses on trade and other receivables	-	-	-	17,554
Loss on Discontinued Operation	-	-	497	-
Property, plant and equipment written off	-	-	1	-
Loss on disposal of property, plant and equipment	-	1	-	52
Interest income	(139)	(26)	(431)	(190)
Interest expense	2,399	3,341	11,105	19,354
Provisions for legal and related expenses	-	46,000	-	46,000
Fair value gains on investment properties	(49)	(588)	(49)	(588)
Fair value gains on investment properties under development	(7)	(257)	(7)	(257)
Share of results of equity-accounted investees, net of tax	(5,855)	-	(5,546)	-
Tax expense	1,412	4,041	1,246	8,223
	(481)	(827)	(584)	2,517
Changes in working capital:				
Inventories	116	348	560	(386)
Trade and other receivables	348	2,110	(2,894)	(2,236)
Trade and other payables	(5,832)	104	(5,669)	(866)
Cash (used in)/from operations	(5,849)	1,735	(8,587)	(971)
Tax paid	-	-	(23)	(57)
Net cash (used in)/from operating activities	(5,849)	1,735	(8,610)	(1,028)
Cash flows from investing activities				
Acquisition of subsidiaries, net of cash acquired	-	-	(2,120)	-
Acquisition of equity-accounted investees	(145,339)	-	(145,339)	-
Additions to investment properties	-	(4)	-	(51)
Additions to investment properties under development	(395)	(264)	(725)	(311)
Disposal of Discontinued Operation, net of cash disposed of	-	-	(294)	-
Dividends received	1,797	-	1,797	-
Interest received	139	26	431	190
Purchase of property, plant and equipment	(24)	(426)	(154)	(913)
Net cash used in investing activities	(143,822)	(668)	(146,404)	(1,085)
Cash flows from financing activities				
Interest paid	(1,783)	(1,324)	(5,463)	(14,853)
Payment of transaction costs related to issuance of share capital	(1,200)	-	(2,500)	-
Payment of finance lease liability	-	(162)	(106)	(668)
Proceeds from borrowings	-	5,941	6,653	164,313
Proceeds from issue of share capital	149,956	-	228,706	-
Repayment of borrowings	(1,000)	(718)	(33,441)	(139,866)
Net cash from financing activities	145,973	3,737	193,849	8,926
Net (decrease)/increase in cash and cash equivalents	(3,698)	4,804	38,835	6,813
Cash and cash equivalents at beginning of financial period	64,073	16,730	21,530	15,186
Effect of exchange rate fluctuations on cash and cash equivalents	67	(4)	77	(469)
Cash and cash equivalents at end of financial period	60,442	21,530	60,442	21,530

1(d) Statement of Changes in Equity

GROUP	Attributable to owners of the Company									
	Share capital S\$'000	Merger reserve S\$'000	Asset revaluation reserve S\$'000	Foreign currency translation reserve S\$'000	Fair value reserve S\$'000	Statutory surplus reserve S\$'000	Accumulated profits/(losses) S\$'000	Total S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
At 31 December 2017, as previously stated	192,707	(65,742)	3,630	(6,538)	-	327	(86,423)	37,961	74	38,035
Adoption of SFRS (I) 1	-	-	-	2,787	-	-	(2,787)	-	-	-
At 31 December 2017	192,707	(65,742)	3,630	(3,751)	-	327	(89,210)	37,961	74	38,035
Total comprehensive income for the year										
Loss for the year	-	-	-	-	-	-	(9,318)	(9,318)	-	(9,318)
Other comprehensive income										
Foreign currency translation differences relating to foreign operations	-	-	-	(3,513)	-	-	-	(3,513)	-	(3,513)
Foreign currency translation differences realised on disposal of Discontinued Operation reclassified to profit or loss	-	-	-	(509)	-	-	-	(509)	-	(509)
Share of foreign currency translation differences of an equity-accounted investee	-	-	-	19	-	-	-	19	-	19
Share of fair value reserve of an equity-accounted investee	-	-	-	-	(5,571)	-	-	(5,571)	-	(5,571)
Total other comprehensive income	-	-	-	(4,003)	(5,571)	-	-	(9,574)	-	(9,574)
Total comprehensive income for the year	-	-	-	(4,003)	(5,571)	-	(9,318)	(18,892)	-	(18,892)
Transaction with owners, recognised directly in equity										
Contributions by owners										
Issue of ordinary shares, net of issuance costs	226,206	-	-	-	-	-	-	226,206	-	226,206
Total contributions by owners	226,206	-	-	-	-	-	-	226,206	-	226,206
Total transactions with owners	226,206	-	-	-	-	-	-	226,206	-	226,206
Transfer from statutory surplus reserve to accumulated profits/(losses) due to deconsolidation	-	-	-	-	-	(327)	322	(5)	5	-
At 31 December 2018	418,913	(65,742)	3,630	(7,754)	(5,571)	-	(98,206)	245,270	79	245,349

1(d) Statement of Changes in Equity (Continued)

GROUP	Attributable to owners of the Company							Non-controlling interests S\$'000	Total equity S\$'000
	Share capital S\$'000	Merger reserve S\$'000	Asset revaluation reserve S\$'000	Foreign currency translation reserve S\$'000	Statutory surplus reserve S\$'000	Accumulated profits/(losses) S\$'000	Total S\$'000		
At 1 January 2017, as previously stated	192,707	(65,742)	3,630	(2,787)	327	4,277	132,412	(644)	131,768
Adoption of SFRS (I) 1	-	-	-	2,787	-	(2,787)	-	-	-
At 1 January 2017	192,707	(65,742)	3,630	-	327	1,490	132,412	(644)	131,768
Total comprehensive income for the year									
Loss for the year	-	-	-	-	-	(90,700)	(90,700)	712	(89,988)
Other comprehensive income									
Foreign currency translation differences relating to foreign operations	-	-	-	(3,751)	-	-	(3,751)	6	(3,745)
Total other comprehensive income	-	-	-	(3,751)	-	-	(3,751)	6	(3,745)
Total comprehensive income for the year	-	-	-	(3,751)	-	(90,700)	(94,451)	718	(93,733)
At 31 December 2017	192,707	(65,742)	3,630	(3,751)	327	(89,210)	37,961	74	38,035

1(d)(i) Statement of Changes in Equity (Continued)

COMPANY	Share capital	Accumulated losses	Total equity
	S\$'000	S\$'000	S\$'000
At 1 January 2018	192,707	(115,543)	77,164
Adjustment on initial application of SFRS(I) 9 (net of tax)	-	(7,339)	(7,339)
Adjusted balance at 1 January 2018	192,707	(122,882)	69,825
Total comprehensive income for the year			
Loss for the year	-	(65,542)	(65,542)
Total comprehensive income for the year	-	(65,542)	(65,542)
Transactions with owners, recognised directly in equity			
Contributions by owners			
Issue of ordinary shares, net of issuance costs	226,206	-	226,206
Total contributions by owners	226,206	-	226,206
Total transactions with owners	226,206	-	226,206
At 31 December 2018	418,913	(188,424)	230,489
At 1 January 2017	192,707	(50,802)	141,905
Total comprehensive income for the year			
Loss for the year	-	(64,741)	(64,741)
Total comprehensive income for the year	-	(64,741)	(64,741)
At 31 December 2017	192,707	(115,543)	77,164

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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed 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.

<u>Ordinary shares issued and fully paid-up</u>	Number of shares	Paid-up share capital
		S\$
Balance as at 30 September 2018	2,221,564,603	270,156,969
Issue of ordinary shares	2,221,564,603	149,955,611
Issuance costs	-	(1,200,000)
Balance as at 31 December 2018	4,443,129,206	418,912,580

There were no outstanding convertibles, treasury shares or subsidiary holdings as at 31 December 2018 and 31 December 2017.

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.

As at 31 December 2018, the Company had 4,443,129,206 issued and fully paid-up ordinary shares.

As at 31 December 2017, the Company had 1,659,064,603 issued and fully paid-up ordinary shares.

The Company did not have treasury shares as at the end of the respective period.

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

Not applicable.

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.

The figures 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 accounting policies and methods of computation adopted in the financial statements for the current reporting period are consistent with those disclosed in the audited consolidated financial statements for the financial year ended 31 December 2017.

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 a new financial reporting framework, Singapore Financial Reporting Standards (International) (SFRS(I)s), on 1 January 2018 and has prepared its first set of financial information under SFRS(I)s for the quarter ended 31 March 2018.

In adopting SFRS(I)s, the Group is required to apply all of the specific transition requirements in SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)*. The Group's opening balance sheet under SFRS(I)s has been prepared as at 1 January 2017, which is the Group's date of transition to SFRS(I)s.

a) **Application of SFRS(I) 1**

The Group has elected for the optional exemption to reset its cumulative foreign currency translation reserve for all foreign operations to nil at the date of transition at 1 January 2017. As a result, cumulative foreign currency translation losses of \$2,787,000 was reclassified from foreign currency translation reserve to retained earnings as at 1 January 2017. After the date of transition, any gain or loss on disposal of any foreign operations will exclude translation differences that arose before the date of transition.

The effects of the adoption of SFRS(I)1 are as follows:

	Group	
	As at 31.12.2017 S\$'000	As at 01.01.2017 S\$'000
Statement of financial position		
Increase in foreign currency translation reserve	2,787	2,787
Decrease in accumulated profits	(2,787)	(2,787)

b) **Adoption of SFRS(I)s**

In addition, during the current financial year, the Group and the Company have adopted the following new SFRS(I)s, amendments and interpretations of SFRS(I)s which took effect from financial year beginning 1 January 2018:

- SFRS(I) 15 *Revenue from Contracts with Customers* and Amendments to SFRS(I) 15 *Clarifications to SFRS(I) 15*
- SFRS(I) 9 *Financial Instruments*
- Amendments to SFRS(I) 1-40 *Transfers of Investment Property*
- Amendments to SFRS(I) 1 *Deletion of short-term exemptions for first-time adopters*
- SFRS(I) INT 22 *Foreign Currency Transactions and Advance Consideration*

The adoption of these SFRS(I)s, amendments and interpretations of SFRS(I)s did not have any significant impact on the financial statements of the Group for the current financial year.

The effects of the adoption of SFRS(I) 9 on the financial statements of the Company are as follows:

	Company	
	As at 31.12.2017 S\$'000	As at 01.01.2017 S\$'000
Statement of financial position		
Decrease in subsidiaries	(370)	-
Decrease in trade and other receivables	(6,969)	-
Increase in accumulated losses	7,339	-

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:**

	Group			
	4th Quarter ended 31.12.18	4th Quarter ended 31.12.17	12 months ended 31.12.18	12 months ended 31.12.17
Net profit/(loss) attributable to owners of the Company (S\$'000)	1,197	(55,170)	(9,318)	(90,700)
Weighted average number of ordinary shares in issue	4,056,770,145	1,689,259,579 ¹	2,614,787,644	1,689,259,579 ¹
Basic earnings per share (Singapore cents)	0.03	(3.27)	(0.36)	(5.37)

Basic and diluted earnings per share were the same as there were no potentially dilutive ordinary shares in issue as at 31 December 2018 and 31 December 2017 respectively.

¹ The figures have been restated for the effect of the Rights issue undertaken by the Group in 4Q2018.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares 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	
	FY 2018	FY 2017	FY 2018	FY 2017
Net asset value attributable to owners of the Company (S\$'000)	245,270	37,961	230,489	69,825
Number of ordinary shares in issue	4,443,129,206	1,659,064,603	4,443,129,206	1,659,064,603
Net asset value per ordinary share (Singapore cents)	5.52	2.29	5.19	4.21

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

Review of financial performance of Continuing Operations for financial year ended 31 December 2018 ("FY2018")

(a) Revenue

The Group's revenue for FY 2018 decreased by S\$3.5 million to S\$19.6 million as compared to S\$23.0 million for FY 2017. The decrease was due mainly to lower revenue from the China pharmaceutical distribution business. Revenue from rental of the Japan nursing facilities was stable as compared to FY 2017.

(b) Cost of sales

The Group's cost of sales for FY 2018 decreased by S\$3.3 million to S\$5.5 million as compared to S\$8.8 million for FY 2017. The decrease was in line with the lower revenue from the China pharmaceutical distribution business.

(c) Gross profit

The Group's gross profit for FY 2018 decreased marginally by S\$0.2 million to S\$14.1 million. The decrease was due mainly to the decrease in revenue from the China pharmaceutical distribution business and an overall improvement in gross profit margin due to a change in the revenue composition.

(d) Administrative expenses

The Group's administrative expenses increased by S\$0.9 million to S\$16.4 million as compared to S\$15.5 million in FY 2017. The increase was due mainly to higher staff and related cost as the Group beefed up its staff strength during the year. The increase was partly offset by lower legal and professional fees as certain legal costs incurred in 2018 were offset against the provision made in 2017 for legal and related expenses.

(e) Other (income)/expenses, net

The other income of S\$56,000 for FY 2018 related to the net fair value gains on investment properties and investment properties under development.

The other expenses of S\$62.0 million recorded in FY 2017 was due mainly to the provision for legal and related expenses of S\$46.0 million and impairment losses on trade and other receivables of S\$17.6 million. These were partially offset by the net fair value gains on investment properties and investment properties under development of S\$0.8 million.

(f) Share of results of equity-accounted investees, net of tax

The Group's share of profits of equity-accounted investees of S\$5.5 million was due mainly to:

- (i) share of profit of S\$2.6 million from the 10.60% interest in an associate company, First Real Estate Investment Trust ("**First REIT**") and
- (ii) share of profit of S\$3.5 million from the 40% interest in a joint venture company, Bowsprit Capital Corporation Limited ("**Bowsprit**"). The Group is currently performing a purchase price allocation ("PPA") exercise on its investment in Bowsprit and had recognised negative goodwill of S\$2.6 million arising from the excess of the provisional fair value of identifiable assets and liabilities acquired over the consideration paid. The Group is expected to complete the PPA in 2019.

The Group's share of profits is offset by the share of loss of S\$0.6 million from the 50% interest in a Sino-foreign joint venture company, China Merchants Lippo Hospital Management (Shenzhen) Limited.

(g) Finance costs

Finance costs decreased by S\$8.9 million to S\$11.2 million in FY 2018. The decrease was due mainly to:

- (i) interest savings and reduction in amortisation expenses amounting to S\$6.8 million following the refinancing of the Japan TMK bonds in July 2017;
- (ii) interest savings of S\$3.0 million relating to the redemption of the S\$50.0 million 6% Medium Term Notes Series 001 ("**MTN-001**");
- (iii) interest savings of S\$0.8 million from the repayment of various high cost borrowings; and
- (iv) foreign exchange gains of S\$0.7 million.

The decrease was partially offset by the increase in interest cost of S\$2.3 million incurred on loans from Treasure International Holdings Pte. Ltd. ("**TIHPL**") and OUE Treasury Pte Ltd ("**OUE Treasury**") as the full year's interest was recognised in FY 2018. TIHPL and OUE Treasury are the wholly-owned subsidiaries of OUE Limited ("**OUE**"),

(h) Loss after tax

The Group recorded a loss after tax of S\$8.8 million from Continuing Operations in FY 2018 as compared to a loss after tax of S\$91.4 million in FY 2017.

Review of financial performance of Discontinued Operation for FY2018

(a) Profit/(Loss) after tax from Discontinued Operation

The Discontinued Operation refers to the operation of the Wuxi New District Phoenix Hospital in Wuxi, Jiangsu Province, the People's Republic of China. The Group lost control of the operating company, Wuxi New District Phoenix Hospital Co. Ltd ("**Wuxi Co**"), in August 2018. Please refer to the announcements dated 6 August 2018 and 23 August 2018.

The Discontinued Operation recorded a loss of S\$0.5 million for FY 2018 as compared to a profit of S\$1.4 million for FY 2017. The loss was due mainly to deconsolidation adjustments arising from the loss of control.

Review of Statement of Financial Position as at 31 December 2018

- (a) Non-current assets increased by S\$144.8 million from S\$424.0 million as at 31 December 2017 to S\$568.8 million as at 31 December 2018. The increase was due mainly to:

- (i) a S\$25.2 million increase in property, plant and equipment due mainly to the reclassification of S\$28.9 million of an investment property under development to property, plant and equipment, partially offset by the adjustments of S\$2.2 million arising from the Discontinued Operation and depreciation expense of S\$1.6 million;
- (ii) recognition of goodwill of S\$2.9 million and investment in joint venture of S\$1.2 million arising from the acquisition of 100% equity interest in Brainy World Holdings Limited ("BWH"), which indirectly holds a 50% interest in a Sino-foreign joint venture company, China Merchants Lippo Hospital Management (Shenzhen) Limited;
- (iii) a S\$2.4 million increase in the carrying value of investment properties arising mainly from the strengthening of the JPY exchange rate as at 31 December 2018 compared with the exchange rate as at 31 December 2017 for the Japan nursing facilities; and
- (iv) investment in associate of S\$105.6 million arising from the acquisition of 10.60% of the total issued units of First REIT and investment in joint venture of S\$38.5 million arising from the acquisition of 40% equity interest in Bowsprit.

The increase was partially offset by the following:

- (i) a S\$0.9 million decrease in lease prepayments respectively due mainly to the adjustments arising from the Discontinued Operation; and
 - (ii) a S\$30.0 million decrease in the carrying value of investment properties under development arising from the weakening of the Chinese Renminbi and Malaysian Ringgit exchange rates as at 31 December 2018 compared with the exchange rates as at 31 December 2017 and the reclassification of S\$28.9 million to property, plant and equipment.
- (b) Current assets increased by S\$37.7 million from S\$64.4 million as at 31 December 2017 to S\$102.1 million as at 31 December 2018. Cash and cash equivalents increased by S\$38.9 million mainly as a result of the balance proceeds from the placement of 562,500,000 new ordinary shares to Brownly Healthcare Pte Ltd, an indirect wholly-owned subsidiary of ITOCHU Corporation. The increase was partially offset by a S\$0.9 million decrease in inventories due mainly to the Discontinued Operation.
- (c) Non-current liabilities decreased by S\$20.8 million from S\$204.3 million as at 31 December 2017 to S\$183.5 million as at 31 December 2018. The decrease was due mainly to a net decrease in loans and borrowings of S\$22.1 million arising from the repayment of loans and borrowings. The decrease was partially offset by an increase in provision of deferred tax liabilities of S\$1.2 million.

- (d) Current liabilities decreased by S\$4.0 million from S\$246.1 million as at 31 December 2017 to S\$242.1 million as at 31 December 2018. The decrease was due mainly to:
- (i) a net decrease of S\$3.8 million in loans and borrowings as a result of the full redemption of the balance of S\$5.8 million owing under MTN-001 in 1Q2018 and a S\$1.2 million decrease due to the Discontinued Operation, which was partially offset by the reclassification of S\$3.2 million from non-current liabilities;
 - (ii) a decrease of S\$1.1 million in current tax liabilities relating to the Discontinued Operation; and
 - (iii) a decrease of S\$3.9 million in provisions due to the partial utilisation of the provisions for legal and related expenses.

The decrease was partially offset by an increase in trade and other payables of S\$4.8 million due mainly to accrued interest payable on the loans from THIPL and OUE Treasury.

Review of Cashflows and Working Capital

- (a) Operating activities utilised net cash of S\$8.6 million, due mainly to operating expenses incurred.
- (b) Investing activities utilised net cash of S\$146.4 million, which was due mainly to:
 - a. the acquisition of 100% equity-interest in BWH of S\$2.1 million; and
 - b. the acquisition of 10.60% of the total issued units of First REIT and 40% equity-interest in Bowsprit, amounting to S\$145.3 million.
- (c) Financing activities provided net cash of S\$193.8 million. Proceeds from borrowings comprised mainly short-term bank loans obtained. Proceeds from the issuance of shares relate to the gross proceeds from the placement of new shares to Brownly Healthcare Pte Ltd of S\$78.8 million and gross proceeds from the rights issue of S\$150.0 million. Cash utilised related mainly to the repayment of borrowings, interest paid and issuance costs associated with the share placement and rights issue.
- (d) As at 31 December 2018, the Group's net current liabilities amounted to S\$140.0 million. The current liabilities include shareholders' loans and accrued interest of S\$175.3 million from TIHPL and OUE Treasury.

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

Not applicable. No forecast or prospect statement has been previously disclosed.

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 the International Monetary Fund, the escalation of trade tensions remains a key source of risk to the overall economic outlook. In particular, Asian markets have already been moderately impacted with the slowing regional growth and increasing economic uncertainties as the trade standoff between China and the United States persists.

Notwithstanding the economic headwinds, the Company remains cautiously optimistic of the opportunities to grow its healthcare business in selected countries in Asia via an asset-light business model. As the Company continues to rebuild its financial strength and enhance its core healthcare management competencies, it will also leverage on the synergy with its expanding network of strategic partners including OUE Limited, ITOCHU Corporation and China Merchants Group ("CMG").

China

Whilst the China economy may have registered slowing growth in recent years, it is believed that positive domestic drivers such as the strength of personal consumption and proactive fiscal policies are likely to sustain the economic growth in China. The continued exposure of the service sectors in China, particularly healthcare services, will also underpin the growth momentum.

Through China Merchants Lippo Hospital Management (Shenzhen) Limited (“**CMLHM**”), a 50:50 joint venture company between the Group and China Merchants Landmark (Shenzhen) Co., Ltd (“**CMSZ**”), a CMG member company, the Group has further deepened its collaboration with CMG since the strategic partnership was announced in 2017. In December 2018, the Company had entered into a non-binding letter of intent to jointly develop, operate and manage a high-end international hospital in Prince Bay, Shekou, Shenzhen. In the same month, CMLHM had also entered into separate management agreements with three member companies of CMG to manage three medical facilities in Shanghai, Chongqing and Nanjing respectively.

Japan

As the world contends with volatilities and uncertainties, Japan continues to enjoy stability compared with other advanced economies with an annual growth rate averaging about 1.1% for the past decade.

Reflecting the economic stability and aging population trend, our twelve high-quality nursing homes across four Japanese cities being Sapporo, Nagano, Nara and Kyoto continue to enjoy an average occupancy of approximately 85%.

Myanmar

As part of its Pan-Asia growth strategy, in January 2019, the Company has obtained the approval of its shareholders to proceed with the acquisition of stakes in two Myanmar companies, which operate three hospitals, a medical centre and two clinics in Myanmar. With footholds in the key cities of Yangon, Mandalay and Taunggyi, the business is well-positioned for future growth. Upon completion of the aforesaid acquisitions, the Group will expand its healthcare network to Myanmar.

Myanmar is one of the fastest growing markets in Asia. Its economic size has grown 12 times with a compounded annual growth rate at approximately 18.1%⁽¹⁾ since 2003. As the country continues its integration with the global economy, a series of economic and political reforms have been introduced and implemented, presenting a wealth of business opportunities for foreign investors and businesses.

11. If a decision regarding dividend has been made:

(a) Whether an interim/final ordinary dividend has been declared/recommended; and

None.

(b)(i) Amount per share (cents)

Not applicable.

(b)(ii) Previous corresponding period (cents)

Not applicable.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of the shareholders, this must be stated).

Not applicable.

(d) The date the dividend is payable

Not applicable.

(e) Books closure date

Not applicable.

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

No dividend has been declared/recommended as the Company currently does not have profits available for the declaration of dividend.

⁽¹⁾ Source: World Bank, 2018

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.

The Group has not obtained a general mandate from shareholders for any Interested Person Transactions.

14. Use of Proceeds

- (A) Placement of 562,500,000 new ordinary shares in the capital of the Company to Brownly Healthcare Pte Ltd ("Placement")

There is no update to the announcement dated 3 October 2018 on the use of proceeds arising from the Placement.

- (B) Renounceable underwritten rights issue of 2,221,564,603 new ordinary shares in the capital of the Company ("Rights Issue")

The Board of Directors of the Company refers to the announcement of the Company dated 26 October 2018 and wishes to provide an update on the utilisation of the net proceeds of approximately S\$148.75 million received by the Company from the Rights Issue (the "**Rights Issue Net Proceeds**"). Following the Rights Issue Announcement, the Company has utilised the balance of the Rights Issue Net Proceeds amounting to S\$6.15 million for the payment of fees and expenses incurred in connection with the Manager Acquisition and the Units Acquisition and for general corporate and/or working capital requirements.

The following is a summary of the use of the Rights Issue Net Proceeds:

Use of Rights Issue Net Proceeds	Allocation of Rights Issue Net Proceeds (as disclosed in the Offer Information Statement) (S\$' million)	Rights Issue Net Proceeds utilised as at the date of this announcement (S\$' million)	Balance of Rights Issue Net Proceeds as at the date of this announcement (S\$' million)
Acquisition of 40.0% of Bowsprit Capital Corporation Limited (" Manager Acquisition ")	39.55	39.55	-
Acquisition of approximately 10.60% of the total issued units of First Real Estate Investment Trust (" Units Acquisition ")	102.65	102.65	-
Payment of fees and expenses incurred in connection with the Manager Acquisition and the Units Acquisition	2.50	2.50	-
General corporate and/or working capital requirements ⁽¹⁾	4.05	4.05	-
Total	148.75	148.75	-

⁽¹⁾ Utilised for payroll, bank interests, legal and other professional fees

Accordingly, the Company has fully utilised the Rights Issue Net Proceeds.

The use of the Rights Issue Net Proceeds is in accordance with the intended use as disclosed in the Offer Information Statement.

The Company will make further announcement(s) on the use of the remaining net proceeds from the Placement as and when they are materially disbursed.

15. Segmented revenue and results for operating segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

In FY 2017, the Group's operations were categorised into the following segments:

- (i) Property investments (Japan, PRC and Malaysia) – Rental of investment properties owned by the Group.
- (ii) Others - Mainly head office and corporate functions, including investment holding related activities.
- (iii) Healthcare services (PRC) – Operation of hospital and trading of pharmaceutical supplies and medical drugs.

In FY 2018, the composition of the Group's segments was reorganised into the following segments.

- (i) Healthcare operations (PRC) – Trading of pharmaceutical supplies and medical equipment, and investment in a joint venture with China Merchants Landmark (Shenzhen) Co., Ltd.
- (ii) Healthcare assets (Japan and PRC) – Rental of investment properties and assets owned by the Group.
- (iii) Properties under development (PRC and Malaysia) – Development of medical facilities, healthcare-related assets and integrated mixed-use projects.
- (iv) Investments (Singapore) – investments in an associate (First REIT) and a joint venture (Bowsprit).
- (v) Others - Mainly head office and corporate functions, including investment holding related activities.
- (vi) Healthcare services (PRC) (Discontinued Operation) – Operation of Wuxi New District Phoenix Hospital. This segment was discontinued in FY 2018.

(a) Business segments

	Continuing Operations						Discontinued Operation	Consolidated
	Healthcare operations S\$'000	Healthcare assets S\$'000	Properties under development S\$'000	Investments S\$'000	Others S\$'000	Total S\$'000	Healthcare services S\$'000	Total S\$'000
Group								
31 December 2018								
Revenue								
External revenue	2,988	16,575	-	-	-	19,563	9,261	28,824
Inter-segment revenue	-	-	-	-	1,945	1,945	-	1,945
Segment revenue (including inter-segment revenue)	2,988	16,575	-	-	1,945	21,508	9,261	30,769
Segment (loss)/profit before tax	(963)	9,193	(2,116)	6,139	(19,793)	(7,540)	(35)	(7,575)
Depreciation	(52)	(1,291)	(1)	-	(115)	(1,459)	(159)	(1,618)
Amortisation	(234)	(66)	-	-	-	(300)	-	(300)
Finance expenses	(40)	(1,681)	(1,425)	-	(7,959)	(11,105)	-	(11,105)
Interest income	1	-	2	-	426	429	2	431
Share of results of equity-accounted investees, net of tax	(593)	-	-	6,139	-	5,546	-	5,546
Other material non-cash items								
Fair value gains on investment properties	-	49	-	-	-	49	-	49
Fair value (losses)/gains on investment properties under development	-	(69)	76	-	-	7	-	7
Loss on disposal of Discontinued Operation	-	-	-	-	-	-	(497)	(497)
Reportable segment assets	2,923	312,097	124,952	144,129	86,862	670,963	-	670,963
Additions to:								
- Property, plant and equipment	3	11	28,912	-	88	29,014	-	29,014
- Investment properties under development	-	-	725	-	-	725	-	725
- Investment in equity-accounted investees	1,218	-	-	144,129	-	145,347	-	145,347
Reportable segment liabilities	(1,261)	(128,955)	(26,341)	-	(231,099)	(387,656)	-	(387,656)
Current tax liabilities								(1)
Deferred tax liabilities								(37,957)
								(425,614)

	Continuing Operations					Discontinued Operation	Consolidated
	Healthcare operations S\$'000	Healthcare assets S\$'000	Properties under development S\$'000	Others S\$'000	Total S\$'000	Healthcare services S\$'000	Total S\$'000
Group							
31 December 2017 (restated)							
Revenue							
External revenue	6,319	16,711	-	-	23,030	20,541	43,571
Inter-segment revenue	-	-	-	1,177	1,177	-	1,177
Segment revenue (including inter-segment revenue)	6,319	16,711	-	1,177	24,207	20,541	44,748
Segment (loss)/profit before tax	(1,011)	8,043	(1,167)	(89,043)	(83,178)	1,413	(81,765)
Depreciation	(58)	(1,438)	-	(70)	(1,566)	(267)	(1,833)
Amortisation	(234)	(290)	-	-	(524)	-	(524)
Finance expenses	(41)	(6,217)	(1,374)	(11,630)	(19,262)	(92)	(19,354)
Interest income	2	-	-	186	188	2	190
Other material non-cash items							
Fair value gains on investment properties	-	588	-	-	588	-	588
Fair value gains/(losses) on investment properties under development	-	340	(83)	-	257	-	257
Provisions for legal and related expenses	-	-	-	(46,000)	(46,000)	-	(46,000)
Impairment losses on trade and other receivables	-	-	-	(17,554)	(17,554)	-	(17,554)
Reportable segment assets	3,871	293,690	127,091	39,300	463,952	24,489	488,441
Additions to:							
- Property, plant and equipment	6	11	-	399	416	512	928
- Investment properties	-	51	-	-	51	-	51
- Investment properties under development	-	295	16	-	311	-	311
Reportable segment liabilities	1,650	128,211	26,822	250,286	406,969	5,671	412,640
Current tax liabilities							1,051
Deferred tax liabilities							36,715
							450,406

(b) Geographical segments

The Group operates in four main geographical areas.

Singapore – The investments in an associate and a joint venture. The Company is headquartered in Singapore.;

Japan – The leasing and management of the Japan nursing facilities;

China – The trading of pharmaceutical supplies and medical equipment, development of medical facilities, healthcare-related assets and integrated mixed-use projects, investment holding and investment in a joint venture. The management and operation of the Wuxi New District Phoenix Hospital was discontinued in FY 2018; and

Malaysia – The development of medical facilities, healthcare-related assets and integrated mixed-use projects.

	Revenue			
	Continuing Operations		Discontinued Operation	
	FY 2018 S\$'000	FY 2017 S\$'000	FY 2018 S\$'000	FY 2017 S\$'000
Group				
China	2,988	6,319	9,261	20,541
Japan	16,575	16,711	-	-
	19,563	23,030	9,261	20,541

	Non-current assets*	
	FY 2018 S\$'000	FY 2017 S\$'000
Group		
China	71,830	76,386
Japan	290,263	287,823
Malaysia	59,184	59,453
Singapore	147,552	361
	568,829	424,023

* Non-current assets relate to the carrying amounts of investment properties, investment properties under development, property, plant and equipment, lease prepayments, intangible assets and goodwill, and associate and joint ventures.

There was no single external customer that contributed more than 10% of the Group's revenue during the financial year ended 31 December 2018 and 2017, respectively.

16. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments

Healthcare Operations

Revenue for the Healthcare Operations segment decreased by S\$3.3 million to S\$3.0 million in FY 2018. The segment loss before tax reduced by S\$48,000 to a loss of S\$963,000 for FY 2018. The decrease in revenue was due mainly to lower sales reported by the China pharmaceutical distribution business.

Healthcare Assets

Revenue for the Healthcare Assets segment decreased by S\$0.1 million from S\$16.7 million in FY 2017 to S\$16.6 million in FY 2018. The decrease was due mainly to lower Japanese Yen to SGD average exchange rate for FY 2018 as compared with the average exchange rate for FY 2017.

Investments

The pre-tax profit of S\$6.1 million for FY 2018 was due mainly to the Group's share of profits of the following equity-accounted investees.

- (i) share of profit of S\$2.6 million from the 10.60% interest in an associate company, First REIT; and
- (ii) share of profit of S\$3.5 million from the 40% interest in a joint venture company, Bowsprit, which comprises of a recognition of negative goodwill of S\$2.6 million.

Others

"Others" refers to corporate, head office, investment holding related activities. There was no external revenue for FY 2018 and FY 2017. The pre-tax loss decreased by S\$69.3 million from S\$89.0 million in FY 2017 to S\$19.8 million in FY 2018. The decrease in FY 2018 was due mainly to the absence of the impairment loss on trade and other receivables of S\$17.6 million and provisions for legal and related expenses of S\$46.0 million.

Healthcare Services (Discontinued Operation)

Revenue for the Healthcare Services segment decreased by S\$11.3 million from S\$20.5 million in FY 2017 to S\$9.3 million in FY 2018. The decrease was due mainly to the loss of control of Wuxi Co with effect from 3 August 2018. Please refer to the announcements dated 6 August 2018 and 23 August 2018.

This segment was discontinued in FY 2018.

17. A breakdown of sales as follows:-

	Continuing Operations			Group Discontinued Operation			Consolidated		
	FY 2018 S\$'000	FY 2017 S\$'000	Inc/(Dec) %	FY 2018 S\$'000	FY 2017 S\$'000	Inc/(Dec) %	FY 2018 S\$'000	FY 2017 S\$'000	Inc/(Dec) %
(a) Revenue reported for first half year	10,176	11,396	-10.7	9,261	9,598	-3.5	19,437	20,994	-7.4
(b) Operating (loss)/profit after tax before deducting non-controlling interests reported for first half year	(5,609)	(32,596)	+82.8	(35)	815	n.m.	(5,644)	(31,781)	+82.2
(c) Revenue reported for second half year	9,387	11,634	-19.3	-	10,943	-100.0	9,387	22,577	-58.4
(d) Operating (loss)/profit after tax before deducting non-controlling interests reported for second half year	(3,177)	(58,805)	+94.6	(497)	598	n.m.	(3,674)	(58,207)	+93.7

18. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

No dividend had been declared or recommended for the financial year ended 31 December 2018 and 31 December 2017.

19. Confirmation Pursuant to Rule 720(1)

The Company 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 Rules.

20. Report of person occupying managerial positions who are related to a director, chief executive

Pursuant to Rule 704(10) of the Catalist Rules of the Singapore Exchange Securities Trading Limited, the Company confirms that none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or Chief Executive Officer or substantial shareholder of the Company.

BY ORDER OF THE BOARD OF DIRECTORS

Dr. Wong Weng Hong
Executive Director
25 February 2019

This announcement has been prepared by OUE Lippo Healthcare Limited (the "Company") and its contents have been reviewed by PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor") for compliance with the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Ms Gillian Goh, Director, Head of Continuing Sponsorship. (Mailing address: 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049418 and Email: sponsorship@ppcf.com.sg)