



Financial Statement for the Third Quarter and Nine Months Ended 30 September 2018

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

1(a)(i) An income statement with a consolidated statement of comprehensive income for the Group together with a comparative statement for the corresponding period of the immediate preceding financial year.

	Third quarter ended 30 September			9 months ended 30 September		
	2018 S\$'000	2017 S\$'000 Restated	Change %	2018 S\$'000	2017 S\$'000 Restated	Change %
Revenue	19,946	53,457	(62.7)	90,215	131,981	(31.6)
Cost of sales	(17,271)	(46,275)	(62.7)	(80,886)	(116,413)	(30.5)
Gross profit	2,675	7,182	(62.8)	9,329	15,568	(40.1)
Other operating income	695	686	1.3	2,014	2,036	(1.1)
Other income/(expense)	111	(62)	N.M	(313)	(137)	128.5
Administrative costs	(1,958)	(2,529)	(22.6)	(6,156)	(6,896)	(10.7)
Other operating costs	(4,630)	(4,737)	(2.3)	(13,755)	(14,461)	(4.9)
Finance costs	(909)	(263)	245.6	(2,175)	(481)	352.2
Share of results of joint ventures	7,463	714	945.2	8,489	2,271	273.8
Share of results of associates	27	150	(82.0)	198	6,310	(96.9)
Profit/(loss) before taxation	3,474	1,141	204.5	(2,369)	4,210	N.M
Income tax expense	(48)	(814)	(94.1)	(82)	(1,065)	(92.3)
Profit/(loss) for the period	3,426	327	947.7	(2,451)	3,145	N.M
Other comprehensive income:						
Items that may be reclassified subsequently to profit or loss						
Foreign currency translation (loss)/gain	(465)	8	N.M	13	(14)	N.M
Other comprehensive income for the period	(465)	8	N.M	13	(14)	N.M
Total comprehensive income for the period	2,961	335	783.9	(2,438)	3,131	N.M
Profit/(loss) attributable to:						
Equity holders of the Company	3,829	428	794.6	(1,270)	3,054	N.M
Non-controlling interests	(403)	(101)	299.0	(1,181)	91	N.M
	3,426	327	947.7	(2,451)	3,145	N.M
Total comprehensive income attributable to:						
Equity holders of the Company	3,365	436	671.8	(1,258)	3,042	N.M
Non-controlling interests	(404)	(101)	300.0	(1,180)	89	N.M
	2,961	335	783.9	(2,438)	3,131	N.M

N.M. - Not meaningful

Note:

Prior period/year comparative figures have been restated in view of the adoption of the Singapore Financial Reporting Standards (International) ("SFRS(I)") on 1 January 2018 including new and revised standards which are effective for annual periods beginning on 1 January 2018. Please refer to Paras (4) and (5) for more information.

1(a)(ii) Notes to income statement

The following items of charges/(credits) have been included in arriving at profit/(loss) for the period:

	Third quarter ended 30 September			9 months ended 30 September		
	2018 S\$'000	2017 S\$'000 Restated	Change %	2018 S\$'000	2017 S\$'000 Restated	Change %
Depreciation of property, plant and equipment	1,504	1,658	(9.3)	4,459	4,751	(6.1)
Amortisation of deferred income	(44)	(42)	4.8	(131)	(127)	3.1
(Gain)/loss on disposal of property, plant and equipment	(2)	(1)	100.0	9	3	200.0
Bad debt written off	-	3	(100.0)	-	3	(100.0)
Allowance/(write back) for doubtful receivables	50	(57)	N.M	151	(10)	N.M
(Write back)/allowance for inventory obsolescence	(24)	238	N.M	(62)	553	N.M
Interest expense	909	263	245.6	2,175	481	352.2
Interest income	(256)	(211)	21.3	(678)	(761)	(10.9)
Foreign exchange gain	(38)	(61)	(37.7)	(93)	(62)	50.0
Fair value (gain)/loss on derivatives	(73)	-	N.M	405	76	432.9
(Over)/under provision of income tax in respect of prior years	-	(116)	(100.0)	34	(318)	N.M

N.M - 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-Sep-18 S\$'000	31-Dec-17 S\$'000 Restated	01-Jan-17 S\$'000 Restated	30-Sep-18 S\$'000	31-Dec-17 S\$'000
Non-current assets					
Property, plant and equipment	34,875	38,816	42,979	16,556	18,247
Intangible assets	119	119	419	-	-
Investments in subsidiaries	-	-	-	60,497	60,197
Investments in associates	16,543	16,145	10,162	260	260
Investment in joint ventures	10,351	2,003	-	-	-
Deferred tax assets	-	-	424	-	-
Trade receivables	7,845	6,073	7,355	-	-
Loans to an associate	-	-	20,136	-	-
Loans to a joint venture	27,157	24,537	20,525	-	-
	96,890	87,693	102,000	77,313	78,704
Current assets					
Trade receivables	18,974	26,109	38,157	-	-
Loans to an associate	-	13,490	-	-	-
Amounts due from subsidiaries	-	-	-	6,015	5,608
Contract assets	17,518	27,604	17,975	-	-
Development property	105,437	104,705	-	-	-
Properties held for sale	1,121	1,057	9,463	-	-
Investment securities	13	-	-	-	-
Inventories	8,219	6,093	7,343	-	-
Other receivables	2,751	5,763	2,458	249	170
Pledged deposits	4,496	4,962	4,657	-	-
Cash and bank balances	34,011	30,435	58,730	1,309	1,559
Income tax recoverable	585	510	-	-	-
	193,125	220,728	138,783	7,573	7,337
Total assets	290,015	308,421	240,783	84,886	86,041
Current liabilities					
Amounts due to subsidiaries	-	-	-	6,079	4,546
Contract liabilities	16,354	15,068	29,359	-	-
Trade and other payables	26,204	42,179	44,372	170	231
Deferred income	173	168	162	-	-
Other liabilities	5,142	4,209	2,142	578	1,163
Loans and borrowings	2,712	1,607	3,201	396	396
Income tax payables	135	1,026	4,679	5	6
	50,720	64,257	83,915	7,228	6,342
Net current assets	142,405	156,471	54,868	345	995
Non-current liabilities					
Trade and other payables	4,039	3,447	5,699	-	-
Deferred income	2,876	2,929	2,992	-	-
Deferred tax liabilities	238	308	239	-	-
Loans and borrowings	98,462	99,428	14,710	9,432	9,729
	105,615	106,112	23,640	9,432	9,729
Total liabilities	156,335	170,369	107,555	16,660	16,071
Net assets	133,680	138,052	133,228	68,226	69,970
Equity attributable to equity holders of the Company					
Share capital	49,082	49,082	43,967	49,082	49,082
Treasury shares	(566)	(566)	(69)	(566)	(566)
Retained earnings	85,540	88,744	85,590	19,710	21,454
Foreign currency translation reserve	374	362	-	-	-
	134,430	137,622	129,488	68,226	69,970
Non-controlling interests	(750)	430	3,740	-	-
Total equity	133,680	138,052	133,228	68,226	69,970

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

Amount repayable in one year or less, or on demand

As at 30/9/2018		As at 31/12/2017	
Secured	Unsecured	Secured	Unsecured
S\$2,712,000	-	S\$1,607,000	-

Amount repayable after one year

As at 30/9/2018		As at 31/12/2017	
Secured	Unsecured	Secured	Unsecured
S\$83,186,000	S\$15,276,000	S\$84,152,000	S\$15,276,000

Details of any collateral

The secured borrowings repayable within one year and after one year comprise mainly obligations under finance leases, banker's acceptances and property loans. These are secured by charges over land and building, plant and equipment, motor vehicles and fixed deposits.

The unsecured borrowings relate to loans from non-controlling interests obtained for property development purpose.

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

	Third quarter ended 30 September		9 months ended 30 September	
	2018 S\$'000	2017 S\$'000 Restated	2018 S\$'000	2017 S\$'000 Restated
Cash flows from operating activities				
(Loss)/profit before taxation	3,474	1,141	(2,369)	4,210
Adjustments for:				
Depreciation of property, plant and equipment	1,504	1,658	4,459	4,751
Amortisation of deferred income	(44)	(42)	(131)	(127)
Bad debt written-off	-	3	-	3
Allowance/(write back) for doubtful receivables	50	(57)	151	(10)
(Write back)/allowance for inventory obsolescence	(24)	238	(62)	553
Share of results of joint ventures	(7,463)	(714)	(8,489)	(2,271)
Share of results of associates	(27)	(150)	(198)	(6,310)
Fair value (gain)/loss on derivatives	(73)	-	405	76
(Gain)/loss on disposal of property, plant and equipment	(2)	(1)	9	3
Interest income	(256)	(211)	(678)	(761)
Interest expense	909	263	2,175	481
Operating cash flows before working capital changes	(1,952)	2,128	(4,728)	598
Changes in working capital				
Development property	(656)	(104,702)	(732)	(104,702)
Properties held for sale	-	5,526	(66)	8,424
Contract assets	1,140	1,796	10,059	(3,701)
Trade receivables	1,140	3,174	5,263	18,201
Other receivables	1,980	10,454	2,958	(1,574)
Inventories	(629)	522	(2,074)	1,332
Trade and other payables	701	(3,701)	(15,391)	(13,656)
Contract liabilities	(4,521)	(8,231)	1,175	(8,378)
Other liabilities	363	(3,615)	246	2,417
Cash used in operations	(2,434)	(96,649)	(3,290)	(101,039)
Interest paid	(681)	(156)	(1,807)	(397)
Interest received	59	75	137	395
Income tax paid	(135)	(1,386)	(1,065)	(2,411)
Net cash used in operating activities	(3,191)	(98,116)	(6,025)	(103,452)
Cash flows from investing activities:				
Purchase of property, plant and equipment (Note A)	(84)	(401)	(266)	(2,602)
Proceeds from disposal of property, plant and equipment	19	2	94	3
Investment in associate	-	-	(200)	-
Distribution of profits from a joint venture	85	65	141	387
Repayment of loans from an associate	-	7,000	13,482	7,000
Loans to a joint venture	(501)	(1,152)	(2,079)	(2,505)
Purchase of investment securities	-	-	(13)	-
Net cash (used in)/generated from investing activities	(481)	5,514	11,159	2,283
Cash flows from financing activities				
Bank borrowings, net	1,077	1,731	1,077	231
Dividends paid on ordinary shares to equity holders of the Company	-	-	(1,934)	(1,848)
Dividends paid to non-controlling interests of a subsidiary	-	-	-	(1,806)
Purchase of treasury shares	-	(234)	-	(270)
Proceeds from long term borrowings	-	71,050	-	71,050
Repayment of long term borrowings	(350)	(385)	(1,124)	(1,159)
Repayment of finance leases	(39)	(45)	(121)	(125)
(Increase)/decrease in pledged deposits	(520)	-	480	(221)
Loans from non-controlling interests	-	15,276	-	15,276
Capital contribution from non-controlling interests	-	-	-	760
Net cash generated from/(used in) financing activities	168	87,393	(1,622)	81,888
Net (decrease)/increase in cash and cash equivalents	(3,504)	(5,209)	3,512	(19,281)
Effect of exchange rate changes on cash and cash equivalents	(46)	18	64	(101)
Cash and cash equivalents at beginning of the period	37,561	44,291	30,435	58,482
Cash and cash equivalents at end of the period	34,011	39,100	34,011	39,100
Comprising:				
Cash and bank balances	13,832	27,602	13,832	27,602
Fixed deposits	24,675	16,368	24,675	16,368
	38,507	43,970	38,507	43,970
Less: Fixed deposits pledged with financial institutions	(4,496)	(4,870)	(4,496)	(4,870)
Cash and bank balances (including fixed deposits)	34,011	39,100	34,011	39,100

1(c)(ii) Notes to consolidated statement of cash flows

Note A

The Group acquired property, plant and equipment through the following arrangements:

Purchase of property, plant and equipment
Less: Acquisition costs satisfied by finance lease arrangements
Net exchange differences
Cash payments to acquire property, plant and equipment

Third quarter ended 30 September	
2018	2017
S\$'000	S\$'000
84	402
-	-
-	(1)
<u>84</u>	<u>401</u>

9 months ended 30 September	
2018	2017
S\$'000	S\$'000
565	2,603
(299)	-
-	(1)
<u>266</u>	<u>2,602</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

	Attributable to equity holders of the Company						Total equity S\$'000
	Share capital S\$'000	Treasury shares S\$'000	Retained earnings S\$'000	Foreign currency translation reserve S\$'000	Total S\$'000	Non-controlling interests S\$'000	
Balance at 1 January 2018 (restated)	49,082	(566)	88,744	362	137,622	430	138,052
<u>Total comprehensive income</u>							
Loss for the period	-	-	(1,598)	-	(1,598)	(267)	(1,865)
Other comprehensive income for the period	-	-	-	514	514	(1)	513
Total comprehensive income for the period	-	-	(1,598)	514	(1,084)	(268)	(1,352)
Balance at 31 March 2018	49,082	(566)	87,146	876	136,538	162	136,700
Balance at 1 April 2018	49,082	(566)	87,146	876	136,538	162	136,700
<u>Total comprehensive income</u>							
Loss for the period	-	-	(3,501)	-	(3,501)	(511)	(4,012)
Other comprehensive income for the period	-	-	-	(38)	(38)	3	(35)
Total comprehensive income for the period	-	-	(3,501)	(38)	(3,539)	(508)	(4,047)
<u>Contributions by and distribution to owners</u>							
Dividends paid on ordinary shares to equity holders of the Company	-	-	(1,934)	-	(1,934)	-	(1,934)
Total transactions with owners in their capacity as owners	-	-	(1,934)	-	(1,934)	-	(1,934)
Balance at 30 June 2018	49,082	(566)	81,711	838	131,065	(346)	130,719
Balance at 1 July 2018	49,082	(566)	81,711	838	131,065	(346)	130,719
<u>Total comprehensive income</u>							
Profit for the period	-	-	3,829	-	3,829	(403)	3,426
Other comprehensive income for the period	-	-	-	(464)	(464)	(1)	(465)
Total comprehensive income for the period	-	-	3,829	(464)	3,365	(404)	2,961
Balance at 30 September 2018	49,082	(566)	85,540	374	134,430	(750)	133,680
Balance at 1 January 2017 (as previously reported)	43,967	(69)	89,578	(2,652)	130,824	3,831	134,655
Adoption of the SFRS(I) 1	-	-	(2,652)	2,652	-	-	-
Adoption of the SFRS(I) 15	-	-	(1,336)	-	(1,336)	(91)	(1,427)
Balance at 1 January 2017 (restated)	43,967	(69)	85,590	-	129,488	3,740	133,228
<u>Total comprehensive income</u>							
Profit for the period	-	-	4,850	-	4,850	147	4,997
Other comprehensive income for the period	-	-	-	(324)	(324)	(78)	(402)
Total comprehensive income for the period	-	-	4,850	(324)	4,526	69	4,595
Balance at 31 March 2017 (restated)	43,967	(69)	90,440	(324)	134,014	3,809	137,823
Balance at 1 April 2017	43,967	(69)	90,440	(324)	134,014	3,809	137,823
<u>Total comprehensive income</u>							
(Loss)/profit for the period	-	-	(2,224)	-	(2,224)	45	(2,179)
Other comprehensive income for the period	-	-	-	304	304	76	380
Total comprehensive income for the period	-	-	(2,224)	304	(1,920)	121	(1,799)
<u>Contributions by and distribution to owners</u>							
Issuance of new ordinary shares	5,115	-	-	-	5,115	-	5,115
Purchase of treasury shares	-	(36)	-	-	(36)	-	(36)
Dividends paid on ordinary shares to equity holders of the Company	-	-	(1,848)	-	(1,848)	-	(1,848)
Total transactions with owners in their capacity as owners	5,115	(36)	(1,848)	-	3,231	-	3,231
<u>Changes in ownership interests in subsidiaries</u>							
Acquisition of non-controlling interests without a change in control	-	-	(2,989)	-	(2,989)	(2,126)	(5,115)
Dividends paid to non-controlling interests of a subsidiary	-	-	-	-	-	(1,806)	(1,806)
Divestment of interest in subsidiary	-	-	-	-	-	760	760
Total changes in ownership interest in subsidiaries	-	-	(2,989)	-	(2,989)	(3,172)	(6,161)
Balance at 30 June 2017 (restated)	49,082	(105)	83,379	(20)	132,336	758	133,094
Balance at 1 July 2017	49,082	(105)	83,379	(20)	132,336	758	133,094
<u>Total comprehensive income</u>							
Profit for the period	-	-	428	-	428	(101)	327
Other comprehensive income for the period	-	-	-	8	8	-	8
Total comprehensive income for the period	-	-	428	8	436	(101)	335
<u>Contributions by and distribution to owners</u>							
Purchase of treasury shares	-	(234)	-	-	(234)	-	(234)
Total transactions with owners in their capacity as owners	-	(234)	-	-	(234)	-	(234)
Balance at 30 September 2017	49,082	(339)	83,807	(12)	132,538	657	133,195

Company	Attributable to equity holders of the Company			Total equity S\$'000
	Share capital S\$'000	Treasury shares S\$'000	Retained earnings S\$'000	
Balance at 1 January 2018	49,082	(566)	21,454	69,970
<u>Total comprehensive income</u>				
Profit for the period	-	-	113	113
Total comprehensive income for the period	-	-	113	113
Balance as at 31 March 2018	49,082	(566)	21,567	70,083
Balance at 1 April 2018	49,082	(566)	21,567	70,083
<u>Total comprehensive income</u>				
Profit for the period	-	-	30	30
Total comprehensive income for the period	-	-	30	30
<u>Contributions by and distribution to owners</u>				
Dividends paid on ordinary shares to equity holders of the Company	-	-	(1,934)	(1,934)
Total transactions with owners in their capacity as owners	-	-	(1,934)	(1,934)
Balance as at 30 June 2018	49,082	(566)	19,663	68,179
Balance at 1 July 2018	49,082	(566)	19,663	68,179
<u>Total comprehensive income</u>				
Profit for the period	-	-	47	47
Total comprehensive income for the period	-	-	47	47
Balance as at 30 September 2018	49,082	(566)	19,710	68,226
Balance at 1 January 2017	43,967	(69)	18,811	62,709
<u>Total comprehensive income</u>				
Profit for the period	-	-	74	74
Total comprehensive income for the period	-	-	74	74
Balance as at 31 March 2017	43,967	(69)	18,885	62,783
Balance at 1 April 2017	43,967	(69)	18,885	62,783
<u>Total comprehensive income</u>				
Profit for the period	-	-	7,140	7,140
Total comprehensive income for the period	-	-	7,140	7,140
<u>Contributions by and distribution to owners</u>				
Issuance of new ordinary shares	5,115	-	-	5,115
Purchase of treasury shares	-	(36)	-	(36)
Dividends paid on ordinary shares to equity holders of the Company	-	-	(1,848)	(1,848)
Total transactions with owners in their capacity as owners	5,115	(36)	(1,848)	3,231
Balance as at 30 June 2017	49,082	(105)	24,177	73,154
Balance at 1 July 2017	49,082	(105)	24,177	73,154
<u>Total comprehensive income</u>				
Profit for the period	-	-	1,979	1,979
Total comprehensive income for the period	-	-	1,979	1,979
<u>Contributions by and distribution to owners</u>				
Purchase of treasury shares	-	(234)	-	(234)
Total transactions with owners in their capacity as owners	-	(234)	-	(234)
Balance as at 30 September 2017	49,082	(339)	26,156	74,899

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

Share capital

There were no changes in the Company's share capital since the end of the previous financial year.

As at 30 September 2018, the issued share capital of the Company was S\$49,082,199 (31 December 2017: S\$49,082,199) comprising 322,388,218 (31 December 2017: 322,388,218) ordinary shares (excluding treasury shares).

Treasury shares

The Company did not acquire any ordinary shares of the Company which are to be held as treasury shares during the financial period.

The number of treasury shares held by Company and the book amount were:

	<u>No. of shares</u>	<u>S\$'000</u>
At 30 September 2018 and 31 December 2017	2,322,200	566

Employee performance share plan

As at 30 September 2018 and 31 December 2017, there were no performance shares granted and outstanding to eligible employees under the BBR Share Plan.

- 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.**

The total number of issued shares excluding treasury shares as at 30 September 2018 was 322,388,218 (31 December 2017: 322,388,218). The total number of treasury shares held as at 30 September 2018 was 2,322,200 (31 December 2017: 2,322,200).

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

There were no sales, transfers, disposal, cancellation and/or use of treasury shares during the nine months ended 30 September 2018.

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

The figures have not been audited nor reviewed by the auditors.

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

Not applicable.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as those adopted in the most recently audited financial statements for the financial year ended 31 December 2017, except that the Group has adopted Singapore Financial Reporting Standards (International) ("SFRS(I)") on 1 January 2018 and all new and revised standards which are effective for annual financial periods beginning on 1 January 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.**

In adopting SFRS(I), 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) has been prepared as at 1 January 2017, which is the Group's date of transition to SFRS(I).

On transition to SFRS(I), the Group elected the option to deem cumulative translation differences for foreign operations to be zero on 1 January 2017, and accordingly, an amount of S\$2,652,000 of foreign currency translation reserve was transferred to the opening retained earnings as at 1 January 2017.

In addition, the Group adopted SFRS(I) 15 *Revenue from Contracts with Customers* and SFRS(I) 9 *Financial Instruments* on 1 January 2018 and the effects on the financial statements are as follows:

	Third quarter ended 30-Sep-17 S\$'000	9 months ended 30-Sep-17 S\$'000
<u>Consolidated statement of comprehensive income</u>		
Increase/(decrease) in profit arising from:		
Revenue	7,976	17,429
Cost of sales	(7,655)	(17,622)
Finance costs	(28)	(84)
Profit before taxation	293	(277)
Income tax expense	(58)	(69)
Profit for the period	<u>235</u>	<u>(346)</u>
Attributable to:		
Equity holders of the Company	235	(334)
Non-controlling interests	-	(12)
	<u>235</u>	<u>(346)</u>

	31-Dec-17 S\$'000	01-Jan-17 S\$'000
<u>Statement of financial position for the Group</u>		
Increase/(decrease) in:		
Trade receivables	(21,906)	(17,709)
Contract assets	21,706	11,857
Contract liabilities	225	(4,276)
Deferred income - Current	9	3
Income tax payables	(53)	(211)
Deferred income - Non-current	155	59
Retained earnings	(3,188)	(3,988)
Foreign currency translation reserve	2,652	2,652

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.**

	Third quarter ended		9 months ended	
	30 September		30 September	
	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>
	Cents	Cents	Cents	Cents
		Restated		Restated
Earnings/(loss) per ordinary share of the Group attributable to equity holders				
(a) Based on the weighted average number of ordinary shares in issue	1.19	0.13	(0.39)	0.97
(b) On a fully diluted basis (detailing any adjustment made to earnings)	1.19	0.13	(0.39)	0.97

The weighted average number of shares used for basic and diluted earnings per share computation for the third quarter and nine months ended 30 September 2018 was 322,388,218 (third quarter and nine months ended 30 September 2017: 323,930,320 and 316,086,608 respectively). This takes into account the weighted average effect of changes in treasury shares transactions, if any, during the financial period.

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	
	<u>30-Sep-18</u>	<u>31-Dec-17</u>	<u>30-Sep-18</u>	<u>31-Dec-17</u>
	Cents	Cents	Cents	Cents
Net asset value per ordinary share based on issued capital at the end of the period	41.70	42.69	21.16	21.70

Net asset value per ordinary share is calculated based on the issued share capital (excluding treasury shares) of 322,388,218 ordinary shares as at 30 September 2018 (31 December 2017: 322,388,218).

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 followings:-**
- (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.**

Income Statement Review – Third Quarter 2018 (“3Q2018”) vs Third Quarter 2017 (“3Q2017”)

The Group recorded revenue of S\$19.9 million in 3Q2018 that represented a decrease of 62.7% from S\$53.5 million achieved in 3Q2017. Gross profit margin was maintained at 13.4% for both quarters in comparison. As a result gross profit decreased by 62.8% from S\$7.2 million to S\$2.7 million. The lower revenue for the quarter was attributable to lower construction activities for both the General Construction and Specialised Engineering Segment. The Property Development Segment did not register any sales this quarter as all development units had been sold.

Other income/(expense) which comprised foreign exchange differences and fair value gain or loss on derivatives amounted to a gain of S\$0.1 million in 3Q2018. This arose mainly from fair value gain adjustment on interest rate swap entered into by the Group to hedge against interest rate movements on a long term loan.

Administrative costs were reduced by 22.6% or S\$0.6 million mainly due to lower depreciation cost recorded in the quarter. In addition, there were fees paid to real estate agents for the sale of condominium units during 3Q17 but nil in 3Q18. Other operating costs were reduced marginally by 2.3%.

Finance costs increased by S\$0.6 million as interest was incurred on the term loan obtained from the bank to finance for the purchase of Goh & Goh Building.

Share of results of joint ventures was S\$7.5 million for the quarter arising mainly from fair value gain on a commercial investment property held by the Group's joint venture, Wisteria Mall, of which Temporary Occupancy Permit (“TOP”) has been obtained in July 2018 and operations has commenced during the quarter. The fair value was based on an independent valuation after obtaining TOP.

Share of results of associates for the period was considerably reduced as the profits from the sale of Lake Life Executive Condominium were almost fully recognised in the last financial year.

Profit attributable to equity holders of the Company was S\$3.8 million for 3Q2018.

Income Statement Review – Nine Months 2018 (“9M2018”) vs Nine Months 2017 (“9M2017”)

Group revenue recorded for 9M2018 was S\$90.2 million as compared to S\$132.0 million in 9M2017 with lower revenue from the General Construction and Specialised Engineering Segments and no revenue from the Property Development Segment. Gross profit margin for 9M2018 averaged to 10.3% which was slightly below the profit margin of 11.8% achieved in 9M2017.

Administrative costs declined by 10.7% due to depreciation cost and fees paid for property sales as explained above and other operating costs were reduced marginally by 4.9%.

Finance costs increased by S\$1.7 million due to the financing cost for Goh & Goh Building.

Share of results of joint ventures for 9M2018 and 9M2017 amounted to S\$8.5 million and S\$2.3 million respectively. The amount of S\$8.5 million in 9M2018 comprised the fair value gain on Wisteria Mall as mentioned above and the progressive recognition of income from the sale of residential units at the Wisteria; whereas the income of S\$2.3 million recognised in 9M2017 was derived solely from the progressive recognition of income from sale of residential units at the Wisteria.

Share of results of associates for 9M2018 amounted to S\$0.2 million as compared to S\$6.3 million in 9M2017 as development profits from the sale of Lakelife Executive Condominium was already substantially recognised in the last financial year.

The Group had a loss attributable to equity holders of the Company of S\$1.3 million for 9M2018.

Statement of Financial Position and Cash Flow Review

The Group's financial position remains strong with cash position at S\$34.0 million at 30 September 2018 compared with S\$30.4 million at 31 December 2017.

Total assets decreased from S\$308.4 million at 31 December 2017 to S\$290.0 million at 30 September 2018 and total liabilities decreased from S\$170.4 million at 31 December 2017 to S\$156.3 million at 30 September 2018.

Contract assets decreased by S\$10.1 million as contract work done was being certified, billed and settled by customers subsequent to the last financial year end. Consequently the non-current trade receivables which includes retention receivables, also increased.

With subsequent settlement of balances after the last financial year end and the lower construction activities during the period, current trade receivables and current trade and other payables decreased by S\$7.1 million and S\$16.0 million respectively.

For the nine months ended 30 September 2018, the Group used cash amounting to S\$3.3 million in operations. Net cash used in operating activities amounted to S\$6.0 million after interest and income tax payments.

The Group extended additional loans of S\$2.1 million to a joint venture for its property development project. On the other hand, the Group received full payment of loans of S\$13.5 million from an associate. As a result, net cash of S\$11.2 million was generated from investing activities for 9M2018.

Net cash used in financing activities amounted to S\$1.6 million for 9M2018, mainly due to dividend payment of S\$1.9 million declared for the financial year ended 31 December 2017 as well as repayment of bank borrowings.

The Group's cash position remains healthy at S\$34.0 million as at 30 September 2018.

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

Not applicable because there was no forecast or prospect statement on financial performance disclosed previously.

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.

On 12 October 2018, the Ministry of Trade and Industry announced that based on advance estimates, the Singapore economy grew by 2.6 per cent on a year-on-year basis in the third quarter of 2018, moderating from the 4.1 per cent growth in the previous quarter. The construction sector contracted by 3.1 per cent on a year-on-year basis in the third quarter, extending the 4.2 per cent decline in the previous quarter. The sector was weighed down by the weakness in public sector construction activities.

The industry outlook remains challenging in the next 12 months with increasing competition, labour shortages and rising business costs. The latest round of property cooling measures announced on 5 July 2018 will dampen and postpone the anticipated recovery of the construction sector. The Group expects the construction demand to remain weak and coupled with intense competition, tenders will continue to be challenging in the near term and bid prices and margins will remain depressed.

On the re-development of Goh & Goh Building, the Group is still in discussions with the relevant authorities to optimise the potential of the development site. The mixed development project, The Wisteria and Wisteria Mall, which the Group holds 25.05% equity interest, obtained Temporary Occupancy Permit ("TOP") in July 2018 and Wisteria Mall has commenced operations during the quarter. The Wisteria is the first residential project of the Group to adopt Prefabricated Prefinished Volumetric Construction ("PPVC") technology and this project has won two awards for the Group - Gold Award for SCAL Productivity & Innovation Awards 2018 and Merit Award for Structural Steel Excellence Awards 2018 in the category of Most Innovation Project. With the continuing push for improved productivity in the built environment industry, the successful completion of The Wisteria and Wisteria Mall sets another track record for the Group in PPVC.

During the period under review, the Group secured a S\$39 million contract for the construction of a 7-storey social community facility at Pasir Ris and this project will also deploy PPVC technology in its construction. Beyond Singapore, the Group had clinched a few contracts for post tensioning works in relation to express ways and monorails in Thailand.

The Group will continue to focus on its core businesses by leveraging its strong track record in building construction and civil engineering to secure more projects, as well as enhancing cost effectiveness and efficiency optimisation in the management of on-going projects.

The Group will also explore for business opportunities both locally and in the region, particularly in Thailand and Hong Kong SAR, to maintain and sustain its long term growth. In this respect, a wholly owned subsidiary, Moderna Homes (HK) Limited, has recently been set up to explore PPVC business in Hong Kong SAR.

As at the date of this announcement, the Group has an order book of approximately S\$206 million in respect of construction projects, predominantly in Singapore and Malaysia.

11. Dividend

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

No.

(b) (i) Amount per share

Not applicable.

(ii) Previous corresponding period

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 shareholders, this must be stated)

Not applicable.

(d) The date the dividend is payable

Not applicable.

(e) The date on which Registrable Transfers received by the Company (up to 5.00 pm) will be registered before entitlements to the dividend are determined

Not applicable.

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

No dividend has been declared/recommended for the current financial period.

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.

No IPT mandate has been obtained pursuant to Rule 920(1).

14. Confirmation that the issuer had procured undertakings from all its directors and executive officers officers (in the format set out in Appendix 7.7) under Rule 720(1).

The Company confirms that it had procured undertakings from all its directors and executive officers under Rule 720(1).

BY ORDER OF THE BOARD

Tan Kheng Hwee Andrew
Group Chief Executive Officer
8 November 2018

CONFIRMATION BY THE BOARD

We, Tan Kheng Hwee Andrew and Carrie Luk Kai Lai, being two of the Directors of the Company, do hereby confirm on behalf of the 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 financial results for the period ended 30 September 2018 to be false or misleading.

On behalf of the Board of Directors

A handwritten signature in blue ink, appearing to read 'Tan Kheng Hwee Andrew'.

TAN KHENG HWEE ANDREW
Group Chief Executive Officer

A handwritten signature in blue ink, appearing to read 'Carrie Luk Kai Lai'.

CARRIE LUK KA LAI
Non-Executive Director

Singapore, 8 November 2018