

**VARIANCES BETWEEN UNAUDITED FINANCIAL STATEMENTS AND AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018**

The Board of Directors (the “**Board**”) of Emerging Towns & Cities Singapore Ltd. (the “**Company**”) refers to the full year unaudited financial results announcement for the financial year ended 31 December 2018 (“**FY2018**”) made by the Company on 27 February 2019 via the SGXNET (the “**Preliminary Unaudited Results**”). Further reference is made to the audited financial statements for FY2018 (“**Audited Financial Statements**”) contained in the Company’s annual report for FY2018 which will be released via the SGXNET and despatched to the Company’s shareholders in due course.

Pursuant to Rule 704 (5) of the Listing Manual Section B: Rules of Catalist of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the Company wishes to announce that subsequent to the release of the Preliminary Unaudited Results on 27 February 2019, the external auditors have proposed an adjustment to the consolidated statement of financial position, consolidated statement of changes in equity and consolidated statement of profit or loss or other comprehensive income which had been adopted by the management accordingly.

The adjustment pertains to the prior year adjustment relating to the reallocation of imputed interest expenses of SGD3,274,000 (which have no cash flow impact) from FY2018 to the financial year ended 31 December 2017 (“**FY2017**”), with a corresponding increase in “Accrued land lease premium” of SGD3,274,000 in FY2017. This did not result in any changes to the consolidated statement of financial position for FY2018.

The details of the material variances between the Preliminary Unaudited Results and Audited Financial Statements of the Company are shown below:

<b>FY2018</b>	Per preliminary unaudited results \$'000	Restatement \$'000	Per Audited Financial Statements \$'000
<b>The Group</b>			
<b>Consolidated statement of profit or loss and other comprehensive income</b>			
Finance costs	(9,644)	3,305	<b>(6,339)</b>
Profit for the year	6,906	3,305	<b>10,211</b>
Other comprehensive income for the year	2,518	(31)	<b>2,487</b>
Total comprehensive income for the year	9,424	3,274	<b>12,698</b>
<b>Consolidated statement of changes in equity</b>			
Foreign currency translation reserve	(1,345)	31	<b>(1,314)</b>
Retained earnings	15,032	(31)	<b>15,001</b>

**EMERGING TOWNS & CITIES SINGAPORE LTD.**  
**Company Registration No. 198003839Z**

<b>FY2017</b>	Per Audited financial statements*	Restatement	As restated
<b>The Group</b>	\$'000	\$'000	\$'000
<b>Consolidated statement of financial position</b>			
Accrued land lease premium (current and non-current)	(25,597)	(3,274)	<b>(28,871)</b>
<b>Consolidated statement of changes in equity</b>			
Foreign currency translation reserve	(3,998)	46	<b>(3,952)</b>
Retained earnings	13,222	(1,650)	<b>11,572</b>
Non-controlling interests	10,393	(1,670)	<b>8,723</b>
<b>Consolidated statement of profit or loss and other comprehensive income</b>			
Finance costs	(1,942)	(3,367)	<b>(5,309)</b>
Profit for the year	3,693	(3,367)	<b>326</b>
Other comprehensive income for the year	(7,645)	93	<b>(7,552)</b>
Total comprehensive income for the year	(3,952)	(3,274)	<b>(7,226)</b>

\*: FY2017 results have been restated to take into account the retrospective adjustments relating to SFRS(I) 15 Revenue from Contracts with Customers.

The adjustment did not result in any changes to the net cash (used in)/generated from operating activities in the consolidated statement of cash flows of the Group for FY2017 and FY2018.

ON BEHALF OF THE DIRECTORS

Ang Mong Seng  
 Non-Executive Group Chairman

**BY ORDER OF THE BOARD**  
**26 March 2019**

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

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

*The details of the contact person for the Sponsor is:*

*Name: Mr. Nathaniel C.V. (Registered Professional, RHT Capital Pte. Ltd.)  
 Address: 9 Raffles Place, #29-01 Republic Plaza Tower 1, Singapore 048619  
 Tel: 6381 6757*