

**OLD CHANG KEE LTD.**  
(Company Registration No.: 200416190W)  
(Incorporated in the Republic of Singapore on 16 December 2004)

**FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT  
FOR THE YEAR ENDED 31 MARCH 2019**

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

**1(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

**Consolidated statement of comprehensive income**

	The Group			The Group		
	4Q2019	4Q2018	+/(-) %	FY2019	FY2018	+/(-) %
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
		(Restated)			(Restated)	
<b>Revenue</b>	20,964	21,255	(1.4)	89,789	85,487	5.0
Cost of sales	(7,606)	(7,852)	(3.1)	(32,251)	(33,249)	(3.0)
<b>Gross profit</b>	13,358	13,403	(0.3)	57,538	52,238	10.1
<b>Other items of income</b>						
Interest income on short term deposits	20	10	100.0	64	49	30.6
Other income	512	1,122	(54.4)	1,145	1,680	(31.8)
<b>Other items of expenses</b>						
Selling and distribution expenses	(9,606)	(9,130)	5.2	(38,039)	(35,291)	7.8
Administrative expenses	(3,065)	(3,013)	1.7	(12,892)	(11,782)	9.4
Finance costs	(85)	(79)	7.6	(329)	(291)	13.1
Other expenses	(358)	(817)	(56.2)	(1,774)	(1,791)	(0.9)
<b>Profit before tax and share of results of joint venture</b>	776	1,496	(48.1)	5,713	4,812	18.7
Share of results of joint venture	(65)	(4)	1,525.0	(301)	(76)	296.1
<b>Profit before tax for the period / year</b>	711	1,492	(52.3)	5,412	4,736	14.3
Income tax expense	(188)	(366)	(48.6)	(1,074)	(952)	12.8
<b>Profit for the period / year</b>	523	1,126	(53.6)	4,338	3,784	14.6
<b>Other comprehensive income</b>						
Exchange differences on translating foreign operations	(6)	1	(700.0)	76	(19)	(500.0)
<b>Other comprehensive (loss) / income for the period / year, net of tax</b>	(6)	1	(700.0)	76	(19)	(500.0)
<b>Total comprehensive income for the period / year, attributable to owners of the Company</b>	517	1,127	(54.1)	4,414	3,765	17.2

**1(a)(ii) Notes to consolidated statement of comprehensive income**

1. Profit before tax is arrived at after charging/(crediting) the following:

	The Group			The Group		
	4Q2019	4Q2018	+ / (-)	FY2019	FY2018	+ / (-)
	S\$'000	S\$'000 (Restated)	%	S\$'000	S\$'000 (Restated)	%
Depreciation of property, plant and equipment	1,287	1,586	(18.9)	5,262	5,031	4.6
Amortisation of intangible assets	16	16	-	63	63	-
Property, plant and equipment written off	12	4	200.0	135	345	(60.9)
Gain on disposal of property, plant and equipment	(23)	(143)	(83.9)	(106)	(179)	(40.8)
(Write back) / impairment of loan and receivables						
-amount due from associated company	(11)	141	(107.8)	(11)	141	(107.8)
-other receivables	-	23	(100.0)	2	23	(91.3)
-trade receivables	-	-	-	57	-	NM
Fair value adjustment / impairment for investment in unquoted shares	16	209	(92.3)	16	209	(92.3)
Interest income from short-term deposits	(20)	(10)	100.0	(64)	(49)	30.6
Interest expenses	85	79	7.6	329	291	13.1
Loss/(gain) in foreign exchange, net	5	(109)	(104.6)	178	(218)	(181.7)

NM: Not meaningful

2. The major components of taxation comprise:

	The Group			The Group		
	4Q2019	4Q2018	+ / (-)	FY2019	FY2018	+ / (-)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Current income tax						
-Current income taxation	185	299	(38.1)	1,326	697	90.2
-Over provision in respect of prior year	(7)	(10)	(30.0)	(172)	(118)	45.8
Deferred income tax						
-Movement in temporary differences	10	77	(87.0)	(80)	373	(121.4)
Taxation recognised in the consolidated statement of comprehensive income	188	366	(48.6)	1,074	952	12.8

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.**

	The Group			The Company	
	31-03-2019 S\$'000	31-03-2018 S\$'000 (Restated)	01-04-2017 S\$'000 (Restated)	31-03-2019 S\$'000	31-03-2018 S\$'000
<b>Non-Current Assets</b>					
Property, plant and equipment	28,453	31,560	27,571	-	-
Intangible assets	228	289	352	-	-
Investment in subsidiary companies	-	-	-	5,640	5,640
Investment in unquoted shares	234	64	273	234	64
Investment in associates and joint venture	160	461	-	537	537
Long term deposits	2,568	2,434	2,024	-	-
	<u>31,643</u>	<u>34,808</u>	<u>30,220</u>	<u>6,411</u>	<u>6,241</u>
<b>Current Assets</b>					
Inventories	1,097	1,192	705	-	-
Trade and other receivables	336	277	253	-	-
Deposits	756	1,015	1,040	-	-
Prepayments	1,013	1,192	2,939	41	24
Amount due from joint venture	494	-	-	282	-
Amount due from associated companies	131	-	-	-	-
Amount due from subsidiary companies	-	-	-	7,198	8,109
Cash and bank balances	15,447	12,787	15,555	4,999	3,324
	<u>19,274</u>	<u>16,463</u>	<u>20,492</u>	<u>12,520</u>	<u>11,457</u>
<b>Current Liabilities</b>					
Trade and other payables	7,491	7,891	8,252	1,843	1,683
Other liabilities	176	170	170	-	-
Provisions	2,390	2,398	2,285	44	41
Bank loans	1,430	1,430	4,230	-	-
Finance lease liabilities	146	166	117	-	-
Provision for taxation	1,321	697	1,129	35	27
	<u>12,954</u>	<u>12,752</u>	<u>16,183</u>	<u>1,922</u>	<u>1,751</u>
<b>Net Current Assets</b>	<b>6,320</b>	<b>3,711</b>	<b>4,309</b>	<b>10,598</b>	<b>9,706</b>
<b>Non-Current Liabilities</b>					
Bank loans	7,748	9,179	6,032	-	-
Finance lease liabilities	502	506	160	-	-
Deferred tax liabilities	1,256	1,336	963	-	-
	<u>9,506</u>	<u>11,021</u>	<u>7,155</u>	<u>-</u>	<u>-</u>
<b>Net Assets</b>	<b><u>28,457</u></b>	<b><u>27,498</u></b>	<b><u>27,374</u></b>	<b><u>17,009</u></b>	<b><u>15,947</u></b>
<b>Equity attributable to owners of the Company</b>					
Share capital	13,964	13,964	13,964	13,964	13,964
Retained earnings	14,398	13,515	13,372	3,045	1,983
Other reserves	95	19	38	-	-
<b>Total Equity</b>	<b><u>28,457</u></b>	<b><u>27,498</u></b>	<b><u>27,374</u></b>	<b><u>17,009</u></b>	<b><u>15,947</u></b>

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

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

<b>As at 31-03-2019</b>		<b>As at 31-03-2018</b>	
<b>Secured S\$'000</b>	<b>Unsecured S\$'000</b>	<b>Secured S\$'000</b>	<b>Unsecured S\$'000</b>
1,576	-	1,596	-

**Amount repayable after one year**

<b>As at 31-03-2019</b>		<b>As at 31-03-2018</b>	
<b>Secured S\$'000</b>	<b>Unsecured S\$'000</b>	<b>Secured S\$'000</b>	<b>Unsecured S\$'000</b>
8,250	-	9,685	-

**Details of any collateral**

The Group's borrowings are secured as follows:

1. Bank loans are secured by:

- (i) a first legal mortgage on freehold and leasehold properties owned by the Group's wholly owned subsidiary companies as at 31 March 2019; and
- (ii) corporate guarantees by the Company as at 31 March 2019.

2. Finance lease obligations are secured by the lessors' title to the respective leased assets.

**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.**

	The Group		The Group	
	4Q2019	4Q2018	FY2019	FY2018
	(Restated)		(Restated)	
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Cash flows from operating activities</b>				
Profit before tax	711	1,492	5,412	4,736
Adjustments for:				
Impairment loss on trade receivables	-	-	57	-
Impairment loss on other receivables	-	23	2	23
(Write back)/impairment loss on amount due from associate	(11)	141	(11)	141
Fair value adjustment/impairment for investment in unquoted shares	16	209	16	209
Amortisation of intangible assets	16	16	63	63
Depreciation of property, plant and equipment	1,287	1,586	5,262	5,031
Gain on disposal of property, plant and equipment	(23)	(143)	(106)	(179)
Property, plant and equipment written off	12	4	135	345
Share of results of joint ventures	65	4	301	76
Interest expense	85	79	329	291
Interest income	(20)	(10)	(64)	(49)
Currency realignment	(20)	(80)	131	(195)
<b>Operating profit before changes in working capital</b>	<b>2,118</b>	<b>3,321</b>	<b>11,527</b>	<b>10,492</b>
(Increase)/decrease in inventories	(128)	(160)	95	(487)
(Increase)/decrease in trade and other receivables	(85)	33	(118)	(47)
Increase in amount due from associates	(14)	(37)	(120)	(141)
Increase in amount due from joint venture	(4)	-	(212)	-
Decrease/(increase) in deposits	4	(26)	125	(385)
(Increase)/decrease in prepayments	(64)	1,078	179	1,747
Increase/(decrease) in trade and other payables	748	(547)	(400)	(361)
(Decrease)/increase in other liabilities	(3)	(6)	6	-
Increase/(decrease) in provisions	3	12	(87)	(158)
<b>Cash flows from operations</b>	<b>2,575</b>	<b>3,668</b>	<b>10,995</b>	<b>10,660</b>
Tax refund/ (paid)	2	9	(530)	(1,011)
<b>Net cash flows from operating activities</b>	<b>2,577</b>	<b>3,677</b>	<b>10,465</b>	<b>9,649</b>
<b>Cash flows from investing activities</b>				
Purchase of property, plant and equipment	(449)	(1,792)	(2,144)	(8,524)
Purchase of intangible asset	(2)	-	(2)	-
Proceeds from disposal of property, plant and equipment	25	303	184	431
Capital injection into joint ventures	-	-	-	(537)
Interest received	20	10	64	49
<b>Net cash flows used in investing activities</b>	<b>(406)</b>	<b>(1,479)</b>	<b>(1,898)</b>	<b>(8,581)</b>
<b>Cash flows from financing activities</b>				
Dividends paid	-	-	(3,641)	(3,641)
Loan to joint venture	(109)	-	(282)	-
Proceeds from bank loan	-	4,861	-	6,436
Repayment of finance lease liabilities	(67)	(122)	(224)	(251)
Interest paid	(85)	(79)	(329)	(291)
Repayment of bank loans	(358)	(5,218)	(1,431)	(6,089)
<b>Net cash flows used in financing activities</b>	<b>(619)</b>	<b>(558)</b>	<b>(5,907)</b>	<b>(3,836)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>1,552</b>	<b>1,640</b>	<b>2,660</b>	<b>(2,768)</b>
Cash and cash equivalents at the beginning of the financial period / year	13,895	11,147	12,787	15,555
<b>Cash and cash equivalents at the end of the financial period / year</b>	<b>15,447</b>	<b>12,787</b>	<b>15,447</b>	<b>12,787</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.

Equity attributable to owners of the Company

	Share capital	Retained earnings	Other reserves	Foreign currency translation reserve	Asset revaluation reserve	Total equity
The Group	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 31-03-2018, as previously reported</b>	<b>13,964</b>	<b>12,533</b>	<b>1,905</b>	<b>19</b>	<b>1,886</b>	<b>28,402</b>
Adoption of SFRS(I) 1	-	982	(1,886)	-	(1,886)	(904)
<b>Balance at 31-03-2018, as restated</b>	<b>13,964</b>	<b>13,515</b>	<b>19</b>	<b>19</b>	<b>-</b>	<b>27,498</b>
Adoption of SFRS(I) 9	-	186	-	-	-	186
<b>Balance at 01-04-2018, as restated</b>	<b>13,964</b>	<b>13,701</b>	<b>19</b>	<b>19</b>	<b>-</b>	<b>27,684</b>
Profit for the period	-	3,815	-	-	-	3,815
<u>Other comprehensive income</u>						
Exchange differences on translating foreign operations	-	-	82	82	-	82
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>3,815</b>	<b>82</b>	<b>82</b>	<b>-</b>	<b>3,897</b>
Dividends on ordinary shares	-	(3,641)	-	-	-	(3,641)
<b>Balance at 31 December 2018</b>	<b>13,964</b>	<b>13,875</b>	<b>101</b>	<b>101</b>	<b>-</b>	<b>27,940</b>
Profit for the period	-	523	-	-	-	523
<u>Other comprehensive income</u>						
Exchange differences on translating foreign operations	-	-	(6)	(6)	-	(6)
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>523</b>	<b>(6)</b>	<b>(6)</b>	<b>-</b>	<b>517</b>
<b>Balance at 31 March 2019</b>	<b>13,964</b>	<b>14,398</b>	<b>95</b>	<b>95</b>	<b>-</b>	<b>28,457</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.

Equity attributable to owners of the Company

	Share capital	Retained earnings	Other reserves	Foreign currency translation reserve	Asset revaluation reserve	Total equity
The Group	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Balance at 01-04-2017, as previously reported</b>	<b>13,964</b>	<b>12,139</b>	<b>1,271</b>	<b>38</b>	<b>1,233</b>	<b>27,374</b>
Adoption of SFRS(I) 1	-	1,233	(1,233)	-	(1,233)	-
<b>Balance at 01-04-2017, as restated</b>	<b>13,964</b>	<b>13,372</b>	<b>38</b>	<b>38</b>	<b>-</b>	<b>27,374</b>
Profit for the period	-	2,658	-	-	-	2,658
<u>Other comprehensive income</u>						
Exchange differences on translating foreign operations	-	-	(20)	(20)	-	(20)
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>2,658</b>	<b>(20)</b>	<b>(20)</b>	<b>-</b>	<b>2,638</b>
Dividends on ordinary shares	-	(3,641)	-	-	-	(3,641)
<b>Balance at 31 December 2017</b>	<b>13,964</b>	<b>12,389</b>	<b>18</b>	<b>18</b>	<b>-</b>	<b>26,371</b>
Profit for the period (Restated)	-	1,126	-	-	-	1,126
<u>Other comprehensive income</u>						
Exchange differences on translating foreign operations	-	-	1	1	-	1
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>1,126</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>1,127</b>
<b>Balance at 31 March 2018</b>	<b>13,964</b>	<b>13,515</b>	<b>19</b>	<b>19</b>	<b>-</b>	<b>27,498</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.

The Company	Share capital S\$'000	Retained earnings S\$'000	Total equity S\$'000
<b>Balance at 01-04-2018, as previously reported</b>	<b>13,964</b>	<b>1,983</b>	<b>15,947</b>
Adoption of SFRS(I) 9	-	186	186
<b>Balance at 01-04-2018, as restated</b>	<b>13,964</b>	<b>2,169</b>	<b>16,133</b>
Profit for the period	-	2,299	2,299
Other comprehensive income for the period	-	-	-
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>2,299</b>	<b>2,299</b>
Dividends on ordinary shares		(3,641)	(3,641)
<b>Balance at 31 December 2018</b>	<b>13,964</b>	<b>827</b>	<b>14,791</b>
Profit for the period	-	2,218	2,218
Other comprehensive income for the period	-	-	-
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>2,218</b>	<b>2,218</b>
<b>Balance at 31 March 2019</b>	<b>13,964</b>	<b>3,045</b>	<b>17,009</b>

The Company	Share capital S\$'000	Retained earnings S\$'000	Total equity S\$'000
<b>Balance at 01-04-2017, as previously reported</b>	<b>13,964</b>	<b>3,368</b>	<b>17,332</b>
Profit for the period	-	2,501	2,501
Other comprehensive income for the period	-	-	-
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>2,501</b>	<b>2,501</b>
Dividends on ordinary shares	-	(3,641)	(3,641)
<b>Balance at 31 December 2017</b>	<b>13,964</b>	<b>2,228</b>	<b>16,192</b>
Loss for the period	-	(245)	(245)
Other comprehensive income for the period	-	-	-
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>(245)</b>	<b>(245)</b>
<b>Balance at 31 March 2018</b>	<b>13,964</b>	<b>1,983</b>	<b>15,947</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 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.**

Ordinary shares

	Number of shares	S\$'000
Issued and fully paid ordinary shares as at 31 March 2019 and 31 December 2018	121,374,700	13,964

There were no treasury shares, outstanding options, other convertibles and/or subsidiary holdings as at 31 March 2019 and 31 March 2018.

- 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 31-03-2019	As at 31-03-2018
Total number of issued shares excluding treasury shares	121,374,700	121,374,700

- 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. There were no treasury shares during and as at the end of the current financial year reported on.

- 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. There were no subsidiary holdings during and as at the end of the current financial year reported on.

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

The figures in this announcement have not been audited or reviewed by the Group's auditor.

- 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 below, the Group has consistently applied the same accounting policies and methods of computation in the financial statements for the current reporting year as those used in the most recently audited financial statements for the financial year ended 31 March 2018.

**5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

The Group has adopted a new financial reporting framework, Singapore Financial Reporting Standards (International) ("SFRS(I)", on 1 April 2018 and has prepared its financial information under SFRS(I) for the financial year ended 31 March 2019.

Other than SFRS(I) 1 and SFRS(I) 9 which are effective for its financial year beginning 1 April 2018, the Group expects that the adoption of the new financial reporting framework and the adoption of SFRS(I) 15 will have no material impact to the Group's and the Company's financial statements in the year of initial application.

The impact of adopting the following SFRS(I) which are effective for the financial year beginning 1 April 2018, are detailed as follows:

SFRS(I) 1 – First-time adoption of Singapore Financial Reporting Standards (International)

On transition to SFRS(I), the Group restated comparative periods financial statements to retrospectively apply SFRS(I) where applicable, except where SFRS(I) 1 specifically prohibited such retrospective applications and where optional exemptions from retrospective applications were elected.

On transition to the new financial reporting framework, the Group has elected to measure its freehold land and buildings using the cost model by applying the "deemed cost" transition exemptions. Accordingly, the Group has reclassified an amount of S\$1,233,000 of asset revaluation reserve to the opening retained earnings as at 1 April 2017.

SFRS(I) 9 – Financial Instruments

In addition, the Group adopted SFRS(I) 9 – Financial Instruments on 1 April 2018. Under SFRS(I) (9) – Financial Instruments, the Group has measured its investment in unquoted equity shares at fair value. The difference between the current carrying amount and the fair value as at 31 March 2018, amounting to S\$186,000, was recognised in the opening retained earnings as at 1 April 2018.

Summary of Impact

Group (\$'000)	Adjustments arising from:		
	01-04-2017	SFRS(I) 1	01-04-2017 (Restated)
<b>Equity</b>			
Retained Earnings	12,139	1,233	13,372
<b>Other Reserves</b>			
Asset Revaluation Reserves	1,233	(1,233)	-
Foreign Currency Translation Reserves	38	-	38

Group (\$'000)	Adjustments arising from:		
	31-03-2018	SFRS(I) 1	31-03-2018 (Restated)
<b>Profit and Loss</b>			
Other income	(1,931)	251	(1,680)
<b>Non-Current Assets</b>			
Property, Plant and Equipment	32,586	(1,026)	31,560
<b>Non-Current Liabilities</b>			
Deferred Tax Liabilities	1,458	(122)	1,336
<b>Equity</b>			
Retained Earnings	12,533	982	13,515
<b>Other Reserves</b>			
Asset Revaluation Reserves	1,886	(1,886)	-
Foreign Currency Translation Reserves	19	-	19

Group (\$'000)	Adjustments arising from:		
	01-04-2018	SFRS(I) 9	01-04-2018 (Restated)
<b>Non-Current Assets</b>			
Investment in unquoted shares	64	186	250
<b>Equity</b>			
Retained Earnings	13,515	186	13,701

Company (\$'000)	Adjustments arising from:		
	01-04-2018	SFRS(I) 9	01-04-2018 (Restated)
<b>Non-Current Assets</b>			
Investment in unquoted shares	64	186	250
<b>Equity</b>			
Retained Earnings	1,983	186	2,169

**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.**

Basic earnings/loss per ordinary share ("EPS" or "LPS") is computed by dividing the earnings/loss attributable to owners of the Company in each financial period/year by the weighted average number of ordinary shares in issue during the respective financial period/year.

EPS after deducting any provision for preference dividends :-	The Group		The Group	
	4Q2019	4Q2018 (Restated)	FY2019	FY2018 (Restated)
(a) Based on weighted average number of ordinary shares in issue (Singapore cents); and	0.43	0.93	3.57	3.12
(b) On a fully diluted basis (Singapore cents)	0.43	0.93	3.57	3.12

Number of shares used in the respective computations of EPS :-	The Group		The Group	
	4Q2019	4Q2018	FY2019	FY2018
(a) Based on weighted average number of ordinary shares in issue ; and	121,374,700	121,374,700	121,374,700	121,374,700
(b) On a fully diluted basis	121,374,700	121,374,700	121,374,700	121,374,700

The basic and diluted EPS for the financial period/year ended 31 March 2019 and 31 March 2018 were the same as there were no potentially dilutive securities in issue as at 31 March 2019 and 31 March 2018.

**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.**

	The Group		The Company	
	31-03-2019	31-03-2018 (Restated)	31-03-2019	31-03-2018
Net asset value per ordinary share based on total number of issued shares as at the end of the financial period reported on	\$0.23	\$0.23	\$0.14	\$0.13
Total number of issued shares as at the end of the financial period reported on	121,374,700	121,374,700	121,374,700	121,374,700

**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.

**Revenue**

The Group's revenue increased from S\$85.5 million for the financial year from 1 April 2017 to 31 March 2018 ("FY2018") to S\$89.8 million for the financial year from 1 April 2018 to 31 March 2019 ("FY2019"), an increase of S\$4.3 million or 5.0%.

Revenue from retail outlets increased by approximately S\$3.5 million or 4.2% mainly due to revenue contribution from new outlets and an increase in revenue from existing outlets, partially offset by absence of revenue from closed outlets and outlets temporarily closed for renovations.

Revenue from other services, such as export sales, events, delivery and catering services, increased by approximately S\$794,000 or 60.7% from S\$1.3 million to S\$2.1 million, mainly due to higher events, delivery and export sales.

As at 31 March 2019, the Group operated a total of 86 outlets in Singapore, as compared to 90 outlets as at 31 March 2018.

**Cost of sales and gross profit**

Cost of sales decreased by S\$998,000 or 3.0% mainly due to improved food cost management, partially offset by an increase in factory related depreciation and utility expenses in FY2019.

The Group's gross profit increased by approximately S\$5.3 million or 10.1%. The Group's gross profit margin increased from approximately 61.1% in FY2018 to 64.1% in FY2019, mainly due to improved manpower efficiencies and food cost management.

**Other income**

Other income decreased by approximately S\$535,000 mainly attributed to the following:-

- (i) a decrease in government grant income of approximately S\$462,000 in FY2019, mainly due to absence of government grant income of S\$509,000 to support the Group's productivity initiatives in FY2018;  
(ii) a decrease in special employment credit, temporary employment credit scheme and wage credit schemes income of approximately S\$50,000;  
(iii) a decrease in gain on disposal of motor vehicles of approximately S\$73,000.

The decrease in other income was partially offset by an increase in insurance compensation of approximately S\$52,000.

## **Operating Expenses**

### Selling and distribution expenses

Selling and distribution (“S & D”) expenses increased by approximately S\$2.7 million or 7.8% in FY2019. S & D expenses in FY2019 amounted to approximately 42.4% of revenue as compared to approximately 41.3% of revenue in FY2018.

The increase in S & D expenses as a percentage of revenue was largely attributable to:

- (i) an increase in staff costs of approximately S\$1.1 million mainly due to annual staff salary increment;
- (ii) an increase in subcontract fees of approximately S\$86,000 mainly due to the increase in delivery revenue;
- (iii) an increase in advertising and promotion expenses of approximately S\$138,000;
- (iv) an increase in outlets utility expenses of S\$242,000 mainly due to higher tariff rates during the year; and
- (v) an increase in outlet rental expenses of approximately S\$1.2 million, mainly arising from an increase in rental rates for existing outlets; partially offset by
- (vi) a decrease in packing materials of approximately S\$99,000.

### Administrative expenses

Administrative expenses increased by approximately S\$1.1 million or 9.4%. The increase in administrative expenses was mainly due to:

- (a) an increase in head office staff cost of approximately S\$702,000 mainly due to increase in headcount and annual staff salary increment; and
- (b) an increase in legal and professional expenses of approximately S\$163,000 mainly due to branding and consultancy fees incurred during the financial year; offset by
- (c) a decrease in general repair and maintenance expenses of approximately S\$41,000.

### Finance costs

Finance costs increased by \$38,000 mainly due to higher interest rates in FY2019.

As a result of the above, the proportion of total operating expenses compared to revenue increased from 57.2% in FY2018 to 58.7% in FY2019.

## **Depreciation and amortisation**

The increase in depreciation and amortisation expenses of approximately S\$231,000 in FY2019 was mainly due to additions of plant and equipment and renovation costs for the completion of the Group’s new factory facility in Singapore and new retail outlets.

## **Share of results of joint venture**

The increase was due to initial operating losses of approximately S\$301,000 for the joint venture in the United Kingdom in FY2019, compared to approximately S\$76,000 in FY2018.

## **Profit before tax**

The Group’s profit before tax increased from approximately S\$4.7 million in FY2018 to approximately S\$5.4 million in FY2019, an increase of approximately S\$676,000 or 14.3%, due to the reasons stated above.

## **Taxation**

The Group’s taxation expenses increased by S\$122,000 or 12.8% mainly due to an increase in profit and higher non-tax deductible items, partially offset by write-back of prior years’ tax balances during the financial year.

## **Balance Sheet**

### Non-current assets

The Group's non-current assets decreased by approximately S\$3.2 million or 9.1% mainly due to:

- (a) depreciation expenses and fixed assets written off of approximately S\$5.4 million, partially offset by purchase of motor vehicles, plant and equipment and renovation costs of approximately S\$2.1 million for the Group's new factory facility and outlets in Singapore during FY2019;
- (b) a decrease in investment in joint venture, due to initial operating losses and start-up cost of approximately S\$301,000 for the joint venture in the United Kingdom; and
- (c) an increase in long term deposits mainly due to additional lease deposits paid to secure new outlets, and reclassification of short term lease deposits to long term upon lease renewals, in accordance with the respective lease tenures.

The decrease in non-current assets was partially offset by a increase in investment in unquoted shares of approximately S\$170,000 mainly due to fair value adjustment upon the adoption of SFRS(I) 9 – Financial Instruments as explained in paragraph 5.

### Current assets

The Group's current assets increased by S\$2.8 million or 17.1% mainly due to:

- (a) an increase in cash and bank balances of approximately S\$2.7 million as explained under the statement of cash flow in paragraph 1(c);
- (b) an increase in amount due from joint venture mainly due to a working capital loan and product sales to the United Kingdom joint venture of approximately S\$494,000;
- (c) an increase in amount due from associates mainly due to product sales to a Malaysian associated company of approximately S\$131,000; and
- (d) an increase in trade and other receivables of approximately S\$59,000 mainly due to credit sales of outlets' promotional vouchers.

The increase in current assets was partially offset by:

- (a) a decrease in inventories due to lower bulk purchase during the year;
- (b) a decrease in prepayments mainly due to reclassification of equipment from prepayments to property, plant and equipment upon full payment and receipt of the equipment; and
- (c) reclassification of short term lease deposits to long term upon lease renewals, in accordance with the respective lease tenures.

### Current liabilities

The Group's current liabilities increased by S\$202,000 or 1.6% mainly due to:

- (a) an increase in provision for taxation mainly due to tax expenses of approximately S\$1.3 million, partially offset by write-back of prior years' tax balance of approximately S\$172,000 and tax paid of approximately S\$530,000 during the financial year;
- (b) a decrease in trade and other payables of approximately S\$400,000 mainly due to final settlement to contractors for factory renovation in FY2019, offset by an increase in provision for staff cost, and an increase in deferred income from sales of outlets' promotional vouchers; and
- (c) a decrease in finance lease mainly due to repayment of finance lease, offset by finance lease incurred for the purchase of new motor vehicles.

### Non-current liabilities

The Group's non-current liabilities decreased by approximately S\$1.5 million or 13.7% mainly due to repayment of bank loans and a decrease in deferred tax liabilities during FY2019.

### Net working capital

As at 31 March 2019, the Group had a positive net working capital of S\$6.3 million as compared to S\$3.7 million as at 31 March 2018.

### **Cash flow**

For FY2019, the Group generated an operating profit before working capital changes of approximately S\$11.5 million. Net cash generated from operating activities, inclusive of working capital changes and tax paid, amounted to approximately S\$10.5 million in FY2019.

In FY2019, net cash used in investing activities amounted to approximately S\$1.9 million. This was mainly due to additions of plant and equipment and renovation costs for the Group's new retail outlets and factory facility in Singapore.

Net cash used in financing activities amounted to approximately S\$5.9 million in FY2019. This was mainly due to dividends of approximately S\$3.6 million paid during FY2019, working capital loan to joint venture of approximately S\$282,000 and repayments of bank loan and finance lease liabilities, including interest paid during the financial year.

**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 had been previously disclosed to shareholders.

**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.**

The Group's first flagship outlet in Covent Garden - London, United Kingdom ("UK") has generated many positive reviews, but challenges such as high overheads and manpower costs remain. The Group will continue to fine-tune its product offerings to adapt to the UK market, and to manage its manpower and food costs more effectively, as it becomes more familiar with the UK retail market. If and when opportunities arise, the Group will look to further expand its retail presence in the UK.

In relation to the current Singapore operations, the Group expects rental, labour and raw material costs to remain high in the next reporting period and the next 12 months. The outlook for the food retail market continues to look challenging, amidst the tight labour market.

In the coming months, the Group will continue with its efforts to drive operational efficiencies, and to further leverage on its unique brand positioning to keep ahead of its competitors.

**11 Dividend.**

**(a) Current financial period reported on.**

**Whether an interim (final) ordinary dividend has been declared (recommended) for the current financial period reported on?**

Name of Dividend:	Ordinary (final)
Dividend Type:	Cash
Dividend per share:	1.5 Singapore cent per ordinary share
Tax Rate:	Tax exempt (one-tier)

**(b) Corresponding period of the immediately preceding financial year.**

Name of Dividend:	Ordinary (final)
Dividend Type:	Cash

Dividend per share:	1.5 Singapore cent per ordinary share
Tax Rate:	Tax exempt (one-tier)

**(c) Date payable.**

To be announced at a later date.

**(d) Books closure date.**

To be announced at a later date.

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

Not applicable.

**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 does not have a general mandate from its shareholders for recurrent interested person transactions ("IPTs").

There were no IPTs exceeding S\$100,000 entered into for the financial year under review.

**14 Confirmation pursuant to Rule 720(1) of the Listing Manual Section B: Rules of Catalist of the Singapore Exchange Securities Trading Limited ("Catalist Rules").**

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.



**PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

**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.**

	Singapore	Australia	Malaysia	Eliminations	Total
Year ended 31 March 2019	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Revenue</b>					
Sales	89,451	324	873	(859)	89,789
<b>Results:</b>					
Segment results	11,450	(189)	25	(9)	11,277
Gain on disposal of property, plant and equipment	106	-	-	-	106
Fair value adjustment for investment in unquoted shares	(16)	-	-	-	(16)
Depreciation	(4,987)	(22)	(253)	-	(5,262)
Amortisation	(62)	-	(1)	-	(63)
Finance costs	(316)	-	(13)	-	(329)
<b>Profit/(loss) before tax and share of results of joint venture</b>	<b>6,175</b>	<b>(211)</b>	<b>(242)</b>	<b>(9)</b>	<b>5,713</b>
Share of results of joint venture					(301)
Taxation					(1,074)
<b>Profit, net of tax</b>					<b>4,338</b>
<b>Other segment information:</b>					
Segment assets	48,431	134	2,381	(29)	50,917
<b>Capital expenditure:</b>					
- Tangible assets	26,220	55	2,178	-	28,453
- Intangible assets	226	-	2	-	228
<b>Year ended 31 March 2018</b>					
<b>(Restated)</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b>Revenue</b>					
Sales	85,071	432	662	(678)	85,487
<b>Results:</b>					
Segment results	10,340	(164)	38	13	10,227
Impairment for investment in unquoted shares	(209)	-	-	-	(209)
Gain on disposal of property, plant and equipment	179	-	-	-	179
Depreciation	(4,761)	(22)	(248)	-	(5,031)
Amortisation	(63)	-	-	-	(63)
Finance costs	(277)	-	(14)	-	(291)
<b>Profit/(loss) before tax and share of results of joint venture</b>	<b>5,209</b>	<b>(186)</b>	<b>(224)</b>	<b>13</b>	<b>4,812</b>
Share of results of joint venture					(76)
Taxation					(952)
<b>Profit, net of tax</b>					<b>3,784</b>
<b>Other segment information:</b>					
Segment assets	48,368	171	2,752	(20)	51,271
<b>Capital expenditure:</b>					
- Tangible assets	29,005	78	2,477	-	31,560
- Intangible assets	286	-	3	-	289

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

The Group operates predominantly in Singapore and material changes in contributions to turnover and earnings have been explained in Paragraph 8 above.

The Group's overseas operations accounted for less than 2% of the Group's revenue for the financial year ended 31 March 2019 and as such, these operations do not contribute significantly to the Group's turnover and earnings.

**17 A breakdown of sales.**

	The Group		
	FY2019	FY2018 (Restated)	Increase (Decrease)
	S\$'000	S\$'000	%
Sales reported for the first half year	45,748	42,005	8.9
Operational profit after tax before deducting minority interests reported for first half year	2,271	1,419	60.0
Sales reported for the second half year	44,041	43,482	1.3
Operational profit after tax before deducting minority interests reported for second half year	2,067	2,365	(12.6)

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

	The Group Year Ended	
	31-03-2019	31-03-2018
	S\$'000	S\$'000
Ordinary - Interim	1,821	1,821
- Final	*1,821	1,821
<b>Total</b>	<b>3,642</b>	<b>3,642</b>

\*The proposed final dividend for the current financial year ended 31 March 2019 is recommended by the Board of Directors and is subject to the approval of the Company's shareholders at the upcoming Annual General Meeting of the Company.

**19 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.**

Name	Age	Family relationship with any director or chief executive officer or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Chow Phee Liat	51	<ol style="list-style-type: none"> <li>1. Nephew of Executive Chairman, Han Keen Juan.</li> <li>2. Nephew of substantial shareholder, Mdm Ng Choi Hong. Mdm Ng is the spouse of Executive Chairman, Han Keen Juan.</li> <li>3. Cousin of Chief Executive Officer, Lim Tao-E William.</li> <li>4. Brother of Executive Director and Deputy Chief Executive Officer, Chow Hui Shien.</li> </ol>	Overseas Business Development Manager, overseeing the overseas business operations of the Group since December 2013; and Executive Director of Old Chang Kee Manufacturing Sdn Bhd, the Group's wholly owned subsidiary, since November 2014.	No changes.

**BY ORDER OF THE BOARD**

**Adrian Chan Pengee**  
**Company Secretary**

30 May 2019

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor") in accordance with Rules 226(2)(b) and 753(2) of the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing Manual Section B: Rules of Catalyst.*

*This announcement has not been examined or approved by the SGX-ST. 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 contact person for the Sponsor is Ms Jennifer Tan, Associate Director, Continuing Sponsorship (Mailing Address:16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318 and E-mail: sponsorship@ppcf.com.sg).*