



Unaudited Financial Statements And Dividend Announcements For The First Half Year Ended 30 June 2020
Part I : Information Required for Quarterly (Q1, Q2 & Q3), Half-Year and Full Year Announcement

- 1(a) 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

	Note	1st Half Ended 30 June		
		2020	2019	Inc (Dcr)
		S\$'000	S\$'000	%
Revenue		100,777	97,080	4
Cost of sales		(83,581)	(69,460)	20
Gross profit		17,196	27,620	(38)
Other income				
Interest		1,248	2,080	(40)
Others	A	4,121	2,333	77
Other gains and losses	B	9,710	(7,164)	N.M
Expenses				
Administrative	C	(11,501)	(9,776)	18
Distribution and marketing	D	(535)	(950)	(44)
Finance	E	(4,984)	(4,453)	12
Share of profit of associate		6,870	5,410	27
Profit before income tax		22,125	15,100	47
Income tax expense		(7,095)	(3,466)	105
Profit for the period		15,030	11,634	29
Other comprehensive income/(expense):				
Item that may be reclassified subsequently to profit or loss:				
Currency translation differences arising from consolidation - gains		1,050	1,175	(11)
Item that will not be reclassified subsequently to profit or loss:				
Currency translation differences arising from consolidation - gains/(losses)		293	(135)	(317)
Other comprehensive income, net of tax		1,343	1,040	29
Total comprehensive income		16,373	12,674	29
Profit attributable to:				
Equity holders of the Company		14,342	9,852	46
Non-controlling interests		688	1,782	(61)
		15,030	11,634	29
Total comprehensive income attributable to:				
Equity holders of the Company		15,392	11,027	40
Non-controlling interests		981	1,647	(40)
		16,373	12,674	29



Notes to the Consolidated Statement of Comprehensive Income

(A) Other income

	Group		
	1st Half Ended		
	30 June		
	2020	2019	Inc (Dcr)
	S\$'000	S\$'000	%
Ancillary income	509	525	(3)
Government grants	1,510	45	3,255
Rental income	1,914	1,721	11
Others	188	42	348
Total other income	4,121	2,333	77

(B) Other gains and losses

	Group		
	1st Half Ended		
	30 June		
	2020	2019	Inc (Dcr)
	S\$'000	S\$'000	%
Bad debt written off	(1)	-	N.M
Fair value (losses)/gains on financial assets, at FVPL	(13)	29	N.M
Fair value gains on derivative financial instruments	-	2,310	N.M
Currency exchange gains/(losses)	5,010	(9,503)	N.M
Losses on disposal of financial assets, at FVPL	(10)	-	N.M
Gains on disposal of development property	2,317	-	N.M
Gains on forgiveness of lease liabilities	2,684	-	N.M
Grant expenses	(45)	-	N.M
Compensation costs	(232)	-	N.M
Total other gains and losses	9,710	(7,164)	N.M

(C) Administrative expenses

	Group		
	1st Half Ended		
	30 June		
	2020	2019	Inc (Dcr)
	S\$'000	S\$'000	%
Depreciation of property, plant and equipment	(617)	(502)	23
Employee compensation	(6,937)	(5,377)	29
Legal and other professional fee	(1,846)	(1,476)	25
Lease related expenses	(1,047)	(1,118)	(6)
Office expenses	(1,054)	(1,303)	(19)
Total administrative expenses	(11,501)	(9,776)	18

(D) Distribution and marketing expenses

	Group		
	1st Half Ended		
	30 June		
	2020	2019	Inc (Dcr)
	S\$'000	S\$'000	%
Advertisement	(2)	(38)	(95)
Commission	(333)	(473)	(30)
Entertainment	(41)	(54)	(24)
Marketing	(40)	(154)	(74)
Travelling	(89)	(210)	(58)
Others	(30)	(21)	43
Total distribution and marketing expenses	(535)	(950)	(44)



Notes to the Consolidated Statement of Comprehensive Income

(E) Finance expenses

	Group		
	1st Half Ended		
	30 June		
	2020	2019	Inc (Dcr)
	S\$'000	S\$'000	%
Interest - Bank borrowings	(3,618)	(3,933)	(8)
Interest - Related parties' loans	(2,068)	(1,416)	46
Interest - Finance lease liabilities	(1,395)	(158)	783
Less: Amounts capitalised in development & investment properties	2,097	1,054	99
Total distribution and marketing expenses	(4,984)	(4,453)	12

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.

Balance Sheet

	Group		Company	
	As at		As at	
	30/6/2020	31/12/2019	30/6/2020	31/12/2019
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
<u>Current assets</u>				
Development properties	202,475	114,869	-	-
Trade and other receivables	72,783	94,026	46,063	35,838
Financial assets, at FVPL	3,778	4,571	3,778	4,571
Cash and cash equivalents	114,882	108,619	55,388	53,528
	393,918	322,085	105,229	93,937
<u>Non-current assets</u>				
Property, plant and equipment	34,399	33,317	4	3
Investment properties	605,066	517,284	-	-
Investment in subsidiaries	-	-	58,150	58,150
Investment in associate	34,791	27,882	-	-
Financial assets, at FVPL	3,480	3,480	3,480	3,480
Deferred income tax assets	4,103	4,047	310	173
Other receivables	44,982	42,802	242,920	249,592
	726,821	628,812	304,864	311,398
Total assets	1,120,739	950,897	410,093	405,335
LIABILITIES				
<u>Current liabilities</u>				
Current income tax liabilities	10,302	6,939	-	-
Trade and other payables	97,573	124,569	14,750	10,966
Borrowings	176,910	103,653	42,570	43,500
	284,785	235,161	57,320	54,466
<u>Non-current liabilities</u>				
Borrowings	273,190	175,046	-	-
Deferred income tax liabilities	5,826	2,250	-	-
Other payables	146,193	140,295	10,601	10,767
	425,209	317,591	10,601	10,767
Total liabilities	709,994	552,752	67,921	65,233
NET ASSETS	410,745	398,145	342,172	340,102
<u>EQUITY</u>				
Capital and reserves attributable to equity holders of the Company				
Share capital	125,733	125,733	125,733	125,733
Currency translation reserve	(2,586)	(3,636)	-	-
Retained profits	280,596	270,850	216,439	214,369
	403,743	392,947	342,172	340,102
Non-controlling interests	7,002	5,198	-	-
Total equity	410,745	398,145	342,172	340,102



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

	Group			
	As at 30/6/2020		As at 31/12/2019	
	Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
<u>Bank Borrowings</u>				
(a) Amount repayable in one year or less, or on demand	168,216	-	92,763	-
(a) Amount repayable after one year	219,575	-	117,825	-
	387,791		210,588	
<u>Lease Liabilities</u>				
(a) Amount repayable in one year or less, or on demand	8,694	-	10,890	-
(a) Amount repayable after one year	53,615	-	57,221	-
	62,309		68,111	
Total aggregate amount of Group's borrowings and debt securities	450,100	-	278,699	-

Details of collaterals:

As at 30 June 2020, the Group's bank borrowings of S\$387.79 million (31 December 2019: S\$210.59 million) are generally secured by corporate guarantee provided by the Company and the assignment of rights, titles and benefits with respect to property, plant and equipment, investment properties, development properties and certain cash at bank.



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.

Consolidated Statement of Cash Flows

	1st Half Ended 30 June	
	2020	2019
	S\$'000	S\$'000
<u>Cash flows from operating activities</u>		
Profit for the period	15,030	11,634
Adjustments for:		
- Income tax expense	7,095	3,466
- Interest income	(1,248)	(2,080)
- Finance expenses	4,984	4,453
- Depreciation*	9,987	9,348
- Impairment loss on financial assets	1	-
- Fair value gains on derivatives	-	(2,310)
- Fair value losses/(gains) on financial assets, at FVPL	13	(29)
- Losses on disposal of financial assets, at FVPL	10	-
- Gains on disposal of development property	(2,317)	-
- Unrealised currency translation (gains)/losses	(3,809)	3,393
- Gains on forgiveness of lease liabilities	(2,776)	-
- Share of profit of associate	(6,870)	(5,410)
	20,100	22,465
Change in working capital, net of effects from acquisition and disposal of subsidiaries:		
- Trade and other receivables	22,071	(12,417)
- Development properties	(95,329)	13,917
- Trade and other payables	(31,648)	(5,596)
Cash (used in)/generated from operations	(84,806)	18,369
Income tax paid	(252)	(6,960)
Withholding tax paid	(295)	(277)
Net cash (used in)/provided by operating activities	(85,353)	11,132
<u>Cash flows from investing activities</u>		
Additions to property, plant and equipment	(2,670)	(3,674)
Additions to investment properties	(79,196)	(117,778)
Disposal of financial assets	750	-
Disposal of development property	10,723	-
Loans to associate	(1,599)	-
Loans to a non-related party	(271)	-
Interest received	677	1,435
Net cash used in investing activities	(71,586)	(120,017)
<u>Cash flows from financing activities</u>		
Proceeds from capital contribution from non-controlling interests	511	51
Dividends paid	(4,596)	(3,677)
Interest paid	(2,989)	(3,335)
Bank deposit pledged	(45,722)	(46,640)
Proceeds from borrowings	188,752	69,944
Proceeds from related parties' loan	14,262	26,644
Repayment of borrowings	(16,525)	(24,378)
Repayment of related parties' loan	(12,306)	(5,200)
Principal payment of lease liability	(4,182)	(2,218)
Net cash provided by financing activities	117,205	11,191
Net increase in cash and cash equivalents	(39,734)	(97,694)
Cash and cash equivalents		
Beginning of financial period	108,619	162,356
Effect of currency translation on cash and cash equivalents	275	1,446
End of financial period	69,160	66,108
Cash and bank balances	114,882	112,748
Less: cash restricted in use	(45,722)	(46,640)
Cash and cash equivalents	69,160	66,108

* Recognised S\$9.37m (2019: S\$8.846m) as an expense in cost of sales



- 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.

Statement of Changes in Equity

	Share Capital	Currency Translation Reserve	Retained Profits	Total	Non- Controlling Interests	Total Equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group						
Balance as at 1 January 2019	125,733	(4,442)	244,408	365,699	11,935	377,634
Profit for the period	-	-	9,852	9,852	1,782	11,634
Other comprehensive income /(expense) for the period	-	1,175	-	1,175	(135)	1,040
Total comprehensive income /(expense) for the period	125,733	(3,267)	254,260	376,726	13,582	390,308
Dividends paid	-	-	(3,677)	(3,677)	-	(3,677)
Capital contribution	-	-	-	-	51	51
Fair value adjustment on interest free loans	-	-	-	-	2,691	2,691
Balance as at 30 June 2019	125,733	(3,267)	250,583	373,049	16,324	389,373
Balance as at 1 January 2020	125,733	(3,636)	270,850	392,947	5,198	398,145
Profit for the period	-	-	14,342	14,342	688	15,030
Other comprehensive income for the period	-	1,050	-	1,050	293	1,343
Total comprehensive income for /(expense) for the period	125,733	(2,586)	285,192	408,339	6,179	414,518
Dividends paid	-	-	(4,596)	(4,596)	-	(4,596)
Capital contribution	-	-	-	-	511	511
Fair value adjustment on interest free loans	-	-	-	-	312	312
Balance as at 30 June 2020	125,733	(2,586)	280,596	403,743	7,002	410,745

	Share Capital	Retained Profits	Total Equity
	S\$'000	S\$'000	S\$'000
Company			
Balance as at 1 January 2019	125,733	180,355	306,088
Profit for the period	-	713	713
Dividend paid	-	(3,677)	(3,677)
Balance as at 30 June 2019	125,733	177,391	303,124
Balance as at 1 January 2020	125,733	214,369	340,102
Profit for the period	-	6,666	6,666
Dividend paid	-	(4,596)	(4,596)
Balance as at 30 June 2020	125,733	216,439	342,172



- 1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issues, share buy-backs, exercise of share options or warrants, conversion of other issue 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.**

There were no changes in the Company's share capital for the financial period ended 30 June 2020.

The Company did not purchase any treasury shares for the financial period ended 30 June 2020.

16,671,000 shares were held as treasury shares as at 30 June 2020.

There were no subsidiary holdings as at 30 June 2020.

	Company			
	As at 30/6/2020		As at 31/12/2019	
	Number of shares	S\$'000	Number of shares	S\$'000
Total number of fully issued and paid up shares (excluding treasury shares and subsidiary holdings):				
Balance at beginning of period	919,245,086	125,733	919,245,086	125,733
Balance at end of period	919,245,086	125,733	919,245,086	125,733

	Company	
	As at 30/6/2020	As at 31/12/2019
Total number of treasury shares	16,671,000	16,671,000
Total number of subsidiary holdings	NIL	NIL
Total number of issued shares (including treasury shares)	935,916,086	935,916,086
% of the number of treasury shares held against the total number of shares outstanding	1.8%	1.8%

- 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.**

	Company	
	As at 30/6/2020	As at 31/12/2019
Total number of issued shares (excluding treasury shares and subsidiary holdings)	919,245,086	919,245,086

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

There was no sale, transfer, disposal, cancellation and/or use of treasury shares for the financial period ended 30 June 2020.

- 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.**

There was no sale, transfer, disposal, cancellation and/or use of subsidiary holdings for the financial period ended 30 June 2020.

- 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 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.

The accounting policies and methods of computation applied in the financial statements for the current reporting period are consistent with those stated in the audited financial statements for the financial year ended 31 December 2019 except in the current financial year, the Group and the Company has adopted all the new and revised standards which are effective for financial period beginning on or after 1 January 2020. The adoption of these new and revised standards did not have any impact on the financial performance or position of the Group and the Company.

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.

Please refer to item 4 above.

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	
	1st Half Ended	
	30 June	
	2020	2019
	Cent	Cent
a) Based on weighted average number of ordinary shares on issue	1.56	1.07
b) Based on weighted average number of ordinary shares on a fully diluted basis	1.56	1.07

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	
	As at	As at	As at	As at
	30/6/2020	31/12/2019	30/6/2020	31/12/2019
	S\$	S\$	S\$	S\$
Net asset value per ordinary share	0.44	0.43	0.37	0.37

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.

a) **Review of the Group's Performance**

Revenue

The Group reported a total revenue of S\$100.78 million for the first half ended 30 June 2020 ("1HFY2020"), as compared to S\$97.08 million for the corresponding period last year ("1HFY2019"). The increase was due mainly to higher contribution from construction, dormitory and Australian-focused Purpose-built Student Accommodation ("PBSA") businesses. The effect was partially being offset by lower revenue from local property business.

Local property business recorded revenue of S\$13.59 million in 1HFY2020, a decrease of S\$7.10 million as compared to S\$20.69 million in 1HFY2019 due mainly to lesser sold units of its industrial development property, Mega@Woodlands in 1HFY2020. The revenue for the sold units was recognised based on the completed contract method.



Commencement of new projects and progressive revenue recognition of ongoing projects for the first 3 months of FY2020 had also contributed to the increase in revenue for the construction business. Subsequent to the outbreak of the Coronavirus Disease 2019 ("COVID-19"), Singapore entered into Circuit Breaker measures ("Circuit Breaker") as announced by the Singapore Government to combat the COVID-19 outbreak. There were minimal ongoing construction work and the Group recognised lesser revenue for the second quarter of 2020.

PBSA business recorded revenue of S\$10.58 million in 1HFY2020, an increase of S\$3.66 million as compared to S\$6.92 million in 1HFY2019 due mainly to the full operation of our second PBSA, UniLodge City Gardens, Adelaide ("ULCG"). ULCG commenced its operation in July 2019 which resulted in higher revenue in 1HFY2020 as compared to 1HFY2019 where we only had our first PBSA UniLodge Park Central, Brisbane in operation.

Dormitory business recorded revenue of S\$21.45 million in 1HFY2020, an increase of S\$3.50 million as compared to S\$17.95 million in 1HFY2019 due mainly to higher occupancy rate at Tuas View Dormitory.

Cost of Sales

In line with the increase in revenue, cost of sales rose 20% from S\$69.46 million in 1HFY2019 to S\$83.58 million in 1HFY2020. The increase in cost of sales was due mainly to higher construction material costs and workers' wages.

Gross Profit

The Group registered total gross profit of S\$17.2 million in 1HFY2020 which was 38% lower than 1HFY2019. The decrease in gross profit was due to higher cost of sales.

Other Gains and Losses

Other gains and losses decreased from a loss of S\$7.16 million in 1HFY2019 to a gain of S\$9.71 million in 1HFY2020, due mainly to currency exchange losses decreased from S\$9.5 million to gains of S\$5.01 million due to the appreciation of Australian Dollar ("AUD") from 0.9434 in December 2019 to 0.959 in June 2020.

The Group recorded S\$2.32 million gain on disposal of development property following the completion of the disposal of land parcels in Buranda Plot 3, Park Central One in Brisbane, Australia.

Other gains and losses included a S\$2.68 million rental concessions for our workers' dormitories that the Group has received from JTC Corporation ("JTC") and Building and Construction Authority ("BCA").

Operating Income and Expenses

Other income increased from S\$2.33 million in 1HFY2019 to S\$4.12 million in 1HFY2020, due mainly to S\$1.51 million of government grant received through various supplementary budgets.

Administrative expense increased by S\$1.73 million from S\$9.78 million in 1HFY2019 to S\$11.5 million in 1HFY2020. The increase was due mainly to higher employee compensation expenses incurred during the period.

Distribution and marketing expenses decreased by S\$0.42 million from S\$0.95 million in 1HFY2019 to S\$0.54 million in 1HFY2020 due mainly to lesser travelling and marketing expenses incurred during the period.

Income tax expense increased from S\$3.47 million in 1HFY2019 to S\$7.1 million in 1HFY2020. The increase in income tax expense was due mainly to higher tax provision made for certain subsidiaries with higher profits recorded during the period.

Share of Profit of associate

The share of profit of associate related to the recognition of the Group's proportionate share of profit on a residential development, Parc Botannia owned by a joint venture company in Singapore.

In 1HFY2020, the Group registered share of profit of associate of S\$6.87 million, an increase of S\$1.46 million as compared to S\$5.41 million in 1HFY2019.

Profit after income tax

Profit after tax registered at S\$15.03 million for 1HFY2020 and S\$11.63 million for 1HFY2019, mainly contributed by higher share of profit of associate, government grant income, rental concessions and currency exchange gains.

Profit Attributable to Shareholders

Overall, for the six months ended 30 June 2020, profit attributable to shareholders registered at S\$14.34 million, increased by S\$4.49 million from S\$9.82 million for the six months ended 30 June 2019.

Profit Attributable to Non-Controlling Interests

Profit attributable to non-controlling interests decreased by 61% from S\$1.78 million for 1HFY2019 to S\$0.69 million for 1HFY2020 as a result of lower proportionate share of profit from the joint venture businesses.



b) Review of Financial Position

Current Assets

As at 30 June 2020, total current assets amounted to S\$393.92 million comprised mostly of development properties, trade and other receivables and cash and cash equivalents. Total current assets increased by S\$71.83 million as compared to 30 June 2019 due mainly to acquisition of land parcel at Lot 10613W of Mukim 24 at Jalan Bunga Rampai to develop a 115 units leasehold residential apartment. The effect was partially being offset by the disposal of development property in Brisbane, Australia and the sale of units of the Group's industrial property, Mega@Woodlands.

Non-Current Assets

As at 30 June 2020, non-current assets increased by S\$98.01 million from S\$628.81 million to S\$726.82 million, comprised mostly of investment properties. Investment properties increased by S\$87.78 million, taking into account the S\$11.04 million nomination fee paid for the acquisition of property located at Moore Street, Canberra, Australia, as well as ongoing development costs incurred for our PBSAs under development in Sydney, Melbourne and Adelaide, Australia.

Current Liabilities

As at 30 June 2020, current liabilities increased by S\$49.62 million to S\$284.76 million, due mainly to higher borrowings and current income tax liabilities. The increase in borrowings was due to the drawdowns of new borrowings of S\$29.89 million to fund the development of PBSA in Adelaide, Australia. The increase in current income tax liabilities was due to higher provision of tax expenses for 1HFY2020 for the increased profits.

Non-Current Liabilities

As at 30 June 2020, non-current liabilities increased by S\$107.62 million to S\$425.21 million due mainly to the drawdowns of new borrowings of S\$70.04 million for the acquisition of land parcel at Lot 10613W of Mukim 24 at Jalan Bunga Rampai, S\$30.93 million to fund the development of PBSA in Melbourne, Australia and S\$44.20 million pledging arrangements relating to the unsold units of our industrial development property, Mega@Woodlands.

Equity attributable to Shareholders

Overall, the Group's equity attributable to shareholders increased from S\$392.95 million as at 31 December 2019 to S\$403.74 million as at 30 June 2020 due mainly to the increase in retained profits arising from profit earned during the six months ended 30 June 2020.

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

The current results are in line with Company's commentary in previous year's result announcement dated 28 February 2020. There is no material variances between previous and current results.

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 outbreak of the unprecedented pandemic, COVID-19 at the beginning of 2020 has great impact to the economic globally and Singapore is not spared. Our businesses are also being affected due to border control, Circuit Breaker and compliance of stringent measures to prevent the transmission of the virus. The severity of the impact varies from business to business.

a) Property Development in Singapore

All the units in the Group's co-developing development, Parc Botannia, have fully issued option to purchase, of which 96% of the options have been exercised. The construction work was scheduled to complete by first quarter of 2021 but has been suspended since 7 April 2020 due to Circuit Breaker and outbreaks of COVID-19 in the worker dormitories. Construction work is expected to resume in early September 2020 and target to obtain Temporary Occupation Permit ("TOP") by fourth quarter of 2021.

The Group's newly secured residential site at Jalan Bunga Rampai, the sale launch and commencement of construction will be pushed back from first half of 2021 to second half of 2021. Based on the past few months transaction, the sales of residential units especially those in the mass market segments remain healthy.

Our industrial development, Mega@Woodlands is 71% sold to-date. We target to increase our sales to 85% by the end of the next year substantially through the conversion of Rent-to-Own ("RTO") units and new sales. RTO units are for potential buyers to rent the unit first and buy later. Currently, we have about 73 RTO units.

b) Construction Business in Singapore

As at 30 June 2020, the Group's construction order book stood at approximately S\$358.23 million.

The completion of all our current construction projects are expected to delay for about six to nine months depending on the status of progress. The delay is due to border control in early February 2020, the implementation of Circuit Breaker since 7 April 2020 and further suspension of work after Circuit Breaker caused by massive outbreak of COVID-19 in the worker dormitories. Costs to complete the projects are expected to increase due to the delay as well as complying to the stringent measures when work resumes.



c) Dormitory Business in Singapore

The outbreak of COVID-19 in workers' dormitories has prompted the Government to review the policy on the workers' dormitories with the aim to improve the living condition of the foreign workers. The workers' dormitory is set for a major overhaul over the next few years as announced by the Government. For existing dormitories, no significant impact at the moment until the temporary dormitories are built. The occupancy rate is expected to drop as some of the workers who are currently staying at existing workers' dormitories will have to move to the temporary dormitories in order to reduce the population density at the dormitories. However, the rental rates of beds may raise due to reduced capacity and increased operating cost.

The current occupancy rate of the Group's first workers' dormitory, Tuas View Dormitory is about 80% and is likely to remain the same until the expiry of the land lease on 31 October 2020 with JTC. We are in the process of making application to JTC for a further extension of the land lease.

The construction work for our second workers' dormitory, Pioneer Lodge has been suspended since 7 April 2020. Amendment to the approved plans in compliance with the new guidelines for the worker dormitory has been submitted to BCA and is pending for their response.

d) Property Development in Australia

No impact from COVID-19 for our development site at Buranda Plot 2, Park Central in Brisbane, Australia, as we have not concluded the development options.

e) Australian-focused Purpose-built Student Accommodation ("PBSA")

We have seven PBSAs under different stages of development. Two PBSAs are operational, two PBSAs are under construction and the remaining three are pending for development approval.

The occupancy rate for both our operational PBSAs, Unilodge Park Central and Unilodge City Gardens has reduced about 25% due to travel ban imposed by the Australia Government since 1 February 2020.

The construction of our PBSAs in Waymouth Street, Adelaide and A'beckett Street, Melbourne will be completed as scheduled by fourth quarter of 2020 and fourth quarter of 2021 respectively.

The remaining three PBSAs, at Gibbon Street, Sydney, Regent Street, Sydney and Moore Street, Canberra are pending for development approval from the authority.

The occupancy rate for our PBSAs shall improve once or when travel ban is lifted or foreign students are allowed to enter Australia.

11. Dividend

(a) Current Financial Period Reported On

The Board of Directors has declared an interim tax-exempt (one-tier) dividend of S\$0.002 per ordinary share for the financial period ended 30 June 2020.

(b) Corresponding Period of the Immediately Preceding Financial Year

Period	: 1HFY2019
Name of dividend	: Interim
Dividend type	: Cash
Dividend rate	: S\$0.003
Tax rate	: Tax-exempt (one-tier)

(c) The date the dividend is payable

The FY2020 Interim Dividend will be paid on 11 September 2020 to members registered in the books of the Company on 28 August 2020.

(d) Record Date

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Members of the Company will be closed at 5:00 p.m. on 28 August 2020 for the purpose of determining members' entitlement to the proposed interim tax exempt (1-tier) dividend of S\$0.002 per ordinary share for the financial year ending 31 December 2020 (the "**FY2020 Interim Dividend**").

Duly completed transfers received by the Company's Registrar, Boardroom Corporate & Advisory Services Pte Ltd of 50 Raffles Place, Singapore Land Tower #32-01, Singapore 048623 up to the close of business at 5:00 p.m. on 28 August 2020 will be registered to determine members' entitlement to the FY2020 Interim Dividend.

In respect of shares in securities accounts with the Central Depository (Pte) Limited ("**CDP**"), the FY2020 Interim Dividend will be paid by the Company to CDP which will in turn distribute the FY2020 Interim Dividend entitlements to holders of shares in accordance with its practice.

The FY2020 Interim Dividend will be paid on 11 September 2020 to members registered in the books of the Company on 28 August 2020.



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

Not applicable.

13. If the Group has obtained a general mandate from the 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 for the period under review. However, the Company wishes to disclose the following aggregate value of all interested person transactions conducted during the financial period ended 30 June 2020:

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
	S\$'000	S\$'000
Bull Mountain Investment Pte Ltd ⁽¹⁾	1,322	NIL
WM (Kaki Bukit) Pte Ltd ⁽²⁾	30,000	NIL
WM (Bartley) Pte Ltd ⁽³⁾	73,267	NIL

(1) Subscription of securities in the Wee Hur PBSA Master Trust by Bull Mountain Investment Pte Ltd of which the directors and shareholders of the company are Goh Yew Gee and his immediate family. Shareholders' approval obtained via Extraordinary General Meeting on 21 November 2017 on the subscription of securities in the Wee Hur PBSA Master Trust in which the collective interest by the Interested Persons, whether directly or indirectly through their respective special purpose vehicles, may be increase to not more than 15.0%. As at the date hereof, the Interested Persons hold collectively, through their respective purpose vehicles and their associates, an interest of approximately 12.4% in the Wee Hur PBSA Master Trust.

(2) WM (Kaki Bukit) Pte Ltd is a joint venture partner of Wee Hur Development Pte Ltd ("WHD"), a wholly-owned subsidiary of the Company in Wee Hur (Woodlands 12) Pte Ltd ("Wee Hur (Woodlands 12)"). A proportionate corporate guarantee in the sum of S\$30,000,000 provided by the Company, which is the holding company of WHD, which has a 60% shareholding in Wee Hur (Woodlands 12) in respect of the total banking facilities of S\$50,000,000 granted by DBS Bank Ltd to Wee Hur (Woodlands 12). Please refer to announcement dated 22 January 2020 for more information.

(3) WM (Bartley) Pte Ltd is a joint venture partner of WHD in Wee Hur (Bartley) Pte Ltd ("Wee Hur (Bartley)"). WHD invested S\$1,500,000 in the share capital of Wee Hur (Bartley) and the risks and rewards are in proportion to the equity of each joint venture partner. A proportionate corporate guarantee in the sum of S\$71,767,425 provided by the Company, which is the holding company of WHD, which has a 75% shareholding in Wee Hur (Bartley) in respect of the aggregate principal amount of the facilities of S\$95,689,900 granted by United Overseas Bank Limited to Wee Hur (Bartley). Please refer to announcements dated 5 February 2020 and 7 April 2020 for more information.

The Company does not have a general mandate from shareholders for interested person transactions pursuant to Rule 920 of the Listing Manual of the SGX-ST.



14. Confirmation by the Board pursuant to Rule 705(5) of the Listing Manual

The Board of Directors do hereby confirm that, to the best of our knowledge, nothing has come to the attention, which may render these interim financial results for the half year ended 30 June 2020 to be false or misleading in any material aspect.

On behalf of the Board of Directors,

Goh Yeow Lian
Executive Chairman & Managing Director
13 August 2020

Goh Yew Tee
Executive Director
13 August 2020

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

Yes.

By order of the Board,

Goh Yeow Lian
Executive Chairman & Managing Director
13 August 2020