



**GOODLAND GROUP LIMITED**

良園集團

Incorporated in the Republic of Singapore  
Company Registration No. 200405522N

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Unaudited Third Quarter And Nine Months Financial Statements  
Announcement for the Financial Period Ended 30 June 2019

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**PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 & Q4), HALF-YEAR AND FULL YEAR RESULTS**

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.

**Statement of Comprehensive Income**

	Group			Group		
	3 months ended 30/6/2019 (3Q2019) S\$'000	3 months ended 30/6/2018 (3Q2018) S\$'000 (Restated)	Increase/ (Decrease) %	9 months ended 30/6/2019 (9M2019) S\$'000	9 months ended 30/6/2018 (9M2018) S\$'000 (Restated)	Increase/ (Decrease) %
<b>Revenue</b>	176	3,919	(96)	7,873	31,116	(75)
Cost of sales	(104)	(3,147)	(97)	(6,591)	(29,585)	(78)
<b>Gross profit</b>	<b>72</b>	<b>772</b>	(91)	<b>1,282</b>	<b>1,531</b>	(16)
Other operating income	207	17	N/M	254	256	N/M
Finance income	5	10	(50)	25	14	79
Administrative expenses	(930)	(1,243)	(25)	(3,759)	(4,002)	(6)
Finance costs	(383)	(299)	28	(938)	(992)	(5)
Other operating expenses	(4)	(31)	N/M	(58)	(456)	N/M
Share of results of associated companies	1,110	1,649	(33)	4,901	5,319	(8)
<b>Profit before taxation</b>	<b>77</b>	<b>875</b>	(91)	<b>1,707</b>	<b>1,670</b>	2
Income tax	(9)	-	N/M	(72)	6	N/M
<b>Profit for the period</b>	<b>68</b>	<b>875</b>	(92)	<b>1,635</b>	<b>1,676</b>	(2)
<b>Other comprehensive (loss)/income:</b>						
Foreign currency translation differences	(2,193)	(1,075)	104	(1,179)	7,534	N/M
	<b>(2,193)</b>	<b>(1,075)</b>	N/M	<b>(1,179)</b>	<b>7,534</b>	N/M
<b>Total comprehensive (loss)/income</b>	<b>(2,125)</b>	<b>(200)</b>	N/M	<b>456</b>	<b>9,210</b>	N/M
<b>Profit attributable to:</b>						
Equity holders of the Company, net of tax	74	879	(92)	1,640	1,673	(2)
Non-controlling interests, net of tax	(6)	(4)	N/M	(5)	3	N/M
	<b>68</b>	<b>875</b>	(92)	<b>1,635</b>	<b>1,676</b>	(2)
<b>Total comprehensive (loss)/income attributable to:</b>						
Equity holders of the Company, net of tax	(1,462)	126	N/M	814	6,950	N/M
Non-controlling interests, net of tax	(663)	(326)	N/M	(358)	2,260	N/M
	<b>(2,125)</b>	<b>(200)</b>	N/M	<b>456</b>	<b>9,210</b>	N/M

N/M : Not meaningful



**1(a)(ii) Breakdown and explanatory notes to the income statement:**

**Profit after income tax is arrived at:**

	Group			Group		
	3 months ended 30-06-19 (3Q2019) S\$'000	3 months ended 30-06-18 (3Q2018) S\$'000	Increase/ (Decrease) %	9 months ended 30/6/2019 (9M2019) S\$'000	9 months ended 30/6/2018 (9M2018) S\$'000	Increase/ (Decrease) %
<b>After charging:</b>						
Depreciation of property, plant and equipment	100	125	(20)	317	370	(14)
Finance costs	383	299	28	938	992	(5)
Loss on disposal of property, plant and equipment	-	-	N/M	-	9	N/M
Fair value loss on financial assets, through profit or loss	4	31	(87)	58	-	N/M
Write down in value of development properties for sale	-	-	N/M	-	416	N/M
<b>and crediting:</b>						
Rental income	176	144	22	521	390	34
Finance income	5	10	(50)	25	14	79
Fair value gain on financial assets, through profit or loss	-	-	N/M	-	56	N/M

N/M: Not meaningful



**GOODLAND GROUP LIMITED**  
(REG. NO. 200405522N)

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.

**Statement of Financial Position**

	Group Unaudited 30/6/2019 S\$'000	Group Audited 30/9/2018 S\$'000 (Restated)	Company Unaudited 30/6/2019 S\$'000	Company Audited 30/9/2018 S\$'000
<b>Non-current assets</b>				
Property, plant and equipment	2,602	2,887	-	-
Investment properties	88,725	88,009	-	-
Subsidiaries	-	-	12,519	11,519
Associates	15,503	10,601	-	-
Financial asset	10,295	10,295	-	-
Deferred tax assets	32	59	-	-
	<u>117,157</u>	<u>111,851</u>	<u>12,519</u>	<u>11,519</u>
<b>Current assets</b>				
Trade and other receivables	21,227	16,880	65,935	64,595
Other current assets	90	44	16	15
Development properties for sale	226,949	205,590	-	-
Other financial assets	363	421	-	-
Cash and cash equivalents	2,367	8,300	361	4,575
	<u>250,996</u>	<u>231,235</u>	<u>66,312</u>	<u>69,185</u>
Less:-				
<b>Current liabilities</b>				
Obligations under finance leases	35	35	-	-
Trade and other payables	14,448	11,491	25,811	25,697
Bank borrowings	72,616	49,482	-	-
Current tax payable	39	37	-	-
	<u>87,138</u>	<u>61,045</u>	<u>25,811</u>	<u>25,697</u>
Net current assets	<u>163,858</u>	<u>170,190</u>	<u>40,501</u>	<u>43,488</u>
<b>Non-current liabilities</b>				
Obligations under finance leases	106	133	-	-
Bank borrowings	15,080	14,787	-	-
Deferred tax liabilities	9,430	9,492	-	-
	<u>24,616</u>	<u>24,412</u>	<u>-</u>	<u>-</u>
Net assets	<u>256,399</u>	<u>257,629</u>	<u>53,020</u>	<u>55,007</u>
<b>Capital and reserves</b>				
Share capital	63,280	63,280	63,280	63,280
Retained earnings	65,946	65,929	260	2,184
Merger reserve	(485)	(485)	-	-
Treasury shares	(9,443)	(9,380)	(9,443)	(9,380)
Currency translation reserve	1,774	2,600	-	-
Acquisition reserve	78,743	78,743	-	-
Fair value reserve	(183)	(183)	-	-
Revaluation surplus reserve	3,224	3,224	-	-
Equity reserve	229	229	(1,077)	(1,077)
Equity attributable to owners of the Company	<u>203,085</u>	<u>203,957</u>	<u>53,020</u>	<u>55,007</u>
Non-controlling interests	<u>53,314</u>	<u>53,672</u>	<u>-</u>	<u>-</u>
Total equity	<u>256,399</u>	<u>257,629</u>	<u>53,020</u>	<u>55,007</u>



**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 30/06/2019</b>		<b>As at 30/09/2018</b>	
<b>Secured</b>	<b>Unsecured</b>	<b>Secured</b>	<b>Unsecured</b>
S\$'000	S\$'000	S\$'000	S\$'000
72,651	-	49,517	-

**Amount repayable after one year**

<b>As at 30/06/2019</b>		<b>As at 30/09/2018</b>	
<b>Secured</b>	<b>Unsecured</b>	<b>Secured</b>	<b>Unsecured</b>
S\$'000	S\$'000	S\$'000	S\$'000
15,186	-	14,920	-

**Details of any collateral**

Bank borrowings are secured by:

- 1) Corporate guarantee by Goodland Group Limited.
- 2) Mortgages on the Group's property, plant and equipment, investment properties and development properties for sale.
- 3) Assignment of rights, titles and benefits with respect to the Group's properties.
- 4) Assignment of performance bond, insurances, proceeds and construction contract.
- 5) Legal assignment of rental proceeds and charge over bank account(s) into which rental proceeds shall be paid.
- 6) Assignment of developer's rights and benefits in sale and purchase agreements.
- 7) Leased assets for finance leases.



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

**Consolidated Statement of Cash Flows**

	Group		Group	
	Unaudited 3 months ended 30/6/2019 (3Q2019) S\$'000	Unaudited 3 months ended 30/6/2018 (3Q2018) S\$'000	Unaudited 9 months ended 30/6/2019 (9M2019) S\$'000	Unaudited 9 months ended 30/6/2018 (9M2018) S\$'000
<b>Cash flows from operating activities</b>				
Profit before taxation	77	875	1,707	1,670
Adjustments for:-		-		
Depreciation of property, plant and equipment	100	125	317	370
Write down in value of development properties for sale	-	-	-	416
Loss on disposal of property, plant and equipment	-	-	-	9
Fair value changes on financial assets, at fair value through profit	4	31	58	(56)
Interest expense	383	299	938	992
Interest income	(5)	(10)	(25)	(14)
Dividend income	(7)	(9)	(8)	(12)
Share of associates' results	(1,110)	(1,649)	(4,901)	(5,319)
<b>Operating cash flow before working capital changes</b>	(558)	(338)	(1,914)	(1,944)
Change in trade and other receivables and other current assets	131	5,132	(1,410)	35,649
Change in trade and other payables	(1,477)	(2,277)	(1,314)	(327)
Change in development properties for sale	(20,043)	(4,421)	(20,704)	6,010
<b>Cash (used in)/generated from operations</b>	(21,947)	(1,904)	(25,342)	39,388
Interest received	5	10	25	14
Income tax paid	-	(42)	-	(172)
<b>Net cash (used in)/generated from operating activities</b>	(21,942)	(1,936)	(25,317)	39,230
<b>Cash flows from investing activities</b>				
Purchase of property, plant and equipment (Note B)	(9)	(10)	(33)	(169)
Purchase of investment securities	-	-	-	(199)
Purchase of investment properties	-	-	(839)	-
Additions to investment properties	-	-	(16)	(1)
Payment for investment in associates	-	-	-	(680)
Proceeds from disposal of property, plant and equipment	-	-	-	4
Repayment from associates	(11)	-	142	3,995
Advances to associates	(680)	(3,068)	(3,125)	(7,107)
Dividend received	7	9	8	12
<b>Net cash used in from investing activities</b>	(693)	(3,069)	(3,863)	(4,145)
<b>Cash flows from financing activities</b>				
Share buy-back	(63)	-	(63)	-
Proceeds from bank loans	20,920	5,507	25,772	14,272
Repayment of bank loans	(196)	(129)	(2,345)	(62,382)
Repayment of finance lease liabilities	(8)	(15)	(26)	(38)
Advances from associate	680	3,060	3,125	3,060
Interest paid	(659)	(380)	(1,593)	(1,492)
Dividend paid	(541)	(1,082)	(1,623)	(3,246)
<b>Net cash generated from/(used in) financing activities</b>	20,133	6,961	23,247	(49,826)
<b>Net changes in cash and cash equivalents</b>	(2,502)	1,956	(5,933)	(14,741)
Cash and cash equivalents at beginning of financial year	4,869	8,378	8,300	25,075
<b>Cash and cash equivalents at end of financial period (Note A)</b>	2,367	10,334	2,367	10,334



**GOODLAND GROUP LIMITED**  
(REG. NO. 200405522N)

**Note A**

Cash and cash equivalents comprise fixed deposit and cash and bank balances

	As at 30/6/2019 S\$'000	As at 30/6/2018 S\$'000
Fixed deposits with banks	-	1,002
Cash and bank balances	2,367	9,332
	<u>2,367</u>	<u>10,334</u>
Bank overdraft	-	-
	<u>2,367</u>	<u>10,334</u>

**Note B**

Purchases of property, plant and equipment were financed as follows:

	3 months ended 30/6/2019 (3Q2019) S\$'000	3 months ended 30/6/2018 (3Q2018) S\$'000	9 months ended 30/6/2019 (9M2019) S\$'000	9 months ended 30/6/2018 (9M2018) S\$'000
Additions to property, plant and equipment	9	10	33	296
Acquired under finance lease agreements	-	-	-	(127)
Cash payments	<u>9</u>	<u>10</u>	<u>33</u>	<u>169</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.

**Statement of Changes in Equity**

The Group	Attributable to equity holders of the Company										Non-Controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Treasury Shares S\$'000	Acquisition Reserve S\$'000	Currency Translation Reserve S\$'000	Equity Reserve S\$'000	Fair Value Reserve S\$'000	Revaluation Surplus Reserve S\$'000	Merger Reserve S\$'000	Retained Earnings S\$'000	Subtotal S\$'000		
<b>At 1 October 2017</b>	63,280	(9,357)	78,743	(21,186)	229	(468)	3,224	(485)	85,487	199,467	52,075	251,542
Effect of changes in accounting policies	-	-	-	21,186	-	-	-	-	(21,186)	-	-	-
<b>At 1 October 2017, as restated</b>	63,280	(9,357)	78,743	0	229	(468)	3,224	(485)	64,301	199,467	52,075	251,542
<b>Total comprehensive income for the period</b>	-	-	-	-	-	-	-	-	792	792	8	800
<b>Profit/(loss) for the period</b>	-	-	-	-	-	-	-	-	792	792	8	800
<b>Other comprehensive income</b>	-	-	-	-	-	-	-	-	-	-	-	-
Exchange differences arising from transaction	-	-	-	6,031	-	-	-	-	-	6,031	2,579	8,609
<b>Total other comprehensive income</b>	-	-	-	6,031	-	-	-	-	-	6,031	2,579	8,609
<b>Total comprehensive income for the period</b>	-	-	-	6,031	-	-	-	-	792	6,823	2,587	9,409
<b>Transactions with owners, recognised directly in equity</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Contributions by and distributions to owners</b>	-	-	-	-	-	-	-	-	(2,164)	(2,164)	-	(2,164)
Dividend paid	-	-	-	-	-	-	-	-	(2,164)	(2,164)	-	(2,164)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	-	-	-	-	-	-	-	(2,164)	(2,164)	-	(2,164)
<b>Balance as at 31 March 2018</b>	63,280	(9,357)	78,743	6,031	229	(468)	3,224	(485)	62,929	204,126	54,662	258,787
<b>Total comprehensive income for the period</b>	-	-	-	-	-	-	-	-	879	879	(4)	875
<b>Profit/(loss) for the period</b>	-	-	-	-	-	-	-	-	879	879	(4)	875
<b>Other comprehensive income</b>	-	-	-	-	-	-	-	-	-	-	-	-
Exchange differences arising from transaction	-	-	-	(753)	-	-	-	-	-	(753)	(322)	(1,075)
<b>Total other comprehensive income</b>	-	-	-	(753)	-	-	-	-	-	(753)	(322)	(1,075)
<b>Total comprehensive income for the period</b>	-	-	-	(753)	-	-	-	-	879	126	(326)	(200)
<b>Transactions with owners, recognised directly in equity</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Contributions by and distributions to owners</b>	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
Dividend paid	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
<b>Changes in ownership interests in subsidiaries</b>	-	-	-	-	-	-	-	-	-	-	490	490
Acquisition of non-controlling interests	-	-	-	-	-	-	-	-	-	-	490	490
<b>Total changes in ownership interests in subsidiaries</b>	-	-	-	-	-	-	-	-	-	-	490	490
<b>Total transactions with owners</b>	-	-	-	-	-	-	-	-	(1,082)	(1,082)	490	(592)
<b>Balance as at 30 June 2018</b>	63,280	(9,357)	78,743	5,278	229	(468)	3,224	(485)	62,726	203,169	54,826	257,995
<b>At 1 October 2018</b>	63,280	(9,380)	78,743	(18,586)	229	(183)	3,224	(485)	87,115	203,957	53,672	257,629
Effect of changes in accounting policies	-	-	-	21,186	-	-	-	-	(21,186)	-	-	-
<b>At 1 October 2018, as restated</b>	63,280	(9,380)	78,743	2,600	229	(183)	3,224	(485)	65,929	203,957	53,672	257,629
<b>Total comprehensive income for the period</b>	-	-	-	-	-	-	-	-	1,566	1,566	2	1,568
<b>Profit for the period</b>	-	-	-	-	-	-	-	-	1,566	1,566	2	1,568
<b>Other comprehensive income</b>	-	-	-	-	-	-	-	-	-	-	-	-
Exchange differences arising from transaction	-	-	-	710	-	-	-	-	-	710	303	1,013
<b>Total other comprehensive income</b>	-	-	-	710	-	-	-	-	-	710	303	1,013
<b>Total comprehensive income for the period</b>	-	-	-	710	-	-	-	-	1,566	2,276	305	2,581
<b>Transactions with owners, recognised directly in equity</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Contributions by and distributions to owners</b>	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
Dividend paid	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
<b>Balance as at 31 March 2019</b>	63,280	(9,380)	78,743	3,310	229	(183)	3,224	(485)	66,413	205,151	53,977	259,128
<b>Total comprehensive income for the period</b>	-	-	-	-	-	-	-	-	74	74	(6)	68
<b>Profit for the period</b>	-	-	-	-	-	-	-	-	74	74	(6)	68
<b>Other comprehensive income</b>	-	-	-	-	-	-	-	-	-	-	-	-
Exchange differences arising from transaction	-	-	-	(1,536)	-	-	-	-	-	(1,536)	(657)	(2,193)
<b>Total other comprehensive income</b>	-	-	-	(1,536)	-	-	-	-	-	(1,536)	(657)	(2,193)
<b>Total comprehensive income for the period</b>	-	-	-	(1,536)	-	-	-	-	74	(1,462)	(663)	(2,125)
<b>Transactions with owners, recognised directly in equity</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Contributions by and distributions to owners</b>	-	(63)	-	-	-	-	-	-	(541)	(63)	-	(63)
Purchase of treasury shares	-	(63)	-	-	-	-	-	-	(541)	(63)	-	(63)
Dividend paid	-	-	-	-	-	-	-	-	(541)	(541)	-	(541)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	(63)	-	-	-	-	-	-	(541)	(604)	-	(604)
<b>Balance as at 30 June 2019</b>	63,280	(9,443)	78,743	1,774	229	(183)	3,224	(485)	65,946	203,085	53,314	256,399





The Company	Share Capital S\$'000	Treasury Share S\$'000	Equity Reserve S\$'000	Retained Earnings S\$'000	Total Equity S\$'000
<b>At 1 October 2017</b>	63,280	(9,357)	229	2,306	56,458
<b>Total comprehensive income for the period</b>					
Profit for the period	-	-	-	1,828	1,828
<b>Total comprehensive income for the period</b>	-	-	-	1,828	1,828
<b>Transaction with owners, recognised directly in equity</b>					
<b>Contribution by and distributions to owners</b>					
Dividend paid	-	-	-	(2,164)	(2,164)
<b>Total contribution by and distributions to owners</b>	-	-	-	(2,164)	(2,164)
<b>Total transactions with owners</b>	-	-	-	(2,164)	(2,164)
<b>Balance as at 31 March 2018</b>	63,280	(9,357)	229	1,970	56,122
<b>Total comprehensive income for the period</b>					
Profit for the period	-	-	-	1,902	1,902
<b>Total comprehensive income for the period</b>	-	-	-	1,902	1,902
<b>Transaction with owners, recognised directly in equity</b>					
<b>Contribution by and distributions to owners</b>					
Dividend paid	-	-	-	(1,082)	(1,082)
<b>Total contribution by and distributions to owners</b>	-	-	-	(1,082)	(1,082)
<b>Total transactions with owners</b>	-	-	-	(1,082)	(1,082)
<b>Balance as at 30 June 2018</b>	63,280	(9,357)	229	2,790	56,942
<b>At 1 October 2018</b>	63,280	(9,380)	(1,077)	2,184	55,007
<b>Total comprehensive income for the period</b>					
Loss for the period	-	-	-	(225)	(225)
<b>Total comprehensive income for the period</b>	-	-	-	(225)	(225)
<b>Transaction with owners, recognised directly in equity</b>					
<b>Contribution by and distributions to owners</b>					
Dividend paid	-	-	-	(1,082)	(1,082)
<b>Total contribution by and distributions to owners</b>	-	-	-	(1,082)	(1,082)
<b>Total transactions with owners</b>	-	-	-	(1,082)	(1,082)
<b>Balance as at 31 March 2019</b>	63,280	(9,380)	(1,077)	877	53,700
<b>Total comprehensive income for the period</b>					
Loss for the period	-	-	-	(76)	(76)
<b>Total comprehensive income for the period</b>	-	-	-	(76)	(76)
<b>Transaction with owners, recognised directly in equity</b>					
<b>Contribution by and distributions to owners</b>					
Purchase of treasury shares	-	(63)	-	-	(63)
Dividend paid	-	-	-	(541)	(541)
<b>Total contribution by and distributions to owners</b>	-	(63)	-	(541)	(604)
<b>Total transactions with owners</b>	-	(63)	-	(541)	(604)
<b>Balance as at 30 June 2019</b>	63,280	(9,443)	(1,077)	260	53,020



**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.**

During the period under review, there were no changes in the Company's share capital.

The Company	Number of shares issued and fully paid	Shares capital S\$'000	Number of Treasury Shares	Treasury Shares S\$'000
As at 1 October 2018	394,066,518	63,280	33,471,600	9,380
Changes in share capital	-	-	330,000	63
<b>As at 30 June 2019</b>	<b>394,066,518</b>	<b>63,280</b>	<b>33,801,600</b>	<b>9,443</b>

The total number of issued shares excluding treasury shares of the Company as at 30 June 2019 was 360,264,918 (30 June 2018: 360,694,918). The Company held 33,801,600 treasury shares, constituting 9.38% of the total number of ordinary shares outstanding excluding treasury shares, as at 30 June 2019 (30 June 2018: 33,371,600 constituting 9.25% of the total number of ordinary shares outstanding excluding treasury shares).

The Company had no subsidiary holdings as at 30 June 2019 and 30 June 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.**

	<b>30/06/2019</b>	<b>30/09/2018</b>
Total number of issued shares	394,066,518	394,066,518
Total number of treasury shares	(33,801,600)	(33,471,600)
Total number of issued shares excluding treasury shares	<u>360,264,918</u>	<u>360,594,918</u>

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

As at 30 June 2019, there were no sales, transfers, cancellation and/or use of treasury shares.

**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.**

As at 30 June 2019, there were no subsidiary holdings.

**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 matter)**

Not applicable as the figures have not been audited or reviewed.



**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 applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the most recently audited financial statements of the Group for the financial year ended 30 September 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.**

(1) The Singapore Accounting Standards Council (“ASC”) has issued a new Singapore financial reporting framework, Singapore Financial Reporting Standards (International) (“SFRS(I)”). Singapore-incorporated companies listed on the Singapore Exchange are required to apply SFRS(I) for annual periods beginning on or after 1 January 2018.

In adopting SFRS(I), the Group has applied the following:

(a) Application of SFRS(I) First-time Adoption of SFRS(I)

The Group has elected optional exemption in SFRS(I) 1 to set the cumulative translation differences for all foreign operations to be zero at the date of transition, and reclassified the cumulative translation differences of \$21,186,346 as at 1 October 2017 to retained earnings.

After the date of transition, any gain or loss on disposal of any foreign operations will exclude translation differences that arose before the date of transition.

(b) Adoption of SFRS(I) 9 Financial Instruments

The Group has elected to recognise changes in the fair value of its unquoted equity investments through other comprehensive income, which is in line with the current accounting policies of the Group.

(c) Capitalisation of Borrowing Costs for Development Properties Constructed Over Time

In March 2019, IFRS Interpretation Committee (“IFRIC”) issued the Agenda Decision relating to the capitalisation of borrowings costs for the construction of a residential multi-unit real estate development (building). The Board is assessing the impact and will duly notify the shareholders of changes, if any.

(2) Reclassification of rental income and its related cost

Previously, rental income generated from the two investment properties were recognised as other operating income and the related expenses in managing the investment properties were recognised as administrative expenses. The Group has determined that leasing of properties is part of the principal activities of the Group. As a result, the rental income is reclassified from other operating income to revenue and its related expenses from administrative expenses to cost of sale for the period ended 30 June 2019 and 30 June 2018. The effects on the comparatives arising from the reclassification are as follows:

	3 months ended 30/6/2018 (3Q2018) S\$'000	9 months ended 30/6/2018 (9M2018) S\$'000
Increase in revenue	144	390
Increase in cost of sales	(62)	(165)
Increase in gross profit	82	225
Decrease in other operating income	(144)	(390)
Decrease in administrative expenses	62	165
Increase/(decrease) in profit for the period	-	-

There is no change to earnings per share and statement of financial position for the period ended 30 June 2018.



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.**

	<b>Group</b>			
	3 months ended 30/6/2019 (3Q2019)	3 months ended 30/06/2018 (3Q2018)	9 months ended 30/6/2019 (9M2019)	9 months ended 30/06/2018 (9M2018)
Earnings per ordinary share for the period (cent)	0.02	0.24	0.45	0.46
Weighted average number of ordinary shares in issue (excluding treasury shares)	360,558,654	360,694,918	360,582,830	360,694,918

The basic and diluted earnings per share are the same as there were no potentially dilutive ordinary shares in issue as at 30 June 2019 and 30 June 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**

	<b>Group</b>		<b>Company</b>	
	30/06/2019	30/09/2018	30/06/2019	30/09/2018
Net asset value per ordinary share, based on issued share capital (excluding treasury shares)	56.37 cents	56.56 cents	14.72 cents	15.25 cents
Number of issued shares (excluding treasury shares)	360,264,918	360,594,918	360,264,918	360,594,918

Net asset value is represented as equity attributable to owners of the Company.

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**

3Q2019 vs 3Q2018

Revenue decreased by \$3.7 million to \$0.2 million in 3Q2019 from \$3.9 million in 3Q2018 mainly due to higher revenue recognised in 3Q2018 from the sale of landed terrace house.

9M2019 vs 9M2018

Revenue decreased by \$23.2 million to \$7.9 million in 9M2019 from \$31.1 million in 9M2018 mainly due to higher revenue recognised in 9M2018 from the sales of strata terrace landed units from the residential project, The Morris Residences.

**Cost of sales and gross profit**

3Q2019 vs 3Q2018

Cost of sales decreased by \$3.0 million to \$0.1 million in 3Q2019 from \$3.1 million in 3Q2018, in line with decrease in revenue. Therefore, gross profit for 3Q2019 was \$0.1 million compared to \$0.8 million in 3Q2018.



Gross profit margin increased by 21.2% to 40.9% in 3Q2019 from 19.7% in 3Q2018, mainly due to higher margin from the rental income generated from investment properties.

9M2019 vs 9M2018

Cost of sales decreased by \$23.0 million to \$6.6 million in 9M2019 from \$29.6 million in 9M2018, in line with decrease in revenue. Therefore, gross profit for 9M2019 was \$1.3 million compared to \$1.5 million in 9M2018. Gross profit margin increased by 11.4% to 16.3% in 9M2019 from 4.9% in 9M2018, mainly due to higher margin from the sale of landed terrace houses and rental income generated from investment properties in 9M2019.

**Other operating income**

3Q2019 vs 3Q2018

Other operating income generated in 3Q2019 was mainly due to forfeiture of sales deposit.

9M2019 vs 9M2018

Other operating income remained relatively stable at \$0.3 million in 9M2019 and 9M2018.

**Administrative expenses**

3Q2019 vs 3Q2018

Administrative expenses decreased by \$0.3 million to \$0.9 million in 3Q2019 from \$1.2 million in 3Q2018 million mainly due to decrease in salaries and related expenses for employees of the Group in 3Q2019.

9M2019 vs 9M2018

Administrative expenses decreased by \$0.2 million to \$3.8 million in 9M2019 from \$4.0 million in 9M2018 million mainly due to decrease in salaries and related expenses for employees of the Group in 9M2019.

**Finance costs**

3Q2019 vs 3Q2018

Finance costs increased by \$0.1 million to \$0.4 million in 3Q2019 from \$0.3 million in 3Q2018, mainly due to drawdown of bank loans for development projects.

9M2019 vs 9M2018

Finance costs decreased by \$0.1 million to \$0.9 million in 9M2019 from \$1.0 million in 9M2018, mainly due to repayment of bank loans.

**Other operating expenses**

3Q2019 vs 3Q2018

Other operating expenses incurred in 3Q2019 was mainly due to fair value loss on quoted investments.

9M2019 vs 9M2018

Other operating expenses incurred in 9M2018 was mainly due to write down in value of development properties for sale of \$0.4 million.

**Share of associates' results**

3Q2019 vs 3Q2018

Share of associates' results changed by \$0.5 million to a profit of \$1.1 million in 3Q2019 from a profit of \$1.6 million in 3Q2018. This was mainly due to share of profits from associate.

9M2019 vs 9M2018

Share of associates' results changed by \$0.4 million to a profit of \$4.9 million in 9M2019 from a profit of \$5.3 million in 9M2018. This was mainly due to share of profits from associate.

**Profit before taxation**

3Q2019 vs 3Q2018

Profit before taxation decreased by \$0.8 million to \$0.1 million in 3Q2019 from \$0.9 million in 3Q2018. This was mainly attributable to decrease in gross profit of \$0.7 million, decrease in share of associates' results of \$0.5 million and increase in finance costs of \$0.1 million, partially offset by increase in other operating income of \$0.2 million and decrease in administrative expenses of \$0.3 million.



9M2019 vs 9M2018

Profit before taxation remained relatively stable at \$1.7 million.

**Other comprehensive income**

3Q2019 vs 3Q2018

Foreign currency translation differences arose mainly from the depreciation in Malaysia Ringgit in 3Q2019 and 3Q2018 for the investments in Malaysian entities.

9M2019 vs 9M2018

Foreign currency translation differences arose mainly from the depreciation in Malaysia Ringgit in 9M2019 for the investments in Malaysian entities. In 9M2018, it arose from the appreciation in Malaysia Ringgit.

**Assets**

Property, plant and equipment decreased by \$0.3 million to \$2.6 million as at 30 June 2019 from \$2.9 million as at 30 September 2018 mainly due to depreciation charged for the period.

Investment properties increased by \$0.7 million to \$88.7 million as at 30 June 2019 from \$88.0 million as at 30 September 2018, mainly due to the acquisition of an investment property during the period.

Associates increased by \$4.9 million to \$15.5 million as at 30 June 2019 from \$10.6 million as at 30 September 2018, mainly due to share of results of associates.

Trade and other receivables increased by \$4.3 million to \$21.2 million as at 30 June 2019 from \$16.9 million as at 30 September 2018 mainly due to sale of development property and advances made to associates.

Development properties for sale increased by \$21.4 million to \$226.9 million as at 30 June 2019 from \$205.5 million as at 30 September 2018 mainly due to acquisition of development property and costs incurred on new and on-going projects, partially offset by the recognition of a development properties sold and translation differences arising from Malaysian development properties.

**Liabilities**

Trade and other payables increased by \$2.9 million to \$14.4 million as at 30 June 2019 from \$11.5 million as at 30 September 2018 mainly due to advances from associate and increase in amounts payable to suppliers and subcontractors.

Bank borrowings increased by \$23.4 million to \$87.8 million as at 30 June 2019 from \$64.4 million as at 30 September 2018 mainly due to project financing on investment property and development properties, partially offset by repayment of bank loans.

Deferred tax liabilities decreased by \$0.1 million from \$9.4 million as at 30 June 2019 to \$9.5 million as at 30 September 2018 mainly due to foreign currency translation differences resulting from tax liabilities in Malaysia.

**Net Working Capital**

The Group's net working capital decreased by \$6.3 million to \$163.9 million as at 30 June 2019 from \$170.2 million as at 30 September 2018 mainly due to decrease in cash and cash equivalents, increase in bank borrowings as well as trade and other payables, partially offset by increase in trade and other receivables and development properties for sale.

**Capital and reserves**

Retained earnings remained relatively stable at \$65.9 million as at 30 June 2019 and 30 September 2019.

**Statement of cash flows**

3Q2019

The net cash used in operating activities for 3Q2019 was \$21.9 million. This was mainly due to increase in development properties for sale of \$20.0 million, decrease in trade and other payables of \$1.5 million and adjustment for share of profits of associates of \$1.1 million, partially offset by decrease in trade and other receivables of \$0.1 million, profit before tax of \$0.1 million, and adjustment for depreciation of \$0.1 million and interest expense of \$0.4 million.





The net cash used in investing activities for 3Q2019 was \$0.7 million. This was mainly due to advances to associates of \$0.7 million.

The net cash generated from financing activities for 3Q2019 was \$20.1 million. This was mainly due to proceeds from bank loans of \$20.9 million and advances from associate of \$0.7 million, partially offset by share buy-back of \$0.1 million, repayment of bank loans of \$0.2 million, interest paid of \$0.7 million and dividends paid of \$0.5 million.

**9M2019**

The net cash used in operating activities for 9M2019 was \$25.3 million. This was mainly due to increase in trade and other receivables of \$1.4 million, increase in development properties for sale of \$20.7 million, decrease in trade and other payables of \$1.3 million and adjustment for share of profits of associates of \$4.9 million, partially offset by profit before tax of \$1.7 million, adjustment for depreciation of \$0.3 million and interest expense of \$0.9 million.

The net cash used in investing activities for 9M2019 was \$3.9 million. This was mainly due to advances to associates of \$3.1 million and acquisition of an investment property of \$0.8 million.

The net cash generated from financing activities for 9M2019 was \$23.2 million. This was mainly due to by proceeds from bank loans of \$25.7 million and advances from an associate of \$3.1 million, partially offset by share buy-back of \$0.1 million, repayment of bank loans of \$2.3 million, dividends paid of \$1.6 million and interest paid of \$1.6 million.

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

Not applicable.

**10. A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

According to the URA real estate statistics released on 26 July 2019, prices of private residential properties increased by 1.5% in 2<sup>nd</sup> Quarter 2019, compared with the 0.7% decrease in the previous quarter.

The Group believes the outlook for Singapore residential property market remains challenging in the next 12 months. We will exercise prudence when replenishing our land bank in view of rising land and project development costs. The Group will continue to monitor supply and demand in the Singapore property market and refine our investment strategy. The Group remains committed to the Singapore market, whilst actively exploring opportunities overseas.

**11. Dividend**

**(a) Current Financial Period Reported On**

No dividend was declared/recommended for the current financial period reported on.

**(b) Corresponding Period of the Immediately Preceding Financial Year**

Dividend declared for the corresponding period of the immediately preceding financial year.

Name of Dividend	Interim
Type of Dividend	Cash
Dividend amount per ordinary share	0.15 Singapore cent
Tax Rate	Tax exempt (one-tier)

**(c) Date payable**

Not applicable

**(d) Books closure date**

Not applicable



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

After deliberation, the Board has adopted a prudent approach to conserve cash amidst the current challenging business environment. As such, no interim dividend has been declared for 3Q2019.

**13. Interested Person Transactions**

The Company does not have a general mandate from its shareholders for the interested person transaction. During the financial period under review, there were interested person transactions but these were less than S\$100,000 in aggregate.

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

The Directors of the Company confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company to be false or misleading in any material aspect.

**15. Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual**

Pursuant to Rule 720(1) of the SGX Listing Manual, the Company has procured undertakings from all its directors and executive officers.

**BY ORDER OF THE BOARD**

Dr. Alvin Tan Chee Tiong  
Chief Executive Officer

8 August 2019