

PRESS RELEASE

Fourth Quarter 4Q19 Results (for the three months ended 31 December 2019)

(S\$' million)	FY19	FY18	%		4Q19	4Q18	%
Revenue	2.3	1.8	28		1.3	0.9	44
Gross profit	1.9	1.5	27		1.1	0.8	38
Results from operating activities	(0.7)	(0.5)	40		0.3	0	NM
Net finance income	1.6	2.9	(45)		0	0.6	(100)
Profit before tax	0.9	2.5	(64)		0.3	0.5	(40)
Tax expense	(0.8)	(0.5)	(60)		(0.5)	(0.3)	67
Profit after tax	0.1	2.0	(95)		(0.2)	0.2	NM

*NM – Not meaningful

Singapore, 20 February 2020 – Singapore Exchange Securities Trading Limited (“SGX-ST”) Mainboard-listed The Place Holdings Limited (“The Place” or the “Group”), an investment holding company whose portfolio coverage includes developing and managing of media-related businesses, developing of integrated tourism and operating of tourism related “new retail” businesses, today announced its results for the fourth quarter ended 31 December 2019 (“4Q19”).

Revenue for FY19 comprises revenue from management of cultural events and activities of \$1.0 million and provision of management services to BJ Aozhong Real Estate for \$1.3 million. Revenue from management of cultural events and activities are mainly non-recurring event management contracts secured.

Revenue for the three months ended 31 December 2019 (“4Q19”) comprised revenue from management of cultural events and activities of \$0.9 million and provision of management services to BJ Aozhong Real Estate for \$0.4 million.

The Group's gross profit margin remained constant at 82% for FY19 and FY18, as well as between 84% and 86% for 4Q19 and 4Q18.

The increase in administrative expenses for FY19 by \$0.7 million is mainly due to the increase in headcount, addition of one director and additional depreciation expense arose from right-of-use assets in relation to office and staff accommodation.

On a quarterly basis, the significantly higher administrative expenses in 4Q18 is mainly due to a one off fund management fee in respect of Xinghuironghui (Tianjin) Equity Investment Partnership (limited) of \$0.6 million for capital injected upon incorporation in 2016.

Net finance income comprises of interest income and net exchange differences.

		FY19	FY18	4Q19	4Q18
		\$'000	\$'000	\$'000	\$'000
Interest income		2,284	1,766	1,105	534
Interest expense		(45)	-	(30)	-
Net foreign exchange (loss)/gain		(618)	1,145	(1,036)	55
		1,621	2,911	39	589

FY19 interest income of \$2.3 million is contributed by \$1.1 million from China operations and \$1.2 million from Singapore operations. \$1.1 million interest income from China arises from financial products purchased. Net foreign exchange loss of \$0.6 million for FY19 arises from translation of United States Dollars denominated cash and cash equivalents. United States Dollars had been weakening against Singapore Dollars for the year 2019.

On a quarterly basis, the increase in interest income for 4Q19 is mainly due to improved cash management controls in place, coupled with better interest rate secured by China operations. Net foreign exchange loss of \$1 million for 4Q19 arises from translation of United States Dollars denominated cash and cash equivalents. United States Dollars had been weakening against Singapore Dollars for the quarter ended 31 December 2019.

The Group reports a gain after tax of \$80,000 for FY19.

Moving Forward 2020

On 22 April 2019, The Group announced that its joint venture has been successfully awarded the tender for the acquisition by way of collective sale for Realty Centre at the aggregate purchase price of S\$148 million. Subsequent to shareholders' approval obtained on 6 August 2019, the remaining condition precedent for completion of acquisition is pending for 100% approval from the owners of Realty Centre, or otherwise the issuance of Sale Order.

Concurrently, the Group continues to seek suitable opportunities in expanding its business based on its execution know how and competitiveness. It will also take a prudential approach towards capital management and risk reward balance in tandem with changing market conditions.

On the progress of the acquisition of Tianjie Yuntai Wanrun (Xiuwu) Property Development Co., Ltd ("Tianjie Yuntai Wanrun"), the Group had placed a RMB 100 million refundable deposit to show its commitment on this proposed acquisition and for the application to the relevant regulatory authorities of People's Republic of China ("PRC") authority for the change in zoning of the Target Company's Land from commercial to residential. Management is currently pending approvals from the relevant PRC regulatory authorities and announcement will be made upon receipt of approvals from the relevant PRC regulatory authorities.

Following the recent outbreak of novel coronavirus, management expects minimal impact for the year 2020 as Beijing Vast Universe has a fixed management fee component with Beijing Aozhongxingye Real Estate Development Co., Ltd. Affected sales during the outbreak will be filled by a surge in the number of conferences and events after the outbreak when businesses are back in operation.

Based on the revised SGX reporting framework, the Group is not required to perform quarterly reporting. The Group wishes to inform shareholders that the Group will cease quarterly reporting with immediate effect and will instead perform half-yearly reporting. The Group's next financial results announcement will be in relation to the Group's half year ending 30 June 2020. Notwithstanding the adoption of this new reporting framework, the Group remains committed in announcing material business development on a timely manner to keep the market informed of the Group's state of affairs.

About The Place Holdings Limited

Listed on the Mainboard of the Singapore Exchange, The Place Holdings Limited (f.k.a. “Eucon Holding Limited”) (“The Place” or “the Group”) is an investment holding company whose portfolio coverage will include the investment, development and management of Media, Integrated Tourism and tourism-related “new retail” businesses.

The Group is backed by the key management team of The Place Investment Group, a multi-billion PRC conglomerate renowned for its extensive businesses in tourism, media, property management, bio-medical technology investments and international trade.

The Group’s core belief is to embrace a lifelong, forward-looking, bold and modern thinking. Through the spirit of innovation, courage to explore and keeping in touch with industry elites and market developments, they assure the Group in maintain a leading position in the industry, IT, and media and communication aspects.

At management level, the Group has created a team that is vigorous and committed. With a high degree of cohesiveness and effective execution, the management team is good at seizing opportunities and implementing projects swiftly, providing the Group huge cost-savings and substantial rewards.

Meticulous but understanding the overall situation is the selling point of the Group’s product. Paying attention to details is the vitality while working with partners and a clear picture of the overall situation creates value and product superiority.

In all collaborations, the Group strives to create value but at the same time maintain amicable balance between reality and rewards. With creating a win-win situation for all parties a priority uphold by the Group. The Group seeks the most justifiable business development plan while preserving the interests of all partners.

The Group’s current business activities include

- Provision of comprehensive branding strategy, planning and organising of corporate events, and exhibitions, and other large-scale events, and
- Development and operating of integrated tourism business including but not limited to the development of tourist townships near renowned tourist destinations, the development of commercial malls, hotels, entertainment and recreation facilities, resorts, corporate clubhouses and wellness resorts for the elderly; and

- Establishing, acquiring and/or otherwise investing in companies in the “new retail” businesses (i.e. those which manage and/or provide retail services by incorporating new advances in technology including but not limited to big data, payment, logistics, virtual reality) within the tourism industry which has synergies with the Company’s integrated tourism business.

The Group is expanding through acquisition of profitable businesses with high growth potential.

For further information, please contact:

The Place Holdings Limited

Ms Tay Ai Li

Financial Controller

Tel: (65) 6781 8156 Fax: (65) 6781 8159

Email: aili.tay@theplaceholdings.com