

# Second Quarter and Half Year Financial Statements And Dividend Announcement For The Period Ended 30 June 2018

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.

# Statement of Profit or Loss and Other Comprehensive Income

	Group		Group			
	2Q 2018	2Q 2017	Change	1H 2018	1H 2017	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	29,759	26,119	13.9	60,247	51,738	16.4
Cost of sales	(17,419)	(14,959)	16.4	(35,297)	(29,738)	18.7
Gross profit	12,340	11,160	10.6	24,950	22,000	13.4
Other income (Note 1)	506	337	50.1	1,351	1,111	21.6
Selling, distribution and outlet expenses	(8,345)	(7,162)	16.5	(16,612)	(14,133)	17.5
Administrative expenses	(3,976)	(3,206)	24.0	(7,800)	(6,376)	22.3
Other expenses (Note 2)	(209)	(20)	n.m.	(225)	(45)	n.m.
Finance costs (Note 3)	(19)	(1)	n.m.	(35)	(2)	n.m.
Share of results of equity-accounted investees,						
net of tax (Note 4)	(137)	(36)	n.m.	(283)	(36)	n.m.
Profit before tax	160	1,072	(85.1)	1,346	2,519	(46.6)
Income tax expense (Note 5)	(91)	(171)	(46.8)	(321)	(409)	(21.5)
Profit for the period	69	901	(92.3)	1,025	2,110	(51.4)
Other comprehensive income/(loss):						
Items that are or may be reclassified subsequently to profit or loss:						
Currency translation differences	358	(4)	n.m.	495	(401)	n.m.
Other comprehensive income/(loss) for the period, net of tax	358	(4)	n.m.	495	(401)	n.m.
Total comprehensive income for the period	427	897	(52.4)	1,520	1,709	(11.1)
Profit attributable to:						
Owners of the Company	19	858	(97.8)	739	2,003	(63.1)
Non-controlling interests	50	43	16.3	286	107	n.m.
Profit for the period	69	901	(92.3)	1,025	2,110	(51.4)
Total comprehensive income attributable to:						
Owners of the Company	380	841	(54.8)	1,209	1,605	(24.7)
Non-controlling interests	47	56	(16.1)	311	104	n.m.
Total comprehensive income for the						
period	427	897	(52.4)	1,520	1,709	(11.1)

n.m.: not meaningful

## 1(a)(ii) Notes to the Statement of Profit or Loss and Other Comprehensive Income:

	Group			Group		
	2Q 2018	2Q 2017	Change	1H 2018	1H 2017	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Profit for the period include the following:						
Other income including interest income and						
foreign exchange gain, net (Note 1)	506	337	50.1	1,351	1,111	21.6
Depreciation and amortisation (Note 6)	(1,225)	(932)	31.4	(2,472)	(1,838)	34.5
Property, plant and equipment written off (Note 2)	(193)	(20)	n.m.	(209)	(45)	n.m.
Write back of allowance for doubtful trade debts	-	-	n.a.	3	-	n.a.
Loss on disposal of property, plant and						
equipment, net	(3)	-	n.a.	(3)	-	n.a.
Write-off for inventories	(1)	(14)	(92.9)	(3)	(15)	(80.0)
Bad trade debts written off	-	-	n.a.	(6)	-	n.a.
Over provision for tax of prior years (Note 7)	89	-	n.a.	137	-	n.a.

## Note:

- (1) The increase in other income was due mainly to management fee income and higher government grants.
- (2) The increase in other expenses was due mainly to write-off of plant and equipment as a result of renovation of outlets.
- (3) The increase in finance costs was due mainly to the deemed finance costs on the balance consideration payable for the acquisition of 80% interest in Chilli Padi Holding Pte Ltd ("CPH").
- (4) Share of results of equity-accounted investees related primarily to the Group's share of losses of the associated company, Sering Manis Sdn Bhd.
- (5) The effective tax rate of the Group was higher due mainly to the tax effect of losses incurred by certain subsidiaries and the share of losses of associated company which could not be set off against the taxable profit of the Group.
- (6) The increase in depreciation and amortisation was mainly attributed to the new F&B business acquired in July 2017.
- (7) The over provision for tax of prior years was in relation to reversal of over provision of current income tax for prior years and deferred tax arising from the amortisation of intangible assets.

n.a.: not applicable n.m.: not meaningful

# **Statements of financial position**

	Group	
	30-Jun-18	31-Dec-17
	S\$'000	S\$'000
ASSETS		
Non-current assets		
Property, plant and equipment	23,674	24,924
Investment properties	3,088	3,168
Intangible assets	16,626	16,878
Investments in subsidiaries	-	-
Investments in equity-accounted investees (Note 8)	7,686	7,775
Held-to-maturity financial assets	-	-
Available-for-sale financial assets Loans to subsidiaries (Note 9)	35	35
Loans to equity-accounted investees (Note 10)	2,200	1,450
Other asset	381	381
Total non-current assets	53,690	54,611
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Current assets Inventories	2.556	2,727
Trade and other receivables (Note 11)	2,556 10,219	14,531
Fixed deposits (Note 12)	42,468	31,212
Cash and bank balances (Note 12)	16,297	25,399
Total current assets	71,540	73,869
Total assets	125,230	128,480
Total assets	123,230	120,400
EQUITY AND LIABILITIES		
Equity		
Share capital	43,299	43,299
Other reserves	(1,741)	(2,211)
Accumulated profits	55,126	57,402
Equity attributable to owners of the Company	96,684	98,490
Non-controlling interests	3,274	2,963
Total equity	99,958	101,453
Non-current liabilities		
Borrowings (Note 15)	371	-
Deferred tax liabilities	2,911	2,982
Provision	1,145	1,142
Other liabilities	5,023	4,995
Total non-current liabilities	9,450	9,119
Current liabilities		
Trade and other payables (Note 13)	13,018	15,191
Provisions (Note 14)	1,510	1,293
Borrowings (Note 15)	287	142
Tax payable (Note 16)  Total current liabilities	1,007	1,282
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Total liabilities	25,272	27,027
Total equity and liabilities	125,230	128,480

Company			
30-Jun-18	31-Dec-17		
S\$'000	S\$'000		
0.440	0.000		
8,448	9,203		
983	1,001		
-	-		
38,544	39,144		
-	-		
-	-		
35	35		
7,654	10,459		
-	-		
381	381		
56,045	60,223		
1,569	1,607		
6,259	6,557		
30,116	27,962		
4,730	6,813		
42,674	42,939		
98,719	103,162		
43,299	43,299		
-	-		
41,550	45,003		
84,849	88,302		
_	_		
84,849	88,302		
_	_		
340	340		
825	825		
3,123	3,095		
4,288	4,260		
4,200	4,200		
8,368	9,249		
991	858		
-	-		
223	493		
9,582	10,600		
13,870	14,860		
98,719	103,162		

#### 1(b)(i) Notes to the Statements of financial position:

Note:

- (8) The non-current loans to an equity-accounted investee in prior year have been re-presented and included in interests in equity-accounted investees principally because these loans are in substance long-term source of capital extended to an associated company and the settlement of the amount is neither planned nor likely to occur in the foreseeable future. The revised presentation does not result in a change in the Group's non-current assets.
- (9) The decrease in loans to subsidiaries was due to repayment of loans by subsidiaries.
- (10) The increase in loans to equity-accounted investees was due to additional loan extended to the joint venture, ABR CCH Land Sdn Bhd.
- (11) The decrease in trade and other receivables was due mainly to the refund of deposit following the cessation of the proposed investment in Bintan.
- (12) The increase in fixed deposits was due to the new placements of fixed deposits, hence there was a decrease in the cash and bank balances.
- (13) The reduction in trade and other payables was due mainly to lower trade payables as at 30 June 2018 and the payment of preacquisition dividend to the former shareholders of CPH which was included in other payables as at 31 December 2017.
- (14) The increase in provisions in current liabilities was due mainly to additional provision for unutilised annual leave.
- (15) The increase in borrowings of the Group was due to the new hire purchase financing taken up by the Malaysian subsidiary in June.
- (16) The decrease in tax payable was due mainly to payments made in 1H 2018 and reversal of over provision of tax in prior years, partially offset by provision of income tax for the period.

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

Amount repayable in one year or less, or on demand

As at 30-Jun-18		
Secured Unsecured		
S\$'000	S\$'000	
287	-	

As at 31-Dec-17			
Secured Unsecured			
S\$'000	S\$'000		
142	-		

Amount repayable after one year

As at 30-Jun-18		
Secured Unsecured		
S\$'000	S\$'000	
371	-	

As at 31-Dec-17			
Secured Unsecured			
S\$'000	S\$'000		
-	-		

# 1(b)(ii) Details of collaterals

The Group's borrowing facilities are secured by

- i) legal charges over certain properties and pledges of fixed deposits of the Group's Malaysian subsidiary, corporate guarantees from a wholly-owned subsidiary of the Company and the Company; and
- ii) plant and equipment under finance lease.

# **Statement of cash flows**

	Group	
	2Q 2018	2Q 2017
	S\$'000	S\$'000
Cash flows from operating activities		
Profit before tax	160	1,072
Adjustments for:		
Depreciation and amortisation	1,225	932
Loss on disposal of property, plant and equipment, net	3	-
Property, plant and equipment written off	193	20
Share of results of equity-accounted investees Interest expense	137 5	36 1
Deemed finance costs	14	- '
Interest income	(161)	(145)
Operating cash flows before movements in working capital		1,916
Changes in working capital:	ŕ	
Inventories	54	122
Trade and other receivables	667	(695)
Trade and other payables	503	659
Provisions	(3)	(48)
Currency translation differences	66	42
Cash from operations	2,863	1,996
Income tax paid  Net cash generated from operating activities	(214) 2,649	(334) 1,662
	2,049	1,002
Cash flows from investing activities	404	4.45
Interest received	161 (711)	145
Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment	(711)	(827)
Deposit refunded for new project	4,050	_
Investment in equity-accounted investees	-	(365)
Loans to equity-accounted investees	-	(6,944)
Net cash generated from/(used in) investing activities	3,501	(7,991)
Cash flows from financing activities		
Interest expense paid	(5)	(1)
Proceeds from/(repayment of) borrowings	481	17
Funds placed in non-liquid deposits	-	(6)
Dividend paid to shareholders	(3,015)	(3,015)
Net cash used in financing activities	(2,539)	(3,005)
Net increase/(decrease) in cash and cash equivalents	3,611	(9,334)
Cash and cash equivalents at beginning of financial period	54,687	81,114
Effect of exchange rate fluctuations on cash and cash		4
equivalents	340	(109)
Cash and cash equivalents at end of financial period	58,638	71,671
Cash and cash equivalents comprise:		
Fixed deposits	42,468	50,830
Cash and bank balances	16,297	20,960
Less: funds placed in non-liquid deposits	58,765 (127)	71,790 (119)
2000. Tariao piacea in non-iiqaia aeposits		
Less. runus piaceu in nominiquiu deposits	58,638	71,671

Group 1H 2018 1H 2017				
1H 2017 S\$'000				
2,519				
1,838				
45 36 2				
- (312)				
4,128				
146 (803) (638) 2				
2,879				
(588) 2,291				
312 (1,803) - -				
(365) (6,944) (8,800)				
(2) (46) (6) (3,015) (3,069)				
(9,578) 81,664				
(415) 71,671				
50,830 20,960 71,790 (119) 71,671				

# Statement of changes in equity

Group	Total Equity S\$'000	Equity attributable to owners of the Company S\$'000	Share Capital S\$'000	Other Reserves S\$'000	Accumulated Profits S\$'000	Non- controlling Interests S\$'000
Balance at 1 January 2018	101,453	98,490	43,299	(2,211)	57,402	2,963
Profit for the period	1,025	739	-	-	739	286
Other comprehensive income: Currency translation differences Other comprehensive income for the period,	495	470	-	470	-	25
net of tax	495	470	-	470	-	25
Total comprehensive income for the period	1,520	1,209	-	470	739	311
Distributions to owners of the Company						
Tax exempt (1-tier) final dividend of 1.5 cents per share for the financial year ended 31 December 2017	(3,015)	(3,015)	-	-	(3,015)	-
Total distributions to owners of the Company	(3,015)	(3,015)		-	(3,015)	-
Balance at 30 June 2018	99,958	96,684	43,299	(1,741)	55,126	3,274
Balance at 1 January 2017	100,035	99,544	43,299	(82)	56,327	491
Profit for the period	2,110	2,003	-	-	2,003	107
Other comprehensive loss: Currency translation differences	(401)	(398)	-	(398)	-	(3)
Other comprehensive loss for the period, net of tax	(401)	(398)	-	(398)	-	(3)
Total comprehensive income/(loss) for the period	1,709	1,605	-	(398)	2,003	104
Distributions to owners of the Company  Tax exempt (1-tier) final dividend of 1.5 cents						
per share for the financial year ended 31 December 2016	(3,015)	(3,015)	-		(3,015)	-
Total distributions to owners of the Company	(3,015)	(3,015)	-	-	(3,015)	-
Balance at 30 June 2017	98,729	98,134	43,299	(480)	55,315	595

#### 1(d)(i) Statement of changes in equity (cont'd)

# Company

## Balance at 1 January 2018

Net loss and total comprehensive loss for the period

Tax exempt (1-tier) final dividend of 1.5 cents per share for the financial year ended 31 December 2017

Balance at 30 June 2018

## Balance at 1 January 2017

Net profit and total comprehensive income for the period

Tax exempt (1-tier) final dividend of 1.5 cents per share for the financial year ended 31 December 2016

Balance at 30 June 2017

Total Equity S\$'000	Share Capital S\$'000	Accumulated Profits S\$'000
88,302	43,299	45,003
(438)	-	(438)
(3,015)	-	(3,015)
84,849	43,299	41,550
87,575	43,299	44,276
1,098	-	1,098
(3,015)	-	(3,015)
85,658	43,299	42,359

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 the end of the corresponding period of the immediately preceding financial year.

There were no movements in the share capital of the Company from 31 March 2018 to 30 June 2018.

There were no outstanding convertibles instruments which may be converted to shares as at 30 June 2018 and 30 June 2017.

The company did not hold any treasury shares and no subsidiary holdings as at 30 June 2018 and 30 June 2017.

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.

Total number of issued shares excluding treasury shares

30-Jun-18	31-Dec-17	
'000	'000	
200,996	200,996	

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.

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.

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.

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.

Singapore-incorporated companies listed on the Singapore Exchange are required to apply a new financial reporting framework identical to the International Financial Reporting Standards known as Singapore Financial Reporting Standards (International) ("SFRS(I)"), for annual periods beginning on or after 1 January 2018. The Group has adopted SFRS(I) on 1 January 2018 and has prepared its first set of financial information under SFRS(I) for the half year ended 30 June 2018.

Other than the adoption of the new framework and the new SFRS(I)s, amendments and interpretations of SFRS(I)s which took effect from the current financial year, the Group has applied the same accounting policies and methods of computation as in the most recently audited financial statements for the year ended 31 December 2017. The adoption of the new financial reporting framework, new SFRS(I)s, amendments and interpretations of SFRS(I)s has no material impact on the financial performance and financial position of the Group.

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.

Earnings per ordinary share for the period based on net profit attributable to shareholders

- i) Based on weighted average number of ordinary shares on issue
- ii) On a fully diluted basis

Group figures			
2Q 2018	2Q 2017	1H 2018	1H 2017
			·
cents	cents	cents	cents
0.01	0.43	0.37	1.00
0.01	0.43	0.37	1.00
	cents <b>0.01</b>	2Q 2018 2Q 2017  cents cents 0.01 0.43	2Q 2018         2Q 2017         1H 2018           cents         cents         cents           0.01         0.43         0.37

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.

Net Asset Value per ordinary share based on total number of issued shares excluding treasury shares at the end of the financial period/year (cents)

Ī	Group		Company	
	30-Jun-18	31-Dec-17	30-Jun-18	31-Dec-17
3				
	48.1	49.0	42.2	43.9

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.

#### 8(a) Review of the performance of the group.

## 2Q 2018 vs 2Q 2017

Group revenue for 2Q 2018 rose 13.9% from \$26.1 million in 2Q 2017 to about \$29.8 million, due mainly to the contribution from the new F&B business acquired in July 2017. Gross profit increased 10.6% to \$12.3 million as compared to approximately \$11.2 million in 2Q 2017. The increases in selling, distribution and outlet expenses and administrative expenses were mainly due to the inclusion of the new F&B business. The increase in administrative expenses was also due to the professional fees incurred in respect of the ceased investment in Bintan.

Group profit before tax for 2Q 2018 saw a significant decline from \$1.1 million in 2Q 2017 to \$160,000. The weaker performance of the F&B operation was mainly attributable to the challenging operating conditions in the food retail markets due to keen competition and increased operating costs. The operation in Malaysia was also partly affected by the closure of a main outlet for upgrading and the resulting write-off of plant and equipment. The Group's profitability was further affected by the share of losses from its associated company in Malaysia.

Group profit after tax for 2Q 2018 was \$69,000; after deducting the share of profit attributable to non-controlling interests, the Group recorded a marginal profit attributable to owners of the Company of \$19,000 as compared to \$858,000 in 2Q 2017.

## 1H 2018 vs 1H 2017

Group revenue for 1H 2018 rose 16.4% from \$51.7 million in 1H 2017 to \$60.2 million, due mainly to the contribution from the new F&B business acquired in July 2017. Gross profit increased 13.4% to approximately \$25.0 million as compared to \$22.0 million in 1H 2017. The increases in selling, distribution and outlet expenses and administrative expenses were mainly due to the inclusion of the new F&B business.

Group profit before tax for 1H 2018 declined 46.6% from \$2.5 million in 1H 2017 to \$1.3 million, primarily attributed to weaker performance of the F&B operation. The Group's profitability was further affected by the share of losses from its associated company in Malaysia, one-off expenses relating to the ceased investment and write-off of plant and equipment arising from upgrading of outlet.

Group profit after tax for 1H 2018 declined 51.4% from \$2.1 million in 1H 2017 to \$1.0 million; after deducting the share of profit attributable to non-controlling interests, the Group recorded a profit attributable to owners of the Company of \$0.7 million as compared to \$2.0 million in 1H 2017.

#### 8(b) Material factors that affect the Group's cash flow, working capital, assets and liabilities.

The Group generated operating cash flow of \$2.6 million in 2Q 2018. Net cash generated from investing activities of \$3.5 million was mainly attributed to the refund of deposit of \$4.0 million following the cessation of the proposed investment in Bintan, offset by cash used in purchase of plant and equipment. Net cash used in financing activities of \$2.5 million was mainly for the dividend payment to shareholders of \$3.0 million, offset by proceeds from borrowings of \$0.5 million. As a result of the above, the cash and cash equivalents of the Group increased by \$3.6 million in 2Q 2018.

For 1H 2018, the Group generated operating cash flow of approximately \$1.8 million. Net cash generated from investing activities of \$2.7 million was mainly attributed to the refund of deposit, partially offset by cash used to purchase plant and equipment and additional loan to a joint venture of \$750,000. Net cash used in financing activities of \$2.5 million was mainly for the dividend payment to shareholders, offset by proceeds from borrowings of \$0.5 million. Overall, the cash and cash equivalents of the Group increased by approximately \$2.0 million, ending the period with cash and cash equivalents of \$58.6 million.

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

The current announced results are in line with the prospect statement previously disclosed in the Group's 1Q 2018 results announcement made on 11 May 2018.

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 operating environment in the F&B industry is expected to remain challenging as it continues to face headwinds with increased competition and tight manpower supply. Amid these challenges, the Group expects the revenue and profit margin to remain under pressure. The Group will continue to review the various F&B businesses, enhance the operational efficiencies, explore new product offerings and stay focused on cost management.

On the property business, the Group had recently announced two new property-related investments in Malaysia and Indonesia. The Group will continue to pursue investment opportunities in the region to develop the property business.

#### 11 Dividend

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

Any dividend declared / recommended for the current financial period reported on? Yes

Name of dividend	Interim
Dividend type	Cash
Dividend per share	1 cent
Tax rate	Tax exempt (1-tier)

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

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes

Name of dividend	Interim
Dividend type	Cash
Dividend per share	1 cent
Tax rate	Tax exempt (1-tier)

#### (c) Date payable

The proposed dividend payable date shall be announced later.

#### (d) Books closure date

The books closure date shall be announced later.

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 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 has not obtained a general mandate from shareholders for Interested Person Transactions ("IPT").

14 Negative confirmation pursuant to Rule 705(5).

On behalf of the Board, we hereby confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the interim financial information for the second quarter and half year ended 30 June 2018 to be false or misleading in any material aspects.

On behalf of the Board of Directors

Chua Tiang Choon, Keith Executive Chairman

Ang Yee Lim Managing Director

Singapore 13 August 2018

15 Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1) of the SGX Listing Manual.

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX Listing Manual.

# BY ORDER OF THE BOARD

Ang Lian Seng Executive Director 13 August 2018