

Second Quarter Financial Statement Announcement for the Period Ended 30/6/2019

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

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year

Group						
		S\$'000	%	S\$'000	%	
3 months ended 30 June			6 months ended 30 June			
Note	2019	2018	Change	2019	2018	Change
Revenue	4,190	4,972	(15.73)	7,713	8,536	(9.64)
Cost of sales	(4,289)	(3,946)	8.69	(7,469)	(7,116)	4.96
Gross (loss)/profit	(99)	1,026	NM	244	1,420	(82.82)
Other operating income	1 91	173	(47.40)	171	320	(46.56)
Gain from investments	2 548	813	(32.60)	1,522	1,636	(6.97)
Administrative expenses	(2,988)	(3,135)	(4.69)	(4,373)	(4,447)	(1.66)
Distribution costs	3 (96)	(79)	21.52	(175)	(156)	12.18
Other operating expenses	4 (261)	(389)	(32.90)	(633)	(789)	(19.77)
Finance costs	5 -	(17)	(100.00)	-	(41)	(100.00)
Foreign exchange (loss)/gain	6 (1,354)	80	NM	(933)	657	NM
Share of results of associate	(19)	(20)	(5.00)	(37)	(39)	(5.13)
Loss before tax	(4,178)	(1,548)	NM	(4,214)	(1,439)	NM
Income tax expense	7 (15)	3	NM	(27)	(69)	(60.87)
Loss for the period	(4,193)	(1,545)	NM	(4,241)	(1,508)	NM
Attributable to:						
Owners of the Company	(4,190)	(1,522)	NM	(4,238)	(1,523)	NM
Non-controlling interests	(3)	(23)	(86.96)	(3)	15	NM
	(4,193)	(1,545)	NM	(4,241)	(1,508)	NM

NM – Not Meaningful

Statement of Comprehensive Income

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2019	2018	Change	2019	2018	Change
(4,193)	(1,545)	NM	(4,241)	(1,508)	NM
(2,286)	(1,336)	71.11	(1,491)	1,056	NM
(2,286)	(1,336)	71.11	(1,491)	1,056	NM
(6,479)	(2,881)	NM	(5,732)	(452)	NM

(6,427)	(2,653)	NM	(5,697)	(391)	NM
(52)	(228)	(77.19)	(35)	(61)	(42.62)
(6,479)	(2,881)	NM	(5,732)	(452)	NM

Other information

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2019	2018	Change	2019	2018	Change
978	1,005	(2.69)	1,972	2,011	(1.94)
1,160	16	NM	1,162	16	NM
-	1,155	(100.00)	-	1,155	(100.00)

NM – Not Meaningful

Note 1

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2019	2018	Change	2019	2018	Change
69	55	25.45	132	111	18.92
-	15	(100.00)	-	15	(100.00)
13	4	NM	13	8	62.50
-	32	(100.00)	-	32	(100.00)
9	67	(86.57)	26	154	(83.12)
91	173	(47.40)	171	320	(46.56)

Other operating income:

Rental income

Gain on disposal of property, plant and equipment

Incentive and allowance income

Reversal of impairment loss on trade receivables

Sundry income

Note 2

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2019	2018	Change	2019	2018	Change
149	273	(45.42)	311	667	(53.37)
-	71	(100.00)	-	71	(100.00)
58	126	(53.97)	128	204	(37.25)
341	343	(0.58)	1,083	694	56.05
548	813	(32.60)	1,522	1,636	(6.97)

Gain from investments:

Interest income

Gain on disposal of other financial assets

Dividend income

Net fair value gain on other financial assets

Note 3

The increase in distribution costs was due to higher advertising and carriage costs.

Note 4

Other operating expenses decreased due to lower depreciation charges. In 2Q18, all the depreciation charges of Suzhou hotel was recorded in other operating expenses as the hotel operation was ceased for redevelopment work. In 2Q19, depreciation arising from the operating property, plant and equipment of Suzhou hotel was classified under cost of sales following the re-commencement of the Suzhou hotel operation.

Note 5

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2019	2018	Change	2019	2018	Change
-	(17)	(100.00)	-	(41)	(100.00)
-	(17)	(100.00)	-	(41)	(100.00)

Finance cost:

Interest expense

No finance cost was reported in 2Q19 as the Group has fully repaid its bank borrowings.

Note 6

The Group reported an exchange loss of \$1.4 million in 2Q19 due mainly to the weakening of the Renminbi and US dollar against the Singapore dollar. The currency translation loss of \$2.3 million reported in other comprehensive income was attributable to the weakening of the Renminbi against the Singapore dollar.

NM – Not Meaningful

Note 7

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2019	2018	Change	2019	2018	Change
(7)	10	NM	(13)	(56)	(76.79)
(8)	(7)	14.29	(14)	(13)	7.69
(15)	3	NM	(27)	(69)	(60.87)

The current tax expense arose despite of a loss sustained by the Group as: (i) certain subsidiaries within the Group were profitable and that losses incurred by other entities within the Group could not be used to offset against the profits of these subsidiaries for income tax purposes; and (ii) withholding tax paid by the Company arising from the interest income received from a China subsidiary.

NM – Not Meaningful

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

AS AT	Note	Group		Company	
		30/6/2019 S\$'000	31/12/2018 S\$'000	30/6/2019 S\$'000	31/12/2018 S\$'000
ASSETS					
Current assets:					
Cash and cash equivalents		23,344	25,434	10,724	14,458
Trade and other receivables		12,890	13,946	24,250	21,343
Inventories		2,870	2,627	-	-
Other financial assets		10,220	9,894	10,220	9,894
Total current assets		49,324	51,901	45,194	45,695
Non-current assets:					
Investment in subsidiaries		-	-	148,623	148,623
Investment in associate	1	160	198	-	-
Other financial assets		2,215	2,249	-	-
Property, plant and equipment		41,368	41,380	1,121	1,160
Investment properties		54,405	56,258	846	860
Property under development		30,614	31,081	-	-
Other receivables		-	-	4,330	4,387
Land use rights		8,176	8,457	-	-
Total non-current assets		136,938	139,623	154,920	155,030
Total assets		186,262	191,524	200,114	200,725
LIABILITIES AND EQUITY					
Current liabilities:					
Trade and other payables		12,645	12,138	155	348
Income tax payable		42	50	11	18
Provision for litigation	2	11	69	-	-
Total current liabilities		12,698	12,257	166	366
Non-current liabilities:					
Provision for retirement benefits		615	586	615	586
Total non-current liabilities		615	586	615	586
Equity attributable to owners of the Company:					
Share capital		71,856	71,856	71,856	71,856
Treasury shares		(1,929)	(1,929)	(1,929)	(1,929)
Foreign currency translation reserve		1,705	3,164	-	-
Statutory reserve		1,855	1,855	-	-
Capital reserve		48	48	-	-
Retained earnings		97,320	101,558	129,406	129,846
		170,855	176,552	199,333	199,773
Non-controlling interests		2,094	2,129	-	-
Total equity		172,949	178,681	199,333	199,773
Total liabilities and equity		186,262	191,524	200,114	200,725

Notes:

1. Decrease in investment in associate was attributable to operating losses recorded by the associate.
2. Provision for litigation decreased due to settlement of litigation.

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 June 2019		As at 31 December 2018	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	-	-	-

Amount repayable after one year

As at 30 June 2019		As at 31 December 2018	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	-	-	-

Details of any collateral

None

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

	Group			
	S\$'000			
	3 months ended 30 June 2019	30 June 2018	6 months ended 30 June 2019	30 June 2018
Cash flows from operating activities:				
Loss before tax	(4,178)	(1,548)	(4,214)	(1,439)
Adjustments for:				
Depreciation of property, plant and equipment	406	414	800	838
Amortisation of land use rights	75	79	154	161
Depreciation of investment properties	497	512	1,018	1,012
Gain on disposal of property, plant and equipment	-	(15)	-	(15)
Loss on disposal of property, plant and equipment	19	51	36	73
Property, plant and equipment written off	1,160	16	1,162	16
Gain on disposal of other financial assets	-	(69)	-	(69)
Share of results of associate	19	20	37	39
Provision for retirement benefits	14	15	29	30
Provision for litigation	-	1,155	-	1,155
Dividend income	(58)	(126)	(128)	(204)
Interest income	(149)	(273)	(311)	(667)
Interest expense	-	17	-	41
Foreign exchange adjustment unrealised losses	209	(436)	219	(367)
Operating cash flows before changes in working capital	(1,986)	(188)	(1,198)	604
Trade and other receivables	(1,802)	(951)	438	1,068
Inventories	(251)	(268)	(279)	(703)
Trade and other payables	3,462	(194)	1,790	(2,221)
Other financial assets	(84)	229	(326)	(122)
Cash (used in)/from operations	(661)	(1,372)	425	(1,374)
Interest paid	-	(19)	-	(43)
Income taxes paid	(15)	(33)	(34)	(177)
Net cash (used in)/from operating activities	(676)	(1,424)	391	(1,594)
Cash flows from investing activities:				
Increase in investment properties	-	(26)	-	(502)
Purchase of property, plant and equipment	(1,090)	(2,947)	(2,614)	(5,462)
Proceeds from disposal of property, plant and equipment	15	60	24	69
Proceeds from disposal of other financial assets	-	3,937	-	3,937
Dividends received	58	126	128	204
Interest received	165	438	324	722
Net cash (used in)/from investing activities	(852)	1,588	(2,138)	(1,032)
Cash flows from financing activities:				
Repayment of bank borrowings	-	(1,654)	-	(1,654)
Dividends paid	-	(1,026)	-	(1,026)
Distributions to non-controlling interests pursuant to capital reduction	-	(4,511)	-	(4,511)
Net cash used in financing activities	-	(7,191)	-	(7,191)
Net decrease in cash and cash equivalents	(1,528)	(7,027)	(1,747)	(9,817)
Cash and cash equivalents at beginning of period	25,271	45,979	25,434	48,211
Effects of exchange rate changes on cash and cash equivalents	(399)	(17)	(343)	541
Cash and cash equivalents at end of period	23,344	38,935	23,344	38,935

The Group had a net cash outflow of \$0.7 million used in its operating activities in 2Q19 as compared to \$1.4 million in 2Q18. Net cash used in investing activities of \$0.9 million in 2Q19 was due mainly to payment of \$1.1 million for the redevelopment work of Suzhou hotel.

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

Group	Attributable to owners of the Company								
	Share capital S\$'000	Treasury shares S\$'000	Capital reserve S\$'000	Foreign currency translation reserve S\$'000	Statutory reserve S\$'000	Retained earnings S\$'000	Total S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
Balance at 1 January 2019	71,856	(1,929)	48	3,164	1,855	101,558	176,552	2,129	178,681
Net loss for the period	-	-	-	-	-	(48)	(48)	-	(48)
Other comprehensive income for the period									
Currency translation differences	-	-	-	778	-	-	778	17	795
Total comprehensive income/(loss) for the period	-	-	-	778	-	(48)	730	17	747
Balance at 31 March 2019 and 1 April 2019	71,856	(1,929)	48	3,942	1,855	101,510	177,282	2,146	179,428
Net loss for the period	-	-	-	-	-	(4,190)	(4,190)	(3)	(4,193)
Other comprehensive loss for the period									
Currency translation differences	-	-	-	(2,237)	-	-	(2,237)	(49)	(2,286)
Total comprehensive loss for the period	-	-	-	(2,237)	-	(4,190)	(6,427)	(52)	(6,479)
Balance at 30 June 2019	71,856	(1,929)	48	1,705	1,855	97,320	170,855	2,094	172,949

Group	Attributable to owners of the Company									
	Share capital S\$'000	Treasury shares S\$'000	Fair value adjustment reserve S\$'000	Capital reserve S\$'000	Foreign currency translation reserve S\$'000	Statutory reserve S\$'000	Retained earnings S\$'000	Total S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
Balance at 1 January 2018 as previously reported	71,856	(1,929)	1,239	48	6,077	1,110	109,834	188,235	6,962	195,197
Adoption of SFRS(I) 9	-	-	(1,239)	-	-	-	2,520	1,281	-	1,281
Balance at 1 January 2018 as restated	71,856	(1,929)	-	48	6,077	1,110	112,354	189,516	6,962	196,478
Net (loss)/profit for the period	-	-	-	-	-	-	(1)	(1)	38	37
Other comprehensive income for the period										
Currency translation differences	-	-	-	-	2,263	-	-	2,263	129	2,392
Total comprehensive income/(loss) for the period	-	-	-	-	2,263	-	(1)	2,262	167	2,429
Transfer to statutory reserve	-	-	-	-	-	742	(742)	-	-	-
Balance at 31 March 2018 and 1 April 2018	71,856	(1,929)	-	48	8,340	1,852	111,611	191,778	7,129	198,907
Net loss for the period	-	-	-	-	-	-	(1,522)	(1,522)	(23)	(1,545)
Other comprehensive loss for the period										
Currency translation differences	-	-	-	-	(1,131)	-	-	(1,131)	(205)	(1,336)
Total comprehensive loss for the period	-	-	-	-	(1,131)	-	(1,522)	(2,653)	(228)	(2,881)
Distribution to non-controlling interests pursuant to capital reduction	-	-	-	-	-	-	-	-	(4,511)	(4,511)
Dividends paid	-	-	-	-	-	-	(1,026)	(1,026)	-	(1,026)
Balance at 30 June 2018	71,856	(1,929)	-	48	7,209	1,852	109,063	188,099	2,390	190,489

Company	Share capital S\$'000	Treasury shares S\$'000	Fair value adjustment reserve S\$'000	Retained earnings S\$'000	Total equity S\$'000
Balance at 1 January 2019	71,856	(1,929)	-	129,846	199,773
Net profit for the period	-	-	-	623	623
Total comprehensive income for the period	-	-	-	623	623
Balance at 31 March 2019 and 1 April 2019	71,856	(1,929)	-	130,469	200,396
Net loss for the period	-	-	-	(1,063)	(1,063)
Total comprehensive loss for the period	-	-	-	(1,063)	(1,063)
Balance at 30 June 2019	71,856	(1,929)	-	129,406	199,333
Balance at 1 January 2018 as previously reported	71,856	(1,929)	1,239	156,362	227,528
Adoption of SFRS(I) 9	-	-	(1,239)	1,239	-
Balance at 1 January 2018 as restated	71,856	(1,929)	-	157,601	227,528
Net profit for the period	-	-	-	139	139
Total comprehensive income for the period	-	-	-	139	139
Balance at 31 March 2018 and 1 April 2018	71,856	(1,929)	-	157,740	227,667
Net profit for the period	-	-	-	1,290	1,290
Total comprehensive income for the period	-	-	-	1,290	1,290
Dividends paid	-	-	-	(1,026)	(1,026)
Balance at 30 June 2018	71,856	(1,929)	-	158,004	227,931

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

Share Capital

There were no changes in the Company’s issued and paid-up share capital during the second quarter ended 30 June 2019.

As at 30 June 2019, the Company has 342,024,763 issued ordinary shares, excluding treasury shares.

Treasury Shares

As at 30 June 2019, there were 5,414,000 (2018: 5,414,000) treasury shares held by the Company.

Subsidiary Holdings

There were 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

The total number of issued ordinary shares excluding treasury shares as at 30 June 2019 was 342,024,763 (31 December 2018: 342,024,763).

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 were no sales, transfer, disposal, cancellation and/or use of treasury shares as at 30 June 2019.

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 as the Company does not have any 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.

3 Where the figures have been audited or reviewed, the auditors’ report (including any qualifications or emphasis of matter)

N/A

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 Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 December 2018, except as disclosed in paragraph 5 below.

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

The Group has adopted the new Singapore Financial Reporting Standards (International) ("SFRS(I)") and the related Interpretations to SFRS(I)s ("SFRS(I) INT") that are relevant to its operations and effective for annual periods beginning on or after 1 January 2019. The adoption of these new/revised FRS and INT FRS did not result in any substantial change to the Group's and Company's accounting policies or have any significant impact on the financial statements.

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			
	3 months ended 30 June		6 months ended 30 June	
	2019	2018	2019	2018
Loss per ordinary share for the period				
(i) Based on weighted average number of ordinary shares on issue	(1.22) cent	(0.45) cent	(1.24) cent	(0.45) cent
Weighted average number of ordinary shares	342,024,763	342,024,763	342,024,763	342,024,763
(ii) On a fully diluted basis	(1.22) cent	(0.45) cent	(1.24) cent	(0.45) cent
Adjusted weighted average number of ordinary shares	342,024,763	342,024,763	342,024,763	342,024,763

7 Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:
(a) current financial period reported on; and
(b) immediately preceding financial year

	Group		Company	
	As At 30/6/2019	As At 31/12/2018	As At 30/6/2019	As At 31/12/2018
Net asset value per ordinary share based on issued share capital at the end of the period reported on (S\$)	0.50	0.52	0.58	0.58
Total number of issued shares, excluding treasury shares, at the end of the period reported on	342,024,763	342,024,763	342,024,763	342,024,763

- 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.**

PERFORMANCE REVIEW

Revenue of the Group decreased by \$0.8 million from \$5.0 million in 2Q18 to \$4.2 million in 2Q19 mainly because of lower revenue recorded in the PVC pipes and fittings operation. Net loss increased from \$1.5 million in 2Q18 to \$4.2 million in 2Q19 principally due to: (i) exchange loss of \$1.4 million in 2Q19; and (ii) operating loss of Suzhou hotel which was at the start-up period.

Hotel and Property Operation

Hotel and property operation reported a slight decrease in revenue of \$0.1 million from \$1.9 million in 2Q18 to \$1.8 million in 2Q19. Loss of the operation increased by \$0.7 million to \$3.0 million due mainly to the operating loss of Suzhou hotel. The hotel only became fully operational in May when it was integrated to the reservation system of the AccorHotels website. Low hotel occupancy rate during the start-up period and high initial operating cost have led to an increase in operation loss at Suzhou hotel. During the quarter under review, hotel and property operation wrote-off obsolete property, plant and equipment amounted to \$1.2 million at the Suzhou hotel. In the previous corresponding period, the operation made a \$1.2 million provision for litigation involving Dali San Teh Xing with its main contractor.

PVC Pipes and Fittings Operation

Revenue of the PVC pipes and fittings operation decreased from \$3.1 million in 2Q18 to \$2.4 million in 2Q19 owing to lower selling price. Despite the lower turnover, operating loss narrowed from \$214,000 in 2Q18 to \$147,000 in 2Q19 due to lower administrative expenses.

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

The Group's performance in the second quarter of 2019 is in line with the profit guidance announcement released on 6 August 2019.

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

The Group expects the performance of Suzhou hotel to be very challenging for the remaining of 2019 as it is currently in the gestation period which normally takes two to three years.

Shanghai property operation remains stable. The current average occupancy rate of the shopping mall is approximately 85%.

The renovation and improvement works of Nantong hotel has commenced in 2Q19. The arbitration proceeding with the hotel's former tenant is still ongoing.

The Group expects its PVC pipes and fittings operation to continue to face difficult business environment due to the keen competition and rising raw material costs.

11 Dividend

(a) *Current Financial Period Reported On*

Any dividend declared for the current financial period reported on? No

Name of Dividend

Dividend Type

Dividend Amount per Share (in cents)

Tax Rate

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

Any dividend declared for the corresponding period of the immediately preceding financial year? No

Name of Dividend

Dividend Type

Dividend Amount per Share (in cents)

Tax Rate

(c) *Date payable*

N/A

(d) *Books closure date*

N/A

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

No dividend has been declared or recommended for the period ended 30 June 2019. Dividend, if any, will be recommended in the full year financial statement and related announcement.

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 Company did not obtain any general mandate from its shareholders for interested person transactions.

14 Confirmation pursuant to Rule 720(1) of the 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 under Rule 720(1).

15 Segment Information

3 months ended 30 June 2019

	Investment Holding	Hotel and Property	PVC Pipes and Fittings	Others	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue					
Total revenue	-	1,750	2,440	-	4,190
Results					
Segment results	(1,172)	(2,997)	(147)	8	(4,308)
Interest income	77	52	10	10	149
Share of results of associates	(19)	-	-	-	(19)
(Loss)/Profit before tax	(1,114)	(2,945)	(137)	18	(4,178)
Income tax expense	(8)	(2)	-	(5)	(15)
(Loss)/Profit for the period	(1,122)	(2,947)	(137)	13	(4,193)
Assets					
Segment assets	24,393	142,296	14,897	4,516	186,102
Investment in associate	160	-	-	-	160
Total assets	24,553	142,296	14,897	4,516	186,262
Liabilities					
Segment liabilities	775	11,174	1,268	54	13,271
Income tax payable	15	23	-	4	42
Total liabilities	790	11,197	1,268	58	13,313
Other segment information					
Additions to property, plant and equipment	-	1,063	27	-	1,090
Depreciation and amortisation	29	876	62	11	978
Property, plant and equipment written-off	-	1,160	-	-	1,160
Loss on disposal of property, plant and equipment	-	19	-	-	19
Foreign exchange loss	1,099	255	-	-	1,354

3 months ended 30 June 2018

	Investment Holding S\$'000	Hotel and Property S\$'000	PVC Pipes and Fittings S\$'000	Others S\$'000	Total S\$'000
Revenue					
Total revenue	-	1,852	3,120	-	4,972
Results					
Segment results	733	(2,297)	(214)	(6)	(1,784)
Interest income	90	154	9	20	273
Interest expense	-	(17)	-	-	(17)
Share of results of associates	(20)	-	-	-	(20)
Profit/(Loss) before tax	803	(2,160)	(205)	14	(1,548)
Income tax expense	(7)	15	-	(5)	3
Profit/(Loss) for the period	796	(2,145)	(205)	9	(1,545)
Assets					
Segment assets	41,581	145,968	15,073	3,412	206,034
Investment in associates	243	-	-	-	243
Total assets	41,824	145,968	15,073	3,412	206,277
Liabilities					
Segment liabilities	743	15,543	567	56	16,909
Income tax payable	99	42	-	19	160
Total liabilities	842	15,585	567	75	17,069
Other segment information					
Additions to property, plant and equipment	-	2,886	61	-	2,947
Additions to investment properties	-	26	-	-	26
Depreciation and amortisation	30	894	69	12	1,005
Property, plant and equipment written-off	-	13	3	-	16
Loss on disposal of property, plant and equipment	-	51	-	-	51
Foreign exchange (gain)/loss	(689)	609	-	-	(80)

BY ORDER OF THE BOARD

LIM WEE TZIANG
COMPANY SECRETARY
14 August 2019

RULE 705(5) – NEGATIVE ASSURANCE

SAN TEH LTD

Confirmation by the Board of Directors

Pursuant to Rule 705(5) of the SGX-ST Listing Manual, we, Kao Chuan Chi and Kao Chuan Trong, being two Directors of San Teh Limited (the “Company”), do hereby confirm on behalf of the Board of Directors of the Company that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the Group’s unaudited interim financial results for the second quarter ended 30 June 2019 to be false or misleading in any material aspect.

On behalf of the Board of Directors:

Kao Chuan Chi
Director

Kao Chuan Trong
Director

Singapore, 14 August 2019