

Unaudited Financial Statements for the Year Ended 30 June 2018

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

- 1(a) A statement of comprehensive income for the group together with a comparative statement for the corresponding period of the immediately preceding financial year.
- 1(a)(i) Statement of comprehensive income for the year ended 30 June 2018

	Group				
	Year	ended 30 June			
	2018	2017	+/(-)		
	USD'000	USD'000	%		
Revenue	345,298	283,189	21.9		
Raw material and consumables	(222,421)	(149,812)	48.5		
Manufacturing expenses	(27,238)	(22,071)	23.4		
Business development expenses	(1,317)	(1,410)	(6.6)		
Other operating expenses	(248)	(1,548)	(84.0)		
Property development expense	(47,273)	(69,247)	(31.7)		
Fair value gain on investment properties	157	-	` nḿ		
Changes in fair value of investment securities	(2,554)	3,087	nm		
Changes in fair value of derivative financial instruments	(160)	289	nm		
Impairment loss on available-for-sale financial assets	(464)	-	nm		
Employee benefits expense	(14,099)	(10,880)	29.6		
Depreciation/amortisation expense	(3,486)	(2,889)	20.7		
Other expenses	(3,490)	(2,908)	20.0		
Other losses, net (note 1(a)(ii))	(0,100) (72)	(648)	(88.9)		
Finance costs	(205)	(209)	(1.9)		
Share of results of associates	134	193	(30.6)		
Profit before tax	22,562	25,136	(10.2)		
Income tax expense	(5,034)	(4,702)	7.1		
Profit for the year	17,528	20,434	(14.2)		
Tront for the year	17,520	20,434	(14.2)		
Other comprehensive income:					
Items that will not be reclassified to profit or loss:					
Share of reserves of associates	-	14	nm		
Items that may be reclassified subsequently to profit or loss:					
Available-for-sale financial assets:					
Changes in fair value	(1,162)	(12)	nm		
Fair value changes reclassified to profit or loss	352	-	nm		
Realisation of foreign currency translation reserve to profit or loss	-	(79)	nm		
Foreign currency translation	(1,884)	3,487	nm		
Share of reserves of associates	148	(5)	nm		
Other comprehensive income for the year, net of tax	(2,546)	3,405	nm		
Total and an also because for the second	11.000	00.000	(07.0)		
Total comprehensive income for the year	14,982	23,839	(37.2)		
Profit attributable to:					
Equity holders of the Company	13,274	17,928	(26.0)		
Non-controlling interests	4,254	2,506	69.8		
č	17,528	20,434	(14.2)		
Total comprehensive income attributable to:	,	-, -	( /		
Equity holders of the Company	10,706	21,473	(50.1)		
Non-controlling interests	4,276	2,366	80.7		
NOT CONTOINING INTELESIS	14,982	23,839	(37.2)		
	14,902	23,039	(37.2)		

nm: not meaningful

#### 1(a)(ii) Profit for the year ended 30 June 2018 included the following items:

	Group			
	Y	ear ended 30 Jun	е	
	2018	2017	+/(-)	
	USD'000	USD'000	%	
Gain on disposal of available-for-sale financial assets	88	116	(24.1)	
Gain on liquidation of a subsidiary	3	81	(96.3)	
Loss on dilution of investment interests in an associate	-	(1,395)	nm	
Gain/(loss) on disposal of plant and equipment	39	(190)	nm	
Gain on disposal of other assets	32	-	nm	
Other income	668	344	94.2	
Write-back of impairment loss on other assets	-	24	nm	
Foreign exchange (loss)/gain	(902)	372	nm	
Other losses, net	(72)	(648)	(88.9)	

nm: not meaningful

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

e minediately preceding manetal year.	Grou	q	Company		
	30/6/2018 USD'000	30/6/2017 USD'000	30/6/2018 USD'000	30/6/2017 USD'000	
Assets					
Non-current assets					
Plant and equipment	10,923	8,827	320	444	
Prepaid lease payments	17,734	18,580	-	-	
Investment properties	24,196	23,816	-	-	
Subsidiaries	-	-	57,497	57,497	
Associates	62,447	58,709	40,143	33,400	
Investment securities	26,789	28,964	4,537	5,419	
Other receivables	62	28,871	-	-	
Other assets	80	261	-	-	
Deferred tax assets	105	96	-	-	
	142,336	168,124	102,497	96,760	
Current assets					
Development properties	25,882	66,116	-	-	
Inventories	38,793	36,809	-	-	
Trade and other receivables	61,528	61,090	122	42	
Tax recoverable	357	285	-	-	
Amounts due from subsidiaries	-		53,052	88,988	
Investment securities	19,663	11,255	15,650	8,920	
Derivative financial instruments	-	12	-	-,	
Deferred tax assets	139	-	-	-	
Cash and cash equivalents	116,958	102,639	39,060	32,083	
	263,320	278,206	107,884	130,033	
Total assets	405,656	446,330	210,381	226,793	
Equity and liabilities					
Current liabilities					
Borrowings	7,633	7,720	-	-	
Trade and other payables	81,562	114,958	3,362	3,376	
Amounts due to subsidiaries	-	-	4,006	1,694	
Income tax payable	5,230	5,429	-	-	
Derivative financial instruments	323	175	226	95	
	94,748	128,282	7,594	5,165	
Non-current liabilities					
Other payables	461	270	28	-	
Deferred tax liabilities	1,385	1,981	-	-	
	1,846	2,251	28	-	
Total liabilities	96,594	130,533	7,622	5,165	
Equity					
Share capital	150,863	150,863	150,863	150,863	
Reserves	(1,422)	1,146	(2)	258	
Accumulated profits	136,145	143,392	51,898	70,507	
Equity attributable to equity holders of the Company	285,586	295,401	202,759	221,628	
Non-controlling interests	23,476	20,396	- 202,109	-221,020	
Total equity	309,062	315,797	202,759	221,628	
Total equity and liabilities	405,656	446,330	210,381	226,793	
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#### 1(b)(ii) Aggregate amount of the group's borrowings and debt securities.

	As at 30	)/6/2018	As at 30/6/2017		
	Secured	Unsecured	Secured	Unsecured	
	USD'000	USD'000	USD'000	USD'000	
Amount repayable in one year or less, or on demand	7,633	-	7,720	-	
Amount repayable after one year	-	-	-	-	

#### Details of any collateral

Borrowings are secured by borrowing subsidiary's cash and cash equivalents, investment securities and derivative financial instruments.

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

Cash flows from operating activities     2018     2017       VDRD before tax     22,562     25,136       Adjustments for     3,486     22,562     25,136       Share of results of associates     (134)     (193)       Depreciation/amorisation expense     3,486     22,852     25,136       Divided income     (1,1677)     (1,803)     The operating activities     26     209       Unrealised translation gain     (82)     0.5     209     Unrealised translation gain     (82)     (81)     (53)     150     (101)     139     190     Gain on disposal of brain associate     1.935		Year ended 3	0 June
Cash flows from operating activities     22,562     25,136       Adjustments for     22,562     25,136       Adjustments for     3,466     2,899       Dividend income     (1,377)     (1,803)       Dividend income     (1,377)     (1,803)       Finance costs     (205     201       Dividend income     (1,607)     (1,838)       Finance costs     (205     (206)       Dividend income     (3)     (81)       Loss on dividen of assets     (3)     (81)       Can on disposal of other assets     (32)     -       Gain on disposal of available-for-sale financial assets     (38)     (116)       Changes in fair value of divise for changes in norther assets     -     (24)       Additional/(write-back of) allowance for inventories     -     (24)       Additional/(write-back of) allowance for inventories     -     (24)       Changes in working capital:     -     (24)       Decrease/(increase) in divelopment properties     -     (24)       Additional/(write-back of) allowance for inventories     -     (24)       Decreas		2018	2017
Profit before tax     22,562     25,186       Adjustments for     21,562     25,186       Share of results of associates     (134)     (193)       Depreciation/monitsation expense     3,446     2,889       Dividend income     (1,377)     (1,883)       Finance costs     205     209       Unrealised translation gain     (88)     (61)       Gain on disposal of plant and equipment     (39)     (31)       Casin on disposal of available-for-sale financial assets     (32)     -       Gain on disposal of available-for-sale financial assets     (34)     (74)       Math-back of analable-for-sale financial assets     -     (24)       Additional/(write-back of) allowance for inventories     -     (24)       Additional/(write-back of) allowance for inventories     -     (24)       Changes in fair value of christwein francial assets     -     (24)       Additional/(write-back of) allowance for inventories     -     (24)       Changes in working capital     -     (26,55)     (26,55)       Decreasel/increase) in receively incerviewein fancei all assets     -     (24)     Add		USD'000	USD'000
Adjustments for		22 502	25 426
Share of results of associates     (134)     (133)       Depreprision/monitation expense     3.486     2.889       Dividend income     (1.377)     (1.801)       Interest income     (1.607)     (1.838)       Finance cats     205     209       Unrealised translation gain     (82)     (6)       (Gain)/loss on disposal of plant and equipment     (39)     190       Cation on liquidation of a subsidiary     (3)     (81)       Loss on dilution of interest in a associate     -     1,395       Fair value gain on investment properties     (157)     -       Gain on disposal of available-for-sale financial assets     (88)     (116)       Changes in fair value of derivative financial assets     464     -       Minderback of dilutions all of subsidiant sectific     -     (24)       Additional/Winte-back of dilutions all on subsidiant sectific     -     (24)       Operating cash flows before changes in working capital     26,553     21,663       Decrease/(increase) in devlopment properties     (24,224)     (22,289)       Increases in more tories     (24,254)     (55,61)		22,562	25,136
Depreciation/amotisation expense3.4862.889Dividend income(1.377)(1.801)Interest income(1.607)(1.837)Interest income(1.607)(1.837)Interest income(30)(1.801)Unrealised translation gain(30)(1.801)Loss on dilution of netrest in an associateGain on disposal of plant and equipment(30)(81)Loss on dilution of interest ment properties(1.77)-Gain on disposal of available-for-sale financial assets(32)-Gain on disposal of investment securities1.600(289)Impairment loss on available-for-sale financial assets4.644-Write-back of allowance for inventories6.411(721)Operating cash flows before changes in working capital26,55321,653Changes in fair value of divivity financial instruments1.610(289)Increase in inventories6.41(721)Operating cash flows before changes in working capital26,55321,653Changes in working capital27,82555,785Increase in inventories1.6491,763Dividends received1.6491,763Dividends received from hield-for-trading investments23,54655,560Interest received1.6491,6491,649Dividends received from available-for-sale financial assets7,2785,565Interest paid(6,469)(1,441)1.630Interest paid(6,469)(1,200)1,649 <t< td=""><td>•</td><td>(134)</td><td>(193)</td></t<>	•	(134)	(193)
Divident income(1.377)(1.801)Interest income(1.607)(1.338)Finance costs205209Unrealised trainaliation gain(82)(6)Gain on Injuvisition of a subsidiary(3)(81)Loss on diution of interest in an associate-1.395Fair value gain on investment properties(157)-Gain on disposal of available-for-sale financial assets(88)(116)Changes in fair value of diversament securities2.654(3.087)Changes in fair value of diversament securities2.654(3.087)Changes in fair value of diversament securities641-Witte-back of limpairment loss on other assets-(24)Additional(Witte-back of allowance for inventories641(721)Operating cash flows before changes in working capital26.55321.663Decrease/(increase) in neceivables(3.3154)56.170Decrease/(increase) in neceivables7.879(5.831)Decrease/(increase) in inventories27.92555.795Interest received1.6491.763Dividends received from held-for-trading investments23.48456.170Cash flows from operations2.732555.795Interest received1.6491.763Dividends received from held-for-trading investments2.354655.500Cash flows from investing activities2.1632.1683Dividends received from assets1.671(.2616)Purchase of plant and equipment(4.949)(1		. ,	
Finance costs206209Unrealised translation gain(82)(6)(Gain on liquidation of a subsidiary(3)(81)Loss on dilution of interest in an associate-1,395Fair value gain on investment properties(177)-Gain on disposal of other assets(32)-Gain on disposal of other assets(30)(81)Changes in fair value of diversiment securities2,554(3,087)Changes in fair value of diversiment securities2,554(3,087)Changes in fair value of diversiment securities641(721)Operating cash flows before changes in norking capital26,55321,663Changes in solding capital:(24)Operating cash flows before changes in working capital26,55321,663Changes in working capital:(24)Decrease/(increase) in development properties(2,625)(5,019)(Increase) indecrease) in cervisibles7,793(5,581)(Decrease)/increase in negrables27,92555,795Cash flows from operating activities23,34655,500Cash flows from operating activities23,34655,500Cash flows from operating activities2,1571492Purchase of plant and equipment(4,494)(1,641)Proceeds from disposal of plant and equipment(3,494)(1,641)Proceeds from disposal of plant and equipment(3,494)(4,204)Proceeds from disposal of plant and equipment(3,649)(2,200)<			
Unrealised translation gain (82) (6)   (Gain)/loss on disposal of plant and equipment (39) 190   Cain on injudiation of a subsidiary (3) (81)   Loss on dilution of interest in an associate - -   Gain on disposal of other assets (32) -   Gain on disposal of other assets (32) -   Gain on disposal of investment properties (157) -   Changes in fair value of investment securities 2,554 (3087)   Changes in fair value of investment securities 464 -   White-back of inpaintment loss on available-for-sale financial assets 641 (721)   Operating cash flows before changes in working capital 26,553 21,663   Changes in inventories (40,234) (32,289)   Increases in inventories (10,962) 20,851   Decrease/(increase) in development properties (2,625) 20,851   Decrease/(increase) in development properties (33,154) 55,170   Cash flows from operations (2,625) 23,546 55,795   Increase plaid (184) (198)   Interest paid (184) (198)   Interest paid (184) (184)   Interest paid (4,640) 1,649	Interest income	(1,607)	(1,838)
(Gain)/loss on disposal of plant and equipment(a)(b)Gain on liquidation of a subsidiary(3)(81)Loss on diution of interest in an associate-1,395Fair value gain on livestment properties(157)-Gain on disposal of variable-for-sale financial assets(88)(116)Changes in fair value of divisitive financial instruments160(289)Impairment loss on available-for-sale financial assets-(24)Additional (withe-back of limpairment loss on other assets-(24)Additional (withe-back of limpairment loss on other assets-(24)Additional (withe-back of limpairment loss on other assets-(24)Decrease/(increase) in development properties(40,234(32,289)Increase in inventories(116)(2,255)(5,019)(Increase) in development properties(2,255)(5,019)(Increase)/increase) in development properties(2,255)(5,019)(Increase)/increase) in apables(2,314)56,170(Decrease)/increase) in payables(2,314)56,170(Decrease)/increase) in payables(2,324)(3,289)(Interest raceived(164)(198)Interest raceived(164)(198)Interest raceived(164)(164)Interest raceived from held-for-trading investments(2,324)Dividends received from associate(2,259)(2,616)Proceeds from disposal of available-for-sale financial assets(16,167)Increase in anal equipment(4,949)<	Finance costs		209
Gain on liquidation of subsidiary(3)(81)Loss on diution of interest in an associate-1,395Fair value gain on investment properties(157)-Gain on disposal of other assets(32)-Gain on disposal of value for-rasie financial assets(38)(116)Changes in fair value of onivestment securities2,554(3,087)Changes in fair value of onivestment securities2,554(3,087)Write-back of impairment loss on other assets-(24)Additional/(write-back of) allowance for inventories641(721)Operating cash flows before changes in working capital26,55321,663Changes in inventories(0,962)20,861(Increase) indevelopment properties(2,625)(5,519)Increase in inventories(10,962)20,861(Increase) in development properties(2,625)(5,519)Increase in inventories(14)(198)Increase in inventories(14,44)(148)Increase in inventories(14,44)(148)Increase in advisor27,92555,795Interest paid(16,47)(2,266)Interest received from held-for-trading investments323816Increase in advisor from operating activities23,54655,580Cash flows from operating activities23,54555,580Cash flows from investing activities21,613-Proceeds from disposal of othat and equipment4,949(1,41,708)Dividends received from an associate <t< td=""><td>-</td><td>( )</td><td>.,</td></t<>	-	( )	.,
Loss on dilution of interest in an associate   1.365     Fair value gin on investment properties   (157)     Gain on disposal of other assets   (32)     Gain on disposal of available-for-sale financial assets   (38)     Changes in fair value of investment securities   2.554     Margin et all of the assets   464     Write-back of impairment loss on other assets   -     Additional/(write-back of) allowance for inventories   40.234     Changes in kork loss on available-for-sale financial assets   40.234     Operating cash flows before changes in working capital   26.553     Decrease/(increase) in development properties   40.232     Increase in inventories   (10,962)     Increase in inventories   (10,962)     Decrease/(increase) in cevelopment properties   (33,154)     Decrease/(increase) in cevelopment properties   (10,962)     Increase in held-for-trading investments   (10,962)     Increase in apables   7.876     Decrease/(increase) in cevelope   (33,154)     Dividends received   1.649     Interest received   (14)     Interest received   1.649     Interest paid   (6,167) <td></td> <td>( )</td> <td></td>		( )	
Fair value gain on investment properties     (157)        Gain on disposal of other assets     (32)        Gain on disposal of available-for-sale financial assets     (88)     (116)       Changes in fair value of divisitive financial instruments     160     (289)       Impairment loss on available-for-sale financial assets     464     -       Write-back of inpairment loss on other assets     -     (24)       Additional/(write-back of) allowance for inventories     641     (721)       Operating cash flows before changes in working capital     26.553     21.663       Changes in working capital:     22.554     (3.089)       Decrease/(increase) in development properties     40.234     (32.256)       Increases //increase in inventories     (10.962)     20.851       Decreases/(increase) in receivables     (7.879)     (5.561)       Decreases/(increase) in receivables     (3.154)     (56,170)       Cash flows from operations     27.925     55.795       Interest received     16.44     (1.643)     (1.643)       Interest received     (16.49)     (1.644)     (1.644)       Interest rec		(3)	( )
Gain on disposal of other assets(32)Gain on disposal of other assets(88)Changes in fair value of investment securities2,554Changes in fair value of dirivative financial instruments160Impairment loss on available-for-sale financial assets464Witte-back of impairment loss on other assets-Additional(witte-back of allowance for investments641(Z2)Operating cash flows before changes in working capital26,553Changes in working capital:-Decrease/(increase) in development properties40,234Increase in inventories(2,625)(Cases)/(accrease) in development properties(3,154)Decrease/(increase) in evelopment(7,879(Cases)/(accrease) in properties(3,154)Decrease/(increase) in evelopment(1,84)(Trease)/(accrease) in payables(3,154)Cash flows from operations27,925Dividends received1,6491,7649(1,641)Increase in and adult of the assets(2,625)2,354655,560Cash flows from operating activities23,546Purchase of plant and equipment(3,164)Purchase of plant and equipment(3,266)Purchase of propert devel		- (157)	1,395
Gain on disposal of available-for-sale financial assets(88)(116)Changes in fair value of investment securities2,554(3,087)Changes in fair value of derivative financial instruments160(289)Impairment loss on available-for-sale financial assets464-Witte-back of il mainment loss on other assets-(24)Additional/(write-back of) allowance for inventories641(721)Operating cash flows before changes in working capital26,55321,663Changes in working capital:Decrease/(increase) in development properties40,234(32,289)Increase in inventories(10,962)20,85120,851Decrease/(increase) in neceivables7,879(5,581)Orease/(increase) in payables(31,514)56,170Cash flows from operations27,92565,795Interest paid(184)(198)Interest paid(184)(198)Interest received1,6491,763Dividends received from held-for-trading investments233816Income tax paid(6,167)(2,616)Net cash flows from operating activities23,54655,560Cash flows from investing activities213-Purchase of plant and equipment(4,949)(1,641)Proceeds from disposal of other asset7,25812,635Dividends received from associate(5,249)-Dividends received from associate(5,430)-Purchase of plant and equipment(4,949)-Purc		. ,	-
Changes in fair value of investment securities     2.554     (3.087)       Changes in fair value of derivative financial assets     160     (289)       Impairment loss on available-for-sale financial assets     464     -       Vitte-back of impairment loss on other assets     641     (721)       Operating cash flows before changes in working capital     26,553     21,663       Changes in working capital:     -     (242)       Decrease/(increase) in development properties     40,234     (32,289)       (Increase) in circerase) in development properties     (0,022)     (20,81)       Decrease/(increase) in development properties     (3,154)     56,170       Decrease/(increase) in ceverables     (7,879     (5,881)       (Decrease)/increase) in ceverables     (3,154)     56,170       Decrease/(increase) in ceverables     (3,154)     56,170       Decrease/(increase) in ceverables     (3,23)     816       Increase in any advector trading investments     (3,3154)     56,170       Devidends received from held-for-trading investments     (3,23)     816       Increase in properting activities     (2,25,61)     16,49 <td< td=""><td></td><td></td><td>(116)</td></td<>			(116)
Changes in fair value of derivative financial instruments   160   (289)     Impairment loss on available-for-sale financial assets   464   -     Witte-back of inpairment loss on orber assets   -   (24)     Additional/(write-back of) allowance for inventories   641   (721)     Operating cash flows before changes in working capital   26,553   21,663     Changes in working capital:   0   224   (32,289)     Increase in inventories   (10,962)   20,851   (5,019)     (Increase)(increase in pables   7,879   (5,581)     (Decrease)(increase in pables   23,154)   56,170     Cash flows from operations   27,925   55,795     Interest paid   (184)   (198)     Interest received   1,649   1,763     Dividends received from held-for-trading investments   233   816     Increase in investing activities   23,546   55,560     Cash flows from operating activities   2,234   2,235     Purchase of pairal and equipment   (4,949)   (1,641)     Proceeds from disposal of pairal and equipment   2,189   (14,706)     Purchase of pairal and equipment prope			· · ·
Write-back of impairment loss on other assets   -   (24)     Additional/(write-back of) allowance for inventories   641   (721)     Operating cash flows before changes in working capital   26,553   21,663     Decrease/(increase) in development properties   40,234   (32,289)     Increase in inventories   (10,962)   20,851     Decrease/(increase) in receivables   7,879   (5,851)     Decrease/(increase) in receivables   7,879   (5,851)     Oterases/increase in payables   23,154)   56,170     Cash flows from operations   27,925   55,795     Interest paid   (184)   (198)     Increase vice drom held-for-trading investments   323   816     Income tax paid   (6,167)   (2,616)     Net cash flows from operating activities   23,546   55,560     Cash flows from investing activities   23,546   55,560     Purchase of plant and equipment   (4,949)   (1,641)     Proceeds from disposal of optart assets   7,258   12,635     Dividends received from available-for-sale financial assets   7,258   12,635     Dividends received from associate   (6,269)	-		
Additional/(write-back of) allowance for inventories   641   (721)     Operating cash flows before changes in working capital   26,553   21,663     Changes in working capital:   0	Impairment loss on available-for-sale financial assets	464	-
Operating cash flows before changes in working capital     26,553     21,663       Changes in working capital: <td>Write-back of impairment loss on other assets</td> <td>-</td> <td>(24)</td>	Write-back of impairment loss on other assets	-	(24)
Changes in working capital:   40,234   (32,289)     Decrease/(increase) in development properties   40,234   (32,289)     Increases in inventories   (10,962)   20,851     Decrease/(increase) in receivables   7,879   (5,581)     (Decrease)/(increase)/(increase) in receivables   7,879   (5,581)     (Decrease)/(increa	Additional/(write-back of) allowance for inventories	641	(721)
Decrease/(increase) in development properties     40,234     (32,289)       Increase in inventories     (2,625)     (5,019)       (Increase) (increase) in receivables     7,879     (5,581)       Decrease/(increase) in receivables     7,879     (5,581)       Cash flows from operations     27,925     55,795       Interest paid     (184)     (198)       Interest received     1,649     1,763       Dividends received from held-for-trading investments     323     816       Income tax paid     (6,167)     (2,626)       Net cash flows from operating activities     23,546     55,560       Cash flows from investing activities     23,546     55,560       Purchase of plant and equipment     (4,949)     (1,641)       Proceeds from disposal of plant and equipment     39     1       Purchase of available-for-sale financial assets     7,258     12,635       Dividends received from available-for-sale financial assets     1,511     492       Proceeds from disposal of other assets     1,511     492       Dividends received from available-for-sale financial assets     2,189     2,189  <	Operating cash flows before changes in working capital	26,553	21,663
Increase(2,625)(5,019)(Increase)/decrease in held-for-trading investments(10,662)20,851Decrease/(increase) in receivables7,879(5,581)(Decrease)/increase in payables(33,154)56,170Cash flows from operations27,92555,795Interest paid(184)(198)Interest received1,6491,763Dividends received from held-for-trading investments323816Income tax paid(6,167)(2,616)Net cash flows from operating activities23,54655,560Cash flows from investing activities391Purchase of plant and equipment(4,949)(1,641)Proceeds from disposal of plant and equipment391Purchase of available-for-sale financial assets7,25812,635Dividends received from available-for-sale financial assets7,25812,635Dividends received from available-for-sale financial assets1,647-Proceeds from disposal of other assets2,1892,428Additional investment in an associate2,1892,428Additional investment in an associate5,341(8,649)Repayment of property development loans to an associate20,8431,397Net cash flows from(lused in) investing activities13,618(20,043)Dividends paid to non-controlling interest of a subsidiary-(30)Dividends paid to non-controlling interest of a subsidiary-(30)Dividends paid to non-controlling interest of a subsidiary- <td></td> <td></td> <td></td>			
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(Decrease)/increase in payables     (33,154)     56,170       Cash flows from operations     27,925     55,795       Interest paid     (184)     (198)       Interest received     1,649     1,763       Dividends received from held-for-trading investments     323     816       Income tax paid     (6,167)     (2,616)       Net cash flows from operating activities     23,546     55,560       Cash flows from investing activities     23,546     55,560       Cash flows from disposal of plant and equipment     (4,949)     (1,641)       Proceeds from disposal of available-for-sale financial assets     7,258     12,635       Dividends received from available-for-sale financial assets     7,258     12,630       Purchase of financial assets at fair value through profit or loss     -     (14,706)       Dividends received from associate     (6,743)     -       Additional investment in an associate     (534)     (8,649)       Repayment of property development loans to an associate     (534)     (20,043)       Net cash flows from financing activities     13,618     (20,043)       Dividends paid to equip holders of the Company			
Cash flows from operations27,92555,795Interest paid(184)(198)Interest received1,6491,763Dividends received from held-for-trading investments323816Income tax paid(6,167)(2,616)Net cash flows from operating activities23,54655,560Purchase of plant and equipment(4,949)(1,641)Proceeds from disposal of plant and equipment(391Purchase of available-for-sale financial assets7,25812,635Dividends received from available-for-sale financial assets1,571492Proceeds from disposal of available-for-sale financial assets2,1892,428Additonal investment in an associate2,1892,428Additonal investment in an associate(6,743)-Increase in property development loans to an associate20,8431,397Net cash flows from financing activities13,618(20,043)Cash flows from financing activities(30,043)(1,133)Net cash flows from financing activities(21,801)(6,849)Dividends paid to equip holders of the Company(20,521)(6,520)Dividends paid to equip holders of a subsidiary(1,133)(1,134)Net cash flows used in financing activities(21,801)(3,430)Reparment of bank loan19714,706Dividends paid to equip holders of a subsidiary(1,143)(1,844)Net cash flows used in financing activities(21,801)(8,439)Repurchase of shares-(			,
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Increase in property development loans to an associate(534)(8,649)Repayment of property development loans by an associate20,8431,397Net cash flows from/(used in) investing activities13,618(20,043)Cash flows from financing activities(20,521)(6,520)Dividends paid to equity holders of the Company(20,521)(6,520)Dividends paid to non-controlling interests of a subsidiary(1,193)(1,834)Return of capital to non-controlling interest of a subsidiary-(30)Drawdown of bank loan19714,706Repayment of bank loan(284)(14,394)Repurchase of shares-(331)Net cash flows used in financing activities(21,801)(8,403)Net increase in cash and cash equivalents15,36327,114Effect of exchange rate changes on cash and cash equivalents(1,044)(482)Cash and cash equivalents at beginning of year102,63976,007			
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Cash and cash equivalents at beginning of year102,63976,007	•		-
			· · /
	Cash and cash equivalents at end of year	116,958	102,639

## 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 for the year ended 30 June 2018

	Attributable to equity holders of the Company							
-	Share	Foreign currency translation	Investment revaluation	Capital	Accumulated		Non- controlling	Tota
Group	capital	reserve	reserve	reserve	profits	Total	interests	equity
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2017	150,863	273	530	343	143,392	295,401	20,396	315,797
Profit for the year	-	-	-	-	13,274	13,274	4,254	17,528
Other comprehensive income								
Available-for-sale financial assets:								
Changes in fair value	-	-	(1,162)	-	-	(1,162)	-	(1,162)
Fair value changes reclassified to profit or loss			352			352	-	352
Foreign currency translation	-	- (1,906)		-	-	(1,906)	- 22	(1,884)
Share of reserves of associates	-	(1,300)	-	-	-	148	-	148
Other comprehensive income,								
net of tax	-	(1,758)	(810)	-	-	(2,568)	22	(2,546)
Total comprehensive income for						· · ·		
the year	-	(1,758)	(810)	-	13,274	10,706	4,276	14,982
Contributions by and distributions to owners								
Dividends paid to equity holders of the Company	-	-	-	-	(20,521)	(20,521)	-	(20,521)
Dividends paid to non-controlling interests of a subsidiary	_	_	_	_	_	_	(1,193)	(1,193)
Disposal of a subsidiary	-	-	-	-	-	-	(1,193)	(1,193)
Fotal contributions by and							(3)	(0)
distributions to owners	-	-	-	-	(20,521)	(20,521)	(1,196)	(21,717)
Balance at 30 June 2018	150.863	(1,485)	(280)	343	136,145	285,586	23,476	309,062

#### Statement of changes in equity for the year ended 30 June 2017

	Attributable to equity holders of the Company								
-	Share	Foreign currency translation	Investment revaluation	Capital	Asset revaluation	Accumulated		Non- controlling	Total
Group	capital USD'000	reserve USD'000	reserve USD'000	reserve USD'000	reserve USD'000	profits USD'000	Total USD'000	interests USD'000	equity USD'000
	030 000	030 000	030 000	030 000	030 000	030 000	030 000	030 000	030 000
Balance at 1 July 2016	151,194	(3,270)	542	343	(14)	131,984	280,779	19,894	300,673
Profit for the year	-	-	-	-	-	17,928	17,928	2,506	20,434
Other comprehensive income									
Available-for-sale financial assets: Changes in fair value	-	-	(12)	-	-	-	(12)	-	(12)
Realisation of foreign currency translation reserve to profit or		(70)	()						
loss Foreign currency translation	-	(79) 3,627	-	-	-	-	(79) 3,627	- (140)	(79) 3,487
Share of reserves of associates		(5)	-		- 14	-	3,027	(140)	9
Other comprehensive income,			( ) = )					(, , , , , ,	
net of tax Total comprehensive income	-	3,543	(12)	-	14	-	3,545	(140)	3,405
for the year	-	3,543	(12)	-	14	17,928	21,473	2,366	23,839
Contributions by and distributions to owners									
Dividends paid to equity holders of the Company Dividends paid to non-controlling	-	-	-	-	-	(6,520)	(6,520)	-	(6,520)
interests of a subsidiary Return of capital to non-	-	-	-	-	-	-	-	(1,834)	(1,834)
controlling interest of a subsidiary Repurchase of shares	- (331)	-	-	-	-	-	- (331)	(30)	(30) (331)
Total contributions by and distributions to owners	(331)	-	-	-	-	(6,520)	(6,851)	(1,864)	(8,715)
Balance at 30 June 2017	150,863	273	530	343		143,392	295,401	20,396	315,797

#### Statement of changes in equity for the year ended 30 June 2018

Company	Share capital	Investment revaluation reserve	Accumulated profits	Total equity
	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2017	150,863	258	70,507	221,628
Profit for the year	-	-	1,912	1,912
Other comprehensive income				
Available-for-sale financial assets:				
Changes in fair value	-	(612)	-	(612)
Fair value changes reclassified to profit or loss	-	352	-	352
Other comprehensive income, net of tax	-	(260)	-	(260)
Total comprehensive income for the year	-	(260)	1,912	1,652
Contributions by and distributions to owners				
Dividends paid to equity holders of the Company	-	-	(20,521)	(20,521)
Total contributions by and distributions to owners		-	(20,521)	(20,521)
Balance at 30 June 2018	150,863	(2)	51,898	202,759

#### Statement of changes in equity for the year ended 30 June 2017

Company	Share capital	Investment revaluation reserve	Accumulated profits	Total equity
	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2016	151,194	-	63,142	214,336
Profit for the year	-	-	13,885	13,885
Other comprehensive income				
Available-for-sale financial assets:				
Changes in fair value	-	258	-	258
Other comprehensive income, net of tax	-	258	-	258
Total comprehensive income for the year	-	258	13,885	14,143
Contributions by and distributions to owners				
Dividends paid to equity holders of the Company	-	-	(6,520)	(6,520)
Repurchase of shares	(331)	-	-	(331)
Total contributions by and distributions to owners	(331)	-	(6,520)	(6,851)
Balance at 30 June 2017	150,863	258	70,507	221,628

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buybacks, 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.

Not applicable.

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.

	30 June 2018	30 June 2017
Total number of issued shares, excluding treasury shares	928,272,850	928,272,850

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.

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have neither been audited nor reviewed by the auditors.

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

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as those of the audited financial statements for the year ended 30 June 2017 except as stated 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 or revised Financial Reporting Standards ("FRS") and interpretations ("INT") that are effective for annual period beginning on or after 1 July 2017. The adoption of these FRSs and INTs did not result in any significant impact on the financial statements of the Group.

### 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.

	Gro	pup	
	Year ended 30 June		
	2018	2017	
Earnings per ordinary share for the period based on profit attributable to equity holders of the Company after deducting any provision for preference dividends:	US cents	US cents	
(i) Based on weighted average number of ordinary shares on issue	1.43	1.93	
(ii) On a fully diluted basis	1.43	1.93	

Group basic and fully diluted earnings per ordinary share for the year ended 30 June 2018 are calculated based on the weighted average number of ordinary shares on issue during the year of 928,272,850 (2017: 929,437,682) shares respectively.

Note: Group basic earnings per share was the same as the fully diluted earnings per share as the Group did not have any potential dilutive ordinary shares outstanding as at 30 June 2018 and 2017.

## 7 Net asset value (for the issuer and the group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on; and (b) immediately preceding financial year.

	Group		Company	
	30/6/2018	30/6/2017	30/6/2018	30/6/2017
	US cents	US cents	US cents	US cents
Net asset value per ordinary share based on issued				
share capital	30.77	31.82	21.84	23.88

- 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.

#### Year ended 30 June 2018 ("FY2018") vs year ended 30 June 2017 ("FY2017")

Group revenue of USD 345.30 million was 21.9% higher than FY2017. This was attributable to a substantial increase in revenue from electronics manufacturing services, partially offset by lower property sales recorded in FY2018, as a higher number of sales settlement was recorded on completion of the Concerto project in June 2017.

Profit after tax of USD 17.53 million was 14.2% lower than FY2017. Profit contribution from electronics manufacturing services had increased on the back of stronger customer orders. Profit contribution from property sales was lowered by a reduced number of apartments sold during FY2018. Results for the current year were also impacted by a drop in fair valuation of financial investments totaling USD 2.71 million, as compared to an increase in fair values of USD 3.38 million recorded in FY2017. Furthermore, an impairment loss on available-for-sale financial assets amounted to USD 0.46 million in FY2018.

Employee benefits expense of USD 14.10 million had increased by 29.6% due to higher salary costs and related provision. Increase in depreciation/amortization and other expenses were in line with investment in equipment and higher operating activities. Other losses of USD 0.07 million mainly comprised foreign exchange loss, partly offset by other income. Finance costs related to investments in leveraged bond funds. Share of results of associates amounted to USD 0.13 million, 30% less than USD 0.19 million in FY2017.

Other comprehensive income of USD 2.55 million mainly comprised foreign exchange translation loss as a result of weaker Australian dollar against US dollar, and mark-to-market losses on available-for-sale financial assets.

Earnings per share was US cents 1.43, lower than US cents 1.93 in FY2017.

#### Share of results of associates

Share of results of associates for the current year was lower as profit contribution from Pacific Star Development Limited for FY2018 was more than offset by amortization of fair valuation uplift on its development property. There was an increase in the share of Finbar Group Limited's results due to sale settlements in relation to projects completed during the year, in addition to improved valuation of its investment property.

#### Review of financial position and cash flow

As at 30 June 2018, the Group continued to be in a healthy position. Net assets attributable to equity holders of the Company decreased by 3.3% to USD 285.59 million. Cash and cash equivalents increased by 14.0% to USD 116.96 million. Net cash inflow from operating and investing activities of USD 23.55 million and USD 13.62 million respectively were partially applied to dividend payment during the year.

Group total assets of USD 405.66 million as at 30 June 2018 was 9.1% lower than USD 446.33 million as at 30 June 2017. Non-current assets of USD 142.34 million had decreased by 15.3% due to the full repayment of property development loan and a reclassification of loan receivable due in less than one year. Current assets had decreased by USD 14.89 million to USD 263.32 million due to lower stock level of Concerto and Unison on Tenth apartment units, partially offset by an increase in cash balance and investment securities acquired.

Group total liabilities of USD 96.59 million was 26.0% lower than USD 130.53 million as at 30 June 2017. This was attributable to a decrease in current liabilities due to lower development costs accrued on residual Concerto apartment units.

The Group's net asset value per share was US cents 30.77, as compared to US cents 31.82 as at 30 June 2017.

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 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 maintains a cautious business outlook given the uncertainties with the ongoing US-China trade conflict, which may increase volatility of financial markets. Property market conditions in Perth are likely to continue to improve gradually.

The directors will continue to exercise prudence when considering new investments. Save as disclosed herein, there are no known material factors or events which may affect the earnings of the Group between this date up to which the report refers and the date on which the report is issued

#### 11 If a decision regarding dividend has been made:-

#### (a) Whether a final ordinary dividend has been recommended;

Yes

#### (b)(i) Amount per share

Name of Dividend	Final tax-exempt (one-tier)
Dividend type	Cash
Dividend amount per share	1 SG cent

#### (b)(ii) Previous corresponding period

Name of Dividend	Final tax-exempt (one-tier)	Special tax-exempt (one-tier)	Total
Dividend type	Cash	Cash	Cash
Dividend amount per share	1 SG cent	2 SG cents	3 SG cents

## (c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

The proposed final dividend is tax exempt.

#### (d) The date the dividend is payable.

The dividend payment date will be announced later.

(e) The date on which Registrable Transfers received by the company (up to 5.00pm) will be registered before entitlements to the dividend are determined.

The date will 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.

Not applicable as the Group has not obtained a general mandate from shareholders for Interested Person Transactions.

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

The Company hereby 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) of the Listing Manual.

#### PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

# 15 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

15(a) Business segments		Ele etre eles			
		Electronics manufacturing			
2018	Investment	services	Property	Elimination	Tota
2010	USD'000	USD'000	USD'000	USD'000	USD'000
Revenue		002 000	002 000	002 000	002 000
External sales	3,432	288,673	53,193	-	345,298
Inter-segment sales	14,592	· -	-	(14,592)	-
Total revenue	18,024	288,673	53,193	(14,592)	345,298
Results					
Finance costs	(205)	-	-	-	(205)
Fair value gain on investment	()				(
properties	-	-	157	-	157
Depreciation/amortisation					
expense	(135)	(3,351)	-	-	(3,486)
Share of results of associates	-	-	134	-	134
Segment (loss)/profit	(6,634)	18,257	5,905	-	17,528
Assets					
Associates	-	-	62,447	-	62,447
Additions to plant and			,		,
equipment	11	4,938	-	-	4,949
Segment assets	97,783	166,518	141,355	-	405,656
Segment liabilities	12.230	65,998	18,366	-	96,594

15(a) Business segments		Electronice			
		Electronics			
2017	Investment	manufacturing services	Property	Elimination	Tota
2017	USD'000	USD'000	USD'000	USD'000	USD'000
Revenue	000 000	000 000	000 000	000 000	000 000
External sales	3,408	198,776	81,005	-	283,189
Inter-segment sales	20,026	141	-	(20,167)	
Total revenue	23,434	198,917	81,005	(20,167)	283,189
Results					
Finance costs	(209)	-	_	_	(209)
Depreciation/amortisation	(200)				(200)
expense	(139)	(2,750)	-	-	(2,889
Loss on dilution of investment					
interests in an associate	-	-	(1,395)	-	(1,395
Share of results of associates	-	-	193	-	193
Segment profit	954	10,777	8,703	-	20,434
Assets					
Associates		_	58,709	_	58,709
Additions to plant and			50,705		50,700
equipment	78	1,563	-	-	1,641
Segment assets	96,090	147,355	202,885	-	446,330
Segment liabilities	12,259	59,990	58,284	-	130,533

#### 15 (b) Geographical segments

	Reve	Revenue		Non-current assets(1)	
	2018	2017	2018	2017	
	USD'000	USD'000	USD'000	USD'000	
Singapore	17,744	20,838	71,439	71,840	
Australia	51,366	79,908	37,939	32,535	
ASEAN (excluding Singapore)	2,850	3,732	3,726	4,306	
People's Republic of China	18,786	17,090	2,275	1,511	
United States of America	179,280	108,846	1	1	
Europe	66,858	47,075	-	-	
Others	8,414	5,700	-	-	
Total	345,298	283,189	115,380	110,193	

<sup>(1)</sup> Non-current assets exclude financial and deferred tax assets.

### 16 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Total revenue rose 21.9% to USD 345.30 million in FY2018, mainly due to higher electronics manufacturing services revenue, partly offset by lower property sales from Concerto apartment units.

#### 17 A breakdown of sales.

	Group		
	Year ended 30 June		
	2018	2017	+/(-)
	USD'000	USD'000	%
(a) Sales reported for first half year	180,225	106,514	69.2
(b) Profit after tax before deducting non-controlling interests reported for first half year	7,682	3,411	nm
(c) Sales reported for second half year	165,073	176,675	(6.6)
(d) Profit after tax before deducting non-controlling interests reported for the second half year	9,846	17,023	(42.2)

## 18 A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

	Year ended 30 June		
Total annual dividend	2018	2017	
	USD'000	USD'000	
Ordinary	6,806	20,226	

19 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive office or substantial shareholder of the issuer pursuant to Rule 704(13). If there are no such persons, the issuer must make an appropriate negative statement.

Pursuant to Rule 704(13) of the Listing Manual, the Company confirms that there are no persons occupying a managerial position in the Company or in any of its principal subsidiaries who is a relative of a director, chief executive office or substantial shareholder of the Company.

#### BY ORDER OF THE BOARD

Valerie Tan Company Secretary 28 August 2018