



HEETON HOLDINGS LIMITED
Co. Reg. No. 197601387M

FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR YEAR ENDED 31 DECEMBER 2017

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

UNAUDITED RESULTS FOR FULL YEAR ENDED 31 DECEMBER 2017

	Group		
	Year Ended 31 December		Increase / (Decrease)
	2017 S\$'000	2016 S\$'000	%
Revenue	57,131	67,369	(15.2)
Cost of properties sold	(30,900)	(31,989)	(3.4)
Other operating income	4,513	4,088	10.4
Personnel expenses	(11,172)	(7,754)	44.1
Depreciation of fixed assets	(1,565)	(1,370)	14.2
Other operating expenses	(15,672)	(15,145)	3.5
Loss on disposal of subsidiaries	-	(10,356)	n.m
Gain on disposal of a joint venture company	27,980	-	n.m
Profit from operations	30,315	4,843	526.0
Finance expenses	(12,578)	(11,829)	6.3
Finance income	6,580	3,833	71.7
Share of results of associated companies/joint venture companies	11,795	19,676	(40.1)
Gain from fair value adjustment of investment properties	37,076	542	6,740.6
Profit before tax	73,188	17,065	328.9
Income tax expense	(1,557)	(4,835)	(67.8)
Profit for the year, net of tax	71,631	12,230	485.7
Other comprehensive income			
<u>Item that may be reclassified subsequently to profit or loss:</u>			
Foreign currency translation	911	(9,013)	n.m
<u>Items that will not be reclassified to profit or loss:</u>			
Net surplus on revaluation of land and buildings	-	3,333	n.m
Share of gain on property revaluation of associated companies	-	175	n.m
Other comprehensive income/(expense) for the year, net of tax	911	(5,505)	n.m
Total comprehensive income for the period	72,542	6,725	978.7
Profit/(loss) attributable to:			
Owners of the parent	70,993	12,481	468.8
Non-controlling interests	638	(251)	n.m
	71,631	12,230	485.7
Total comprehensive income/(expense) attributable to:			
Owners of the parent	71,920	6,120	1,075.2
Non-controlling interests	622	605	2.8
	72,542	6,725	978.7

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

UNAUDITED BALANCE SHEETS

	Group		Company	
	31-12-17 \$'000	31-12-16 \$'000	31-12-17 \$'000	31-12-16 \$'000
Non-Current Assets				
Fixed assets	137,291	120,338	574	577
Investment properties	160,095	170,050	-	-
Subsidiaries	-	-	24,583	24,583
Associated companies	69,926	73,240	-	-
Joint venture companies	99,427	82,140	5,000	5,000
Amounts due from associated companies, joint venture companies and investee companies	166,108	125,572	-	-
Other investments	-	218	-	-
Intangible assets	109	109	-	-
Other receivables	22,000	4,000	4,000	4,000
	654,956	575,667	34,157	34,160
Current assets				
Development properties	54,839	106,790	39,254	90,907
Investment property held for sale	51,700	-	-	-
Trade receivables	7,780	794	6,737	-
Other receivables	25,929	20,799	17,524	14,855
Prepayments	1,294	1,488	850	248
Amounts due from subsidiaries (non-trade)	-	-	227,550	178,572
Amounts due from related parties (trade)	12	14	-	-
Amounts due from joint venture company (non-trade)	401	333	33	33
Amounts due from joint venture company (trade)	162	339	-	-
Fixed deposits	3,735	654	3,583	505
Cash and bank balances	22,889	27,114	4,890	13,436
	168,741	158,325	300,421	298,556
Current Liabilities				
Trade payables	3,820	6,769	2,490	4,615
Other payables and accruals	17,498	6,896	3,933	3,037
Derivative financial instrument	74	149	-	-
Amounts due to subsidiaries (non-trade)	-	-	88,399	60,237
Finance lease obligations	76	76	50	50
Bonds	-	58,750	-	58,750
Short-term bank loans	11,500	14,000	11,500	14,000
Bank term loans	82,421	120,713	-	58,745
Income tax payable	3,887	1,955	1,873	278
	119,276	209,308	108,245	199,712
Net current assets/(liabilities)	49,465	(50,983)	192,176	98,844
Non-current liabilities				
Other payables and accruals	960	1,043	-	-
Finance lease obligations	192	264	142	192
Amounts due to associated companies and joint venture companies (non-trade)	54,476	43,660	16,283	15,508
Amounts due to non-controlling interests (non-trade)	34,091	27,156	-	-
Bond	75,000	-	75,000	-
Bank term loans	122,655	103,846	24,000	-
Deferred tax liabilities	867	3,125	32	2,309
	(288,241)	(179,094)	(115,457)	(18,009)
Net assets	416,180	345,590	110,876	114,995
Share capital and reserves				
Share capital	86,624	86,624	86,624	86,624
Foreign currency translation reserve	(8,417)	(9,344)	-	-
Asset revaluation reserve	2,768	2,768	-	-
Retained earnings	332,806	263,765	24,252	28,371
	413,781	343,813	110,876	114,995
Non-controlling interests	2,399	1,777	-	-
Total equity	416,180	345,590	110,876	114,995

1(b)(iii) Aggregate amount of group's borrowings and debt securities

Amount repayable in one year or less, or on demand

As at 31/12/2017		As at 31/12/2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
89,997	4,000	120,789	72,750

Amount repayable after one year

As at 31/12/2017		As at 31/12/2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
122,847	75,000	104,110	-

Details of any collateral

All secured borrowings of the Group are secured by first legal mortgages and assignment of rental and sales proceeds of the investment properties and development properties of the borrowing companies. Lease obligations are secured on the assets purchased under lease financing.

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

UNAUDITED FULL YEAR ENDED CASH FLOW STATEMENTS

	Group	
	2017 \$'000	2016 \$'000
Cash flows generated from operating activities		
Profit before tax	73,188	17,065
Adjustments for:		
Depreciation of fixed assets	1,565	1,370
Gain on disposal of fixed assets	-	(167)
Fair value (gain)/loss on derivatives	(75)	126
Gain from fair value adjustment of investment properties	(37,076)	(542)
Share of results of associated companies/joint venture companies	(11,795)	(19,676)
Impairment loss on other receivables	1,000	-
Interest expense	12,578	11,829
Interest income	(6,580)	(3,833)
Dividend income from investee company	-	(1,356)
Loss on disposal of subsidiaries	-	10,356
Gain on disposal of a joint venture company	(27,980)	-
Unrealised exchange differences	(223)	658
Operating cash flows before changes in working capital	4,602	15,830
Decrease/(Increase) in development properties	49,352	(17,127)
Increase in trade receivables	(6,975)	(281)
Increase in other receivables	(2,151)	(234)
(Increase)/Decrease in prepayments	(403)	1,113
(Decrease)/Increase in trade payables	(2,974)	286
Increase in other payables and accruals	9,189	157
Decrease/(Increase) in amounts due from related parties, net	2	(2)
Cash flows from/(used in) operations	50,642	(258)
Interest received	6,580	3,833
Interest paid, excluding amounts capitalised	(12,578)	(11,829)
Income taxes (paid)/refund	(1,898)	146
Net cash from/(used in) operating activities	42,746	(8,108)

UNAUDITED FULL YEAR ENDED CASH FLOW STATEMENTS (CONTINUED)

	Group	
	2017	2016
	\$'000	\$'000
Cash flows from investing activities		
Proceeds from sale of fixed assets	-	167
Purchase of fixed assets	(14,245)	(27,986)
Acquisition of investment properties	(3,556)	-
Advances to investee company	-	(2,690)
Dividend income from unquoted investments	-	1,356
(Net loan to)/Net repayment of loan from associated companies and joint venture companies	(38,982)	25,145
Proceeds from disposal of subsidiaries	-	6,890
Subscription of Notes	-	(4,000)
Proceeds from disposal of a joint venture company	15,000	-
Net cash used in investing activities	<u>(41,783)</u>	<u>(1,118)</u>
Cash flows from financing activities		
Repayment of lease obligations, net	(72)	(23)
Proceeds from bank loans	61,253	29,082
Repayment of bank loans	(84,395)	(14,549)
Increase in loan from non-controlling interests	6,637	4,917
Proceeds from bond issue	75,000	-
Repayment of bond	(58,750)	(1,250)
Dividends paid on ordinary shares of the Company	(1,952)	(1,952)
Net cash (used in)/from financing activities	<u>(2,279)</u>	<u>16,225</u>
Net (decrease)/increase in cash and cash equivalents	<u>(1,316)</u>	<u>6,999</u>
Effect of exchange rate changes on cash and cash equivalents	172	(1,557)
Cash and cash equivalents at beginning of year	<u>27,768</u>	<u>22,326</u>
Cash and cash equivalents at end of year	<u>26,624</u>	<u>27,768</u>

Note: Cash and cash equivalents

	Group	
	2017	2016
	\$'000	\$'000
Fixed deposits	3,735	654
Cash and bank balances	22,889	27,114
Cash and cash equivalents	<u>26,624</u>	<u>27,768</u>

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

UNAUDITED STATEMENT OF CHANGES IN EQUITY

Group	Attributable to equity holders of the Company					Non-controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Translation Reserve S\$'000	Asset Revaluation Reserve S\$'000	Retained Earnings S\$'000	Total S\$'000		
Balance at 1 January 2016	86,624	(215)	-	253,236	339,645	1,172	340,817
Profit for the year	-	-	-	12,481	12,481	(251)	12,230
Other comprehensive income	-	-	-	-	-	-	-
- Foreign currency translation	-	(9,129)	-	-	(9,129)	116	(9,013)
- Net surplus on revaluation of land and buildings	-	-	2,593	-	2,593	740	3,333
- Share of net surplus on property revaluation of associated companies	-	-	175	-	175	-	175
Total comprehensive income for the year	-	(9,129)	2,768	12,481	6,120	605	6,725
Dividends	-	-	-	(1,952)	(1,952)	-	(1,952)
Balance at 31 December 2016	86,624	(9,344)	2,768	263,765	343,813	1,777	345,590
Balance at 1 January 2017	86,624	(9,344)	2,768	263,765	343,813	1,777	345,590
Profit for the year	-	-	-	70,993	70,993	638	71,631
Other comprehensive income	-	-	-	-	-	-	-
- Foreign currency translation	-	927	-	-	927	(16)	911
Total comprehensive income for the year	-	927	-	70,993	71,920	622	72,542
Dividends	-	-	-	(1,952)	(1,952)	-	(1,952)
Balance at 31 December 2017	86,624	(8,417)	2,768	332,806	413,781	2,399	416,180

Company	Share Capital S\$'000	Retained Earnings S\$'000	Total Equity S\$'000
Balance at 1 January 2016	86,624	69,500	156,124
Total comprehensive expense for the year	-	(39,177)	(39,177)
Dividends	-	(1,952)	(1,952)
Balance at 31 December 2016	86,624	28,371	114,995
Balance at 1 January 2017	86,624	28,371	114,995
Total comprehensive expense for the year	-	(2,167)	(2,167)
Dividends	-	(1,952)	(1,952)
Balance at 31 December 2017	86,624	24,252	110,876

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 also the number of shares that may be issued on conversion of all the outstanding convertibles 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

There is no change in the Company's share capital for the period from 1 January 2017 to 31 December 2017.

There are no outstanding convertible securities as at 31 December 2017 and 31 December 2016.

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 immediate preceding year

The Company did not hold any treasury shares as at 31 December 2017 and 31 December 2016.

The total number of issued ordinary shares (excluding treasury shares) as at 31 December 2017 and 31 December 2016 was 325,156,492.

The Company did not issue any preference shares as at 31 December 2017 and 31 December 2016.

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, transfers, disposal, cancellation and/or use of treasury shares during the year ended 31 December 2017.

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

The figures have not been audited or reviewed by the Company's 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 compared with the audited financial statements for the year ended 31 December 2016 as well as applicable Financial Reporting Standards (FRS) which became effective for financial years beginning on or after 1 January 2017.

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

Not applicable

6 Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year. after deducting any provision for preference dividends

EARNINGS PER SHARE

	Group		
	2017	2016	Increase
	Cents	Cents	%
Earnings per ordinary share from continuing operations attributable to equity holders of the Company for the year			
(a) On a basic basis	21.83	3.84	468.5
(b) On a fully diluted basis	21.83	3.84	468.5

The above have been computed based on 325,156,492 ordinary shares in issue as at 31 December 2017 and 31 December 2016.

**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 period reported on; and
(b) immediately preceding financial year**

	Group		Company	
	31/12/2017	31/12/2016	31/12/2017	31/12/2016
	Cents	Cents	Cents	Cents
Net asset value per ordinary share based on issued share capital at the end of the period reported on	127.26	105.74	34.10	35.37

The above have been computed based on 325,156,492 ordinary shares in issue as at 31 December 2017 and 31 December 2016.

- 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

Commentary on the Consolidated Income Statements

Turnover comprises rental income from investment properties, hotel operation income and management fee as well as proceeds from the sales of the Group's residential projects.

The Group's revenue for the year ended 31 December 2017 ("FY2017") decreased by 15.2% to \$57.13 million compared to \$67.37 million for the previous year ended 31 December 2016 ("FY2016"). This was primarily due to the recognition of lower revenue from residential project, Onze@Tanjong Pagar in FY2017 of \$29.79 million compared to \$41.71 million in FY2016.

Cost of properties sold in FY2017 and FY2016 is primarily attributed to residential project, Onze@Tanjong Pagar.

Other operating income increased by 10.4% to \$4.51 million in FY2017 mainly attributed to (i) \$1.82 million of abortive sales proceeds from Onze@Tanjong Pagar in FY2017, and (ii) dividend received from an investee company amounting to \$1.36 million in FY2016 for which there was none in FY2017.

Personnel expenses increased by \$3.42 million to \$11.17 million in FY2017 as a result of increase in headcounts following the expansion of UK operation and increase in bonuses.

With regards to other operating expenses, there were the following significant items:

- (i) qualifying extension fee of \$4.37 million was incurred in FY2016 (none in FY2017) in respect of residential project iLiv@Grange. This project was disposed off in 3Q2016;
- (ii) bond issuance expense of \$1.04 million was incurred in May 2017 with regards to the issuance of the fixed rate 3-year bond of \$75.00 million of which \$0.23 million was amortised in FY2017.
- (iii) increase in other operating expenses of United Kingdom operations by \$2.18 million including operations of new hotel, Luma Concept Hotel London.

(iv) residential project Onze@ Tanjong Pagar obtained its temporary occupation permit in January 2017 and operating expenses relating to this project of \$1.84 million (marketing and commission, property tax and maintenance charges) were expensed in FY2017.

Loss on disposal of subsidiaries of \$10.36 million in FY2016 was due to the disposal of subsidiaries which owned the residential project, iLiv@Grange.

Gain on disposal of a joint venture company of \$27.98 million in FY2017 arose from the disposal of Buildhome Pte. Ltd. ("Buildhome") which owned the residential project, The Lumos.

Finance expenses increased to \$12.58 million in FY2017 from \$11.83 million in FY2016. This is mainly due to accrued interest on new bond issued of \$75.00 million in May 2017 as well as interest on the financing of new hotel, Luma Concept Hotel London.

Finance income increased by 71.7% to \$6.58 million in FY2017 from \$3.83 million in FY2016 mainly due to increase in interest-bearing loans to associated companies and joint venture companies.

Share of profits from associated companies/joint venture companies decreased by 40.1% to \$11.80 million in FY2017 from \$19.68 million in FY2016. This was mainly attributed to decrease in progressive profit recognition of residential projects, NEWest and KAP and KAP Residences after their completion in FY2016 as well as lower fair value gain on investment property of a joint venture company.

The Group recorded a \$37.08 million fair value gain in FY2017 from its investment properties, mainly attributable to fair value gain of (i) \$11.00 million from Tampines Mart, (ii) \$19.79 million from The Woodgrove and (iii) \$6.57 million from Adam House in London.

Taking into account all the above factors, the Group recorded a net profit after tax of \$71.63 million for FY2017, compared to a net profit after tax of \$12.23 million recorded in FY2016.

Commentary on the Consolidated Balance Sheets

Fixed assets amounting to \$137.29 million mainly comprised the following hotel properties (i) land site for hotel development in Brisbane, Australia; (ii) Hotel ibis Styles London Kensington in London, UK; (iii) ibis Budget Bradford in Bradford City, UK; (iv) ibis Hotel Gloucester in Gloucester City, UK; (v) Luma Concept Hotel London at Glenthorne Road, London, UK; (vi) hotel development of Hampton by Hilton in Leeds, UK; and (vii) a newly acquired property in Manchester City, UK.

Investment properties decreased to \$160.10 million in FY2017 from \$170.05 million primarily due to classification of The Woodgrove to investment property held for sale. The decrease is offset against acquisition of investment properties at Parr Street, London, UK in FY2017 and recognition of fair value gain of \$17.29 million on the Group's investment properties in FY2017.

Amounts due from associated companies, joint venture companies and investee companies increased to \$166.11 million in FY2017 from \$125.57 million due to loan to a joint venture company for purchase of property development land.

Non-current other receivables increased from \$4.00 million to \$22.00 million as the Group had subscribed to Promissory Notes of \$18.00 million in Buildhome, which will be repayable in year 2020.

Development properties decreased from \$106.79 million to \$54.84 million in FY2017 due to sales of development project, Onze@Tanjong Pagar.

Trade receivables increased to \$7.78 million in FY2017 from \$794,000 mainly due to accrued receivables for sales proceeds from Onze@Tanjong Pagar as it obtained TOP in mid-January 2017.

Other receivables increased by \$4.13 million in FY2017 from \$20.80 million mainly due to deferred consideration of \$5.80 million to be received from the disposal of Buildhome in 3Q2017, net of impairment loss on other receivables by \$1.00 million.

Trade payables decreased to \$3.82 million in FY2017 from \$6.77 million mainly due to settlement of trade payables in relation to construction of Onze@Tanjong Pagar.

Other payables and accruals increased by \$10.52 million from \$7.94 million in FY2017 mainly due to expansion and new UK hotels operation as well as deposit received on the disposal of the Woodgrove of \$5.98 million.

The \$58.75 million bond issued in June 2014 was redeemed in June 2017. In May 2017, the Group issued a fixed rate 3-year bond of \$75.00 million at coupon rate of 6.1% per annum as part of its Multicurrency Debt Issuance Programme. The bond will mature in May 2020. The net proceeds will be used for general working capital and corporate funding, including financing investments and refinancing of existing indebtedness of the Group.

Amounts due to associated companies and joint venture companies increased by \$10.82 million in FY2017 from \$43.66 million was mainly due to additional advances from some associated companies.

Commentary on the Consolidated Balance Sheets (cont'd)

Total bank term loans and short-term bank loans decreased from \$238.56 million to \$216.58 million in FY2017 mainly due to repayment of term loans from the sales proceeds of Onze@Tanjong Pagar.

Amounts due to non-controlling interests represents loans from non-controlling interests for various overseas projects.

Commentary on the Cash Flow Statements

Cash and cash equivalents decreased by \$1.32 million in FY2017 and can be attributed to the following major cash inflows and outflows during the year:

Cash inflows:

- net cash generated from operating activities of \$42.75 million;
- net proceeds from bond issuance and redemption of \$16.25 million; and
- proceeds from disposal of a joint venture company of \$15.00 million.

Cash outflows:

- net loan to associated companies and joint venture companies of \$38.98 million mainly for the purchase of land parcel at Woodleigh Lane for residential development;
- net cash outflow of \$14.25 million for purchase of fixed assets comprising mainly the acquisition of a property in Manchester City and construction costs incurred for the development of Luma Concept Hotel London at Glenthorne Road, London, UK; and
- net repayment of bank loans of \$23.14 million.

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

The actual results for the year ended 31 December 2017 of the Group are in line with the statement made in paragraph 10 of the results announcement for the third quarter and nine months ended 30 September 2017.

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 Singapore residential property market sentiment continues to strengthen during the last quarter of 2017. The Real Estate Sentiment Index (Resi)¹ which provides an overall indicator of the local property market sentiment, improved from 6.6 in the third quarter of 2017 to 6.9 in the fourth quarter of 2017.

Official statistic released by Urban Redevelopment Authority ("URA") on 26 January 2018 also echoed similar observations. Prices of private residential properties increased by 1.1% for the whole of 2017, compared with the 3.1% decline in 2016. The market continues to see a healthy volume of sales in both primary and secondary market. According to URA, the total number of private residential units (excluding Executive Condominiums) sold by developers increased from 7,972 units in 2016 to 10,566 units in 2017. The Group is cautiously optimistic on the outlook for the Singapore residential market.

For the Group's property development portfolio, Heeton had participated in three new local joint venture projects during FY2017. The Group will continue to seek suitable development projects in Singapore and beyond.

For the hospitality segment, the Group currently has a total of eight operating hotels in the United Kingdom, Japan and Thailand. Five of these hotels are managed by Heeton's hospitality division. Going forward, the Group will continue to explore more opportunities to expand its recurring income base.

¹ The Index is jointly developed by the Real Estate Developers' Association of Singapore (Redas) and the Department of Real Estate at the National University of Singapore

11 Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

Yes.

Name of Dividend	Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Shares (in Cents)	0.60 cents per share (1-Tier tax exempt)
Tax Rate	Nil
Name of Dividend	Special Dividend
Dividend Type	Cash
Dividend Amount per Shares (in Cents)	0.40 cents per share (1-Tier tax exempt)
Tax Rate	Nil

(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	Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Shares (in Cents)	0.60 cents per share (1-Tier tax exempt)
Tax Rate	Nil

(c) Date payable

To be announced at a later date.

(d) Books closure date

To be announced at a later date.

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)

The Company 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 has obtained undertakings from all its directors and executive officers.

PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

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

<u>Year ended 31 December 2017</u>	Property Investment \$'000	Property Development \$'000	Corporate \$'000	Hospitality \$'000	Elimination \$'000	Consolidated \$'000
Revenue:						
Sales to external customers	13,390	29,791	1,120	12,830	-	57,131
Intersegment revenue	854	-	4,390	4,300	(9,544)	-
Total revenue	14,244	29,791	5,510	17,130	(9,544)	57,131
Results:						
Interest income	-	-	27,706	-	(21,126)	6,580
Interest expense	(3,120)	(1,547)	(25,764)	(2,706)	20,559	(12,578)
Gain from fair value adjustment of investment properties	37,076	-	-	-	-	37,076
Depreciation of fixed assets	(108)	-	(307)	(1,150)	-	(1,565)
Gain on disposal of joint venture	-	27,980	-	-	-	27,980
Share of results of associated companies/joint venture	8,251	4,117	-	(573)	-	11,795
Segment profit/(loss) before tax	51,712	28,850	(5,859)	(948)	(567)	73,188
Assets:						
Investment in associated companies and joint venture companies	86,375	68,686	-	14,292	-	169,353
Additions to non-current assets	103	-	235	13,907	-	14,245
Segment assets	232,545	209,320	643,690	187,076	(448,934)	823,697
Segment liabilities	140,058	81,898	639,114	92,068	(545,621)	407,517
<u>Year ended 31 December 2016</u>	Property Investment \$'000	Property Development \$'000	Corporate \$'000	Hospitality \$'000	Elimination \$'000	Consolidated \$'000
Revenue:						
Sales to external customers	13,300	43,092	1,152	9,825	-	67,369
Intersegment revenue	859	-	4,626	3,567	(9,052)	-
Total revenue	14,159	43,092	5,778	13,392	(9,052)	67,369
Results:						
Interest income	-	-	26,060	-	(22,227)	3,833
Interest expense	(3,337)	(2,279)	(25,391)	(1,887)	21,065	(11,829)
Gain from fair value adjustment of investment properties	542	-	-	-	-	542
Depreciation of fixed assets	(92)	-	(167)	(1,111)	-	(1,370)
Loss on disposal of subsidiaries	-	(10,356)	-	-	-	(10,356)
Share of results of associated companies/joint venture companies	14,873	4,285	-	518	-	19,676
Segment profit/(loss) before tax	22,342	(1,381)	(2,168)	913	(2,641)	17,065
Assets:						
Investment in associated companies and joint venture companies	80,625	59,889	-	14,866	-	155,380
Additions to non-current assets	23	-	1,163	27,163	-	28,349
Segment assets	258,762	268,292	511,887	172,460	(477,409)	733,992
Segment liabilities	118,301	111,016	582,761	82,481	(506,157)	388,402

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

Not applicable.

Please refer to item 8 above.

17 A breakdown of sales

		FY2017 \$'000	FY2016 \$'000	% increase / (decrease)
a	Sales reported for first half year	34,439	27,794	23.91
b	Operating profit after tax and before deducting non-controlling interests for first half year	13,066	9,578	36.42
c	Sales reported for second half year	22,692	39,575	(42.66)
d	Operating profit after tax and before deducting non-controlling interests for second half year	58,565	2,652	2,108.33

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

	FY2017 \$'000	FY2016 \$'000
Declared and paid during the financial year:		
- Final exempt (one-tier) dividend of 0.60 cents (2016: 0.60 cents) per share	1,952	1,952
Proposed but not recognised as a liability as at 31 December:		
- Final exempt (one-tier) dividend of 0.60 cents (2016: 0.60 cents) per share and special dividend of 0.40 cents (2016: nil) per share	3,252	1,952

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 officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

None.

BY ORDER OF THE BOARD

Toh Giap Eng
Executive Deputy Chairman
23 February 2018

Teng Heng Chew Eric
CEO & Executive Director