

GYP PROPERTIES LIMITED
(Co. Reg. No. 200304719G)
AND ITS SUBSIDIARIES

SGXNET ANNOUNCEMENT
UNAUDITED INTERIM FINANCIAL INFORMATION
For the second quarter and six months ended 31 December 2019

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 & Q4), HALF YEAR AND FULL YEAR RESULTS

(1)(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group					
	3 months ended 31 Dec 2019 ("Q2FY20") S\$'000	3 months ended 31 Dec 2018 ("Q2FY19") S\$'000	Change %	6 months ended 31 Dec 2019 ("6MFY20") S\$'000	6 months ended 31 Dec 2018 ("6MFY19") S\$'000	Change %
Continuing operations						
Revenue	2,270	2,228	1.9	4,535	4,599	(1.4)
Other income	649	787	(17.5)	1,281	1,544	(17.0)
Other gains	1,604	479	234.9	66	47	40.4
Other losses	-	-	-	(57)	(21)	171.4
Professional fees	(203)	(492)	(58.7)	(395)	(809)	(51.2)
Property related and maintenance expenses	(714)	(748)	(4.5)	(1,453)	(1,409)	3.1
Marketing, advertising and promotion expenses	(138)	(139)	(0.7)	(143)	(253)	(43.5)
Staff costs	(596)	(571)	4.4	(1,149)	(1,094)	5.0
Depreciation	(213)	(224)	(4.9)	(428)	(449)	(4.7)
Finance expenses	(366)	(735)	(50.2)	(884)	(1,460)	(39.5)
Other expenses	(243)	(230)	5.7	(493)	(523)	(5.7)
Total expenses	(2,473)	(3,139)	(21.2)	(4,945)	(5,997)	(17.5)
Share of results of associated company	-	(19)	(100)	-	(32)	(100)
Profit before income tax	2,050	336	N.M.	880	140	N.M.
Income tax expense	(20)	(377)	(94.7)	(38)	(377)	(89.9)
Profit/(loss) from continuing operations	2,030	(41)	N.M.	842	(237)	N.M.
Discontinued operations						
Profit from discontinued operations, net of tax*	-	717	(100)	-	1,332	(100)
Gain on disposal of subsidiaries	-	823	(100)	-	823	(100)
Profit from discontinued operations	-	1,540	(100)	-	2,155	(100)
Total profit	2,030	1,499	35.4	842	1,918	(56.1)

Other comprehensive income/(loss):

Items that may be reclassified subsequently to profit and loss:

Currency translation difference arising from consolidation

- Gains/(losses)	1,931	607	218.1	(24)	(281)	(91.5)
Cash flow hedges						
- Gains/(losses)	311	-	N.M.	(44)	-	N.M.
Other comprehensive (loss)/income, net of tax	2,242	607	269.4	(68)	(281)	(75.8)
Total comprehensive income	4,272	2,106	102.8	774	1,637	(52.7)

(1)(a)(i) Continued

	Group					
	Q2FY20	Q2FY19	Change	6MFY20	6MFY19	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Profit/(loss) attributable to:						
- Equity holders of the Company						
Continuing operations	2,056	(12)	<i>N.M.</i>	892	(180)	<i>N.M.</i>
Discontinued operations*	-	1,540	<i>(100)</i>	-	2,155	<i>(100)</i>
	2,056	1,528	<i>34.6</i>	892	1,975	<i>(54.8)</i>
- Non-controlling interests	(26)	(29)	<i>(10.3)</i>	(50)	(57)	<i>(12.3)</i>
	2,030	1,499	35.4	842	1,918	(56.1)
Total comprehensive income/(loss) attributable to:						
Equity holders of the Company	4,298	2,135	<i>101.3</i>	824	1,694	<i>(51.4)</i>
Non-controlling interests	(26)	(29)	<i>(10.3)</i>	(50)	(57)	<i>(12.3)</i>
	4,272	2,106	102.8	774	1,637	(52.7)

N.M. – Not meaningful

* On 30 November 2018, the Group disposed of its equity interests in Global Food Retail Group Pte Ltd and its subsidiaries ("GFRG Group") which operated the food and beverage segment of the Group. The search segment which comprise print directories and digital business had ceased in FY18. Hence, the results of the food and beverage segment and search segment have been presented as discontinued operations in FY19.

(1)(a)(ii) Notes:

Profit after taxation is arrived at after accounting for:

	Q2FY20	Q2FY19	Change	6MFY20	6MFY19	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Interest income	55	2*	<i>N.M.</i>	117	7*	<i>N.M.</i>
Interest on borrowings	(366)	(735)	<i>(50.2)</i>	(884)	(1,460)	<i>(39.5)</i>
Write back of impairment of trade receivables	-	-	-	-	66	<i>(100)</i>
Allowance for impairment of trade receivables	(68)	-	<i>N.M.</i>	(68)	(9)*	<i>N.M.</i>
Bad debts recovered	7	1	<i>N.M.</i>	14	8	<i>75.0</i>
Gain on disposal of subsidiaries	-	823*	<i>(100)</i>	-	823*	<i>(100)</i>
Net foreign exchange gain/(loss)	1,603	481*	<i>233.3</i>	(57)	(168)*	<i>(66.1)</i>
Net under provision of prior years' taxation	-	(3)	<i>(100)</i>	-	(3)	<i>(100)</i>
Loss on disposal of property, plant and equipment	-	(3)	<i>(100)</i>	-	(3)	<i>(100)</i>

N.M. - Not meaningful

* - Includes results from discontinued operations

(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.

	Group		Company	
	31 Dec 19	30 Jun 19	31 Dec 19	30 Jun 19
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	1,193	3,026	617	362
Trade and other receivables	1,398	2,121	839	1,523
Development properties	89,316	78,390	-	-
Other current assets	1,372	1,361	89	78
Income tax recoverables	-	48	-	-
Due from an associated company	-	337	-	337
	<u>93,279</u>	<u>85,283</u>	<u>1,545</u>	<u>2,300</u>
Non-current assets				
Other receivables	7,282	7,179	7,282	7,179
Other non-current assets	919	827	-	-
Investments in subsidiaries	-	-	2,894	2,894
Property, plant and equipment	7,095	7,511	7,028	7,438
Investment properties	88,575	88,663	-	-
Deferred income tax assets	26	8	-	-
Due from subsidiaries	-	-	82,989	79,674
Financial assets, at FVOCI	-	-	-	-
	<u>103,897</u>	<u>104,188</u>	<u>100,193</u>	<u>97,185</u>
Total assets	<u>197,176</u>	<u>189,471</u>	<u>101,738</u>	<u>99,485</u>
LIABILITIES				
Current liabilities				
Trade and other payables	9,896	13,420	773	1,139
Contract liabilities	2,650	1,809	67	68
Advance receipts and billings	451	278	174	13
Borrowings	34,920	7,046	7,224	6,805
Current income tax liabilities	357	358	-	-
	<u>48,274</u>	<u>22,911</u>	<u>8,238</u>	<u>8,025</u>
Non-current liabilities				
Trade and other payables	622	6,766	262	230
Borrowings	71,228	83,617	9,901	10,174
Derivative financial instruments	63	-	-	-
Deferred income tax liabilities	355	317	149	110
Due to subsidiaries	-	-	12,305	9,957
	<u>72,268</u>	<u>90,700</u>	<u>22,617</u>	<u>20,471</u>
Total liabilities	<u>120,542</u>	<u>113,611</u>	<u>30,855</u>	<u>28,496</u>
NET ASSETS	<u>76,634</u>	<u>75,860</u>	<u>70,883</u>	<u>70,989</u>
SHAREHOLDERS' EQUITY				
Share capital	92,702	92,702	92,702	92,702
Treasury shares	(960)	(960)	(960)	(960)
Other reserves	(12,879)	(12,775)	(4,651)	(4,651)
Accumulated losses	(2,231)	(3,123)	(16,208)	(16,102)
Capital and reserves attributable to equity holders of the Company	<u>76,632</u>	<u>75,844</u>	<u>70,883</u>	<u>70,989</u>
Non-controlling interests	2	16	-	-
Total equity	<u>76,634</u>	<u>75,860</u>	<u>70,883</u>	<u>70,989</u>

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

Amount repayable in one year or less (S\$'000)

As at 31 Dec 2019		As at 30 Jun 2019	
Secured	Unsecured	Secured	Unsecured
29,816	5,104	1,805	5,241

Amount repayable after one year (S\$'000)

As at 31 Dec 2019		As at 30 Jun 2019	
Secured	Unsecured	Secured	Unsecured
71,228	-	83,617	-

As at 31 December 2019, borrowings amounting to S\$106.1 million comprised loans of S\$17.1 million taken by the Company and loans of S\$89.0 million taken by foreign subsidiaries.

Loans of S\$12.1 million taken by the Company are secured over the Company's leasehold property.

Loans of S\$88.9 million undertaken by the foreign subsidiaries are secured over the subsidiaries' freehold properties.

(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.

	Q2FY20 S\$'000	Q2FY19 S\$'000	6MFY20 S\$'000	6MFY19 S\$'000
Cash flows from operating activities				
Net profit	2,030	1,499	842	1,918
Adjustments for:				
Income tax expense	20	394	38	418
Share of results of associated company	-	19	-	32
Depreciation	213	226	428	455
Amortisation	-	3	-	11
Loss on disposal of property, plant and equipment	-	3	-	3
Gain on disposal of subsidiaries	-	(823)	-	(823)
Gain on disposal of an associated company	-	-	(65)	-
Interest income	(55)	(2)	(117)	(7)
Interest expense	366	735	884	1,460
Currency translation difference	1,531	110	376	(51)
	<u>4,105</u>	<u>2,164</u>	<u>2,386</u>	<u>3,416</u>
Change in working capital				
Inventories	-	2	-	4
Development properties	(9,146)	(23,316)	(10,277)	(27,912)
Receivables	651	(950)	1,061	(913)
Other current assets	114	(1,456)	121	419
Advance receipts and billings	(11)	1,867	174	1,846
Contract liabilities	116	-	841	-
Payables	(300)	18,227	(8,706)	18,334
Cash generated from operations	<u>(4,471)</u>	<u>(3,462)</u>	<u>(14,400)</u>	<u>(4,806)</u>
Income tax refunded	-	20	48	22
Net cash used in operating activities	<u>(4,471)</u>	<u>(3,442)</u>	<u>(14,352)</u>	<u>(4,784)</u>
Cash flows from investing activities				
Proceeds from disposal of an associated company	-	-	65	-
Purchase of property, plant and equipment	(10)	(51)	(12)	(150)
Proceeds from disposal of subsidiaries, net of cash disposed off	-	20	-	20
Proceeds from disposal of associated company	-	-	-	109
Development cost incurred	109	(88)	(91)	(100)
Interest received	-	2	14	7
Net cash provided by/(used in) investing activities	<u>99</u>	<u>(117)</u>	<u>(24)</u>	<u>(114)</u>
Cash flows from financing activities				
Decrease in deposit pledged	-	33	-	83
Proceeds from borrowings	5,604	5,878	28,098	10,878
Repayment of borrowings	(623)	(2,231)	(12,833)	(2,658)
Payment for loan establishment fees	(83)	-	(321)	-
Interest paid	(793)	(879)	(2,399)	(1,615)
Net cash provided by financing activities	<u>4,105</u>	<u>2,801</u>	<u>12,545</u>	<u>6,688</u>
Net (decrease)/increase in cash and cash equivalents	<u>(267)</u>	<u>(758)</u>	<u>(1,831)</u>	<u>1,790</u>
Cash and cash equivalents at beginning of the financial period	1,447	5,978	3,026	3,483
Effects of exchange rate changes on cash and cash equivalents	13	38	(2)	(15)
Cash and cash equivalents at end of the financial period	<u>1,193</u>	<u>5,258</u>	<u>1,193</u>	<u>5,258</u>

1)(d)(i) A statement of all changes in equity (for the issuer and group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

STATEMENTS OF CHANGES IN EQUITY

For the second quarter and six months ended 31 December 2019

	Attributable to equity holders of the Company												
	Share capital	Treasury shares	Share option reserve	Currency translation reserve	Fair Value reserve	Capital reserve	Hedging reserve	Transactions with non-controlling interests	Total other reserves	Accumulated losses	Total	Non-controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group													
Balance at 1 July 2019	92,702	(960)	57	(4,102)	(752)	(4,003)	-	(3,975)	(12,775)	(3,123)	75,844	16	75,860
Loss for the period	-	-	-	-	-	-	-	-	-	(1,164)	(1,164)	(24)	(1,188)
Other comprehensive loss for the period	-	-	-	(1,955)	-	-	(355)	-	(2,310)	-	(2,310)	-	(2,310)
Total comprehensive loss for the period	-	-	-	(1,955)	-	-	(355)	-	(2,310)	(1,164)	(3,474)	(24)	(3,498)
Transactions with non-controlling interest	-	-	-	-	-	-	-	(5)	(5)	-	(5)	5	-
Balance as at 30 September 2019	92,702	(960)	57	(6,057)	(752)	(4,003)	(355)	(3,980)	(15,090)	(4,287)	72,365	(3)	72,362
Profit for the period	-	-	-	-	-	-	-	-	-	2,056	2,056	(26)	2,030
Other comprehensive income for the period	-	-	-	1,931	-	-	311	-	2,242	-	2,242	-	2,242
Total comprehensive income for the period	-	-	-	1,931	-	-	311	-	2,242	2,056	4,298	(26)	4,272
Transactions with non-controlling interest	-	-	-	-	-	-	-	(31)	(31)	-	(31)	31	-
Balance as at 31 December 2019	92,702	(960)	57	(4,126)	(752)	(4,003)	(44)	(4,011)	(12,879)	(2,231)	76,632	2	76,634

STATEMENTS OF CHANGES IN EQUITY

	← Attributable to equity holders of the Company →											
	Share capital	Treasury shares	Share option reserve	Currency translation reserve	Fair value reserve	Capital reserve	Transactions with non-controlling interests	Total other reserves	Accumulated losses	Total	Non-controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group												
Balance at 1 July 2018	92,702	(960)	57	(3,387)	-	(4,003)	(3,868)	(11,201)	(4,384)	76,157	(13)	76,144
Adoption of SFRS (I) 9	-	-	-	-	(250)	-	-	(250)	250	-	-	-
Adjusted balance at 1 July 2018	92,702	(960)	57	(3,387)	(250)	(4,003)	(3,868)	(11,451)	(4,134)	76,157	(13)	76,144
Profit for the period	-	-	-	-	-	-	-	-	447	447	(28)	419
Other comprehensive loss for the period	-	-	-	(888)	-	-	-	(888)	-	(888)	-	(888)
Total comprehensive loss for the period	-	-	-	(888)	-	-	-	(888)	447	(441)	(28)	(469)
Transactions with non-controlling interest	-	-	-	-	-	-	(27)	(27)	-	(27)	27	-
Balance as at 30 September 2018	92,702	(960)	57	(4,275)	(250)	(4,003)	(3,895)	(12,366)	(3,687)	75,689	(14)	75,675
Profit for the period	-	-	-	-	-	-	-	-	1,528	1,528	(29)	1,499
Other comprehensive income for the period	-	-	-	607	-	-	-	607	-	607	-	607
Total comprehensive income for the period	-	-	-	607	-	-	-	607	1,528	2,135	(29)	2,106
Transactions with non-controlling interest	-	-	-	-	-	-	(29)	(29)	-	(29)	29	-
Balance as at 31 December 2018	92,702	(960)	57	(3,668)	(250)	(4,003)	(3,924)	(11,788)	(2,159)	77,795	(14)	77,781

STATEMENTS OF CHANGES IN EQUITY

For the second quarter and six months ended 31 December 2019

	Attributable to equity holders of the Company							
	Share capital	Treasury shares	Share option reserve	Fair value reserve	Capital reserve	Total other reserves	Accumulated losses	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Company								
Balance at 1 July 2019	92,702	(960)	57	(705)	(4,003)	(4,651)	(16,102)	70,989
Loss for the period	-	-	-	-	-	-	(925)	(925)
Other comprehensive income for the period	-	-	-	-	-	-	-	-
Total comprehensive loss for the period	-	-	-	-	-	-	(925)	(925)
Balance as at 30 September 2019	92,702	(960)	57	(705)	(4,003)	(4,651)	(17,027)	70,064
Profit for the period	-	-	-	-	-	-	819	819
Other comprehensive income for the period	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	-	819	819
Balance as at 31 December 2019	92,702	(960)	57	(705)	(4,003)	(4,651)	(16,208)	70,883

	Attributable to equity holders of the Company							
	Share capital	Treasury shares	Share option reserve	Fair value reserve	Capital reserve	Total other reserves	Accumulated losses	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Company								
Balance at 1 July 2018	92,702	(960)	57	-	(4,003)	(3,946)	(18,852)	68,944
Adoption of SFRS (I) 9	-	-	-	(233)	-	(233)	233	-
Adjusted balance at 1 July 2018	92,702	(960)	57	(233)	(4,003)	(4,179)	(18,619)	68,944
Loss for the period	-	-	-	-	-	-	(118)	(118)
Other comprehensive income for the period	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	-	(118)	(118)
Balance as at 30 September 2018	92,702	(960)	57	(233)	(4,003)	(4,179)	(18,737)	68,826
Profit for the period	-	-	-	-	-	-	4,598	4,598
Other comprehensive income for the period	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	-	4,598	4,598
Balance as at 31 December 2018	92,702	(960)	57	(233)	(4,003)	(4,179)	(14,139)	73,424

- (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 well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares 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.**

As at 31 December 2019, the Company's share capital was S\$92,701,916 (30 June 2019: S\$92,701,916) comprising 275,835,089 (30 June 2019: 275,835,089) ordinary shares including treasury shares.

As at 31 December 2018, 99,340,476 warrants had not been exercised. On 25 June 2019, 99,340,476 warrants have expired. As at 31 December 2019, the Company does not have any warrants.

As at 31 December 2019 and 31 December 2018, the Company held 914,271 treasury shares.

- (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.**

	31 Dec 2019 '000	30 Jun 2019 '000
Total number of issued ordinary shares excluding treasury shares	274,921	274,921

- (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 have been no sales, transfer, disposal, cancellation and/or use of treasury shares for the period reported on. Total number of treasury shares as at 31 December 2019 was 914,271.

- (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 a matter).**

Not applicable.

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

Except as disclosed in Note 5 below, the accounting policies and methods of computation used are consistent with those used in the most recently audited annual financial statements except for the adoption of the new or amended Financial Reporting Standards (FRS) and Interpretations to FRS ("INT FRS") that are mandatory for financial years beginning on or after 1 July 2019.

- (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 adopted the new/revised SFRS(I)s that are effective for annual periods beginning on or after 1 July 2019. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I)s, SFRS(I) Interpretations and amendments to SFRS(I)s.

The following are the new or amended SFRS(I)s, and SFRS(I) Interpretations, that are relevant to the Group:

- SFRS(I) 16 Leases
- SFRS(I) INT 23 Uncertainty Over Income Tax Treatments
- Amendments to SFRS(I) - 23 Borrowing costs

The adoption of the above SFRS(I)s, SFRS(I) Interpretations and amendments to SFRS(I)s did not have any significant impact on the financial statements of the Group except for the below.

Amendments to SFRS(I) - 23 Borrowing costs

The Group has applied the above amendment prospectively for the borrowing cost incurred in the financial year beginning 1 July 2019 and the impact is capitalization of S\$253,000 and S\$684,000 of borrowing costs to the development properties in Q2FY20 and 6MFY20 respectively.

(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			
	Q2FY20	Q2FY19	6MFY20	6MFY19
(a) Based on weighted average number of ordinary shares in issue (cents)				
- From continuing operations	0.747	(0.004)	0.324	(0.066)
- From discontinued operations	-	0.560	-	0.784
Total	0.747	0.556	0.324	0.718
Weighted average number of ordinary shares in issue	274,920,818	274,920,818	274,920,818	274,920,818
(b) On a fully diluted basis (cents)				
- From continuing operations	0.747	(0.004)	0.324	(0.066)
- From discontinued operations	-	0.560	-	0.784
Total	0.747	0.556	0.324	0.718
Weighted average number of ordinary shares in issue	274,920,818	274,920,818	274,920,818	274,920,818

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

	Group		Company	
	31 Dec 2019	30 Jun 2019	31 Dec 2019	30 Jun 2019
Net asset value per ordinary share based on issued share capital of the Company at the end of the financial period (cents)	27.87	27.59	25.78	25.82

(8) Review of the performance of the group.

Q2FY20

The Group's revenue from continuing operations for Q2FY20 was S\$2.3 million which was comparable to S\$2.2 million for Q2FY19.

Other income of S\$0.6 million mainly relates to rental income generated from Braddell House.

Other gains of S\$1.6 million was mainly due to unrealized foreign exchange gains.

Total expenses of S\$2.5 million for Q2FY20 were S\$0.7 million or 21.2% lower than Q2FY19 due mainly to decrease of S\$0.3 million of professional fees and S\$0.4 million of finance expenses. Professional expenses decreased by S\$0.3 million in Q2FY20 due to lower legal expenses. Finance expenses decreased by S\$0.4 million or 50.2% due mainly to capitalisation of general borrowing costs to development properties on a prospective basis from adoption of Amendments to SFRS(I) 23 - *Borrowing costs* with effect from 1 July 2019.

There was no further profit from discontinued operations as these businesses have been fully disposed.

As a result, the Group posted a net profit of S\$2.0 million in Q2FY20, as compared to a net profit of S\$1.5 million in Q2FY19.

6MFY20

The Group's revenue from continuing operations for the six months ended 31 December 2019 was S\$4.5 million which was comparable to S\$4.6 million for the corresponding period last year.

Other income of S\$1.3 million for 6MFY20 mainly relates to rental income generated from Braddell House.

Total expenses of S\$4.9 million for 6MFY20 were S\$1.0 million or 17.5% lower than 6MFY19. Professional expenses decreased by S\$0.4 million in 6MFY20 due to lower legal expenses. Finance expenses decreased by S\$0.6 million or 39.5% due mainly to capitalisation of general borrowing costs to development properties on a prospective basis from adoption of Amendments to SFRS(I) 23 - *Borrowing costs* with effect from 1 July 2019.

There was no further profit from discontinued operations as these businesses have been fully disposed.

As a result, the Group posted a net profit of S\$0.8 million in 6MFY20, as compared to a net profit of S\$1.9 million in 6MFY19.

Statement of financial position and Statement of cash flows for the Group

The Group's cash and cash equivalents decreased to S\$1.2 million as at 31 December 2019 compared to S\$3.0 million as at 30 June 2019 mainly due to payment for acquisition of development land partly offset by borrowings.

Development properties increased by S\$10.9 million due mainly to ongoing development costs during the period.

Total trade and other payables decreased by S\$9.7 million mainly due to payment for development land during the period.

Contract liabilities increased by S\$0.8 million mainly due to receipt of deposits from sales of housing lots.

Total borrowings increased by S\$15.5 million as at 31 December 2019 mainly due to additional borrowings to fund development projects.

Derivative financial instrument relates to an interest rate hedge of a subsidiary.

As a result of the above, the Group's net assets closed at S\$76.6 million as at 31 December 2019 compared to S\$75.9 million as at 30 June 2019.

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

Not applicable. No forecast or prospect statement had been previously disclosed to shareholders for the current reporting period.

- (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 development of Stage 1 of Remarkables Residences remains on track to complete by the first half of 2020. The Group has soft launched the next stage of Remarkables Residences, while the marketing and sale of housing lots for Bellfield is also in progress. Pursuant to our SGX announcement on 20 December 2019, the proposed acquisition of the site at Pauanui has been terminated and deposit paid to the vendor has been refunded to the Group.

- (11) Dividends**

- (a) Current financial quarter reported on**

No dividend was declared for the current financial period reported on.

(b) Corresponding period of the immediately preceding financial year

No dividend was declared for the corresponding period of the immediately preceding financial year.

(c) Date payable

Not applicable.

(d) Book closure date

Not applicable.

(12) If no dividend has been declared (recommended), a statement to that effect.

No dividend has been declared or recommended for the second quarter and six months ended 31 December 2019 as funds are set aside for the Group's development properties activities.

(13) If the group has obtained a general mandate from shareholders for Interested Persons Transactions, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The group has not obtained a general mandate from shareholders for Interested Persons Transactions.

(14) Confirmation pursuant to Rule 705(5) of the Listing Manual

The Board of Directors hereby confirm that, to the best of their knowledge, nothing has come to their attention which may render the unaudited financial results of the Group and the Company for the second quarter and six months ended 31 December 2019 to be false or misleading in any material aspect.

(15) Confirmation Pursuant to Rule 720(1) of the Listing Manual

GYP Properties Limited confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

BY ORDER OF THE BOARD

Lee Wei Hsiung
Company Secretary

14 February 2020