

Fourth Quarter and Full Year Financial Statements And Dividend Announcement For The Year Ended 31 December 2018

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

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

Statement of Profit or Loss and Other Comprehensive Income

	Group			Group		
	4Q 2018 S\$'000	4Q 2017 S\$'000	Change %	31-Dec-18 S\$'000	31-Dec-17 S\$'000	Change %
Revenue	32,791	33,697	(2.7)	125,004	117,990	5.9
Cost of sales	(18,554)	(18,422)	0.7	(72,326)	(66,285)	9.1
Gross profit	14,237	15,275	(6.8)	52,678	51,705	1.9
Other income (Note 1)	375	382	(1.8)	2,252	1,962	14.8
Selling, distribution and outlet expenses	(8,581)	(8,481)	1.2	(33,746)	(30,752)	9.7
Administrative expenses	(4,450)	(4,150)	7.2	(16,242)	(14,752)	10.1
Other expenses (Note 2)	(235)	(70)	n.m.	(634)	(125)	n.m.
Finance costs (Note 3)	(63)	(16)	n.m.	(120)	(35)	n.m.
Share of results of equity-accounted investees, net of tax (Note 4)	45	(148)	n.m.	(198)	(300)	(34.0)
Profit before tax	1,328	2,792	(52.4)	3,990	7,703	(48.2)
Income tax expense (Note 5)	(251)	(145)	73.1	(765)	(951)	(19.6)
Profit for the period/year	1,077	2,647	(59.3)	3,225	6,752	(52.2)
Other comprehensive (loss)/income:						
<u>Items that are or may be reclassified subsequently to profit or loss:</u>						
Currency translation differences	(67)	166	n.m.	251	(334)	n.m.
Other comprehensive (loss)/income for the period/year, net of tax	(67)	166	n.m.	251	(334)	n.m.
Total comprehensive income for the period/year	1,010	2,813	(64.1)	3,476	6,418	(45.8)
Profit attributable to:						
Owners of the Company	948	2,494	(62.0)	2,666	6,228	(57.2)
Non-controlling interests	129	153	(15.7)	559	524	6.7
Profit for the period/year	1,077	2,647	(59.3)	3,225	6,752	(52.2)
Total comprehensive income attributable to:						
Owners of the Company	883	2,637	(66.5)	2,917	5,871	(50.3)
Non-controlling interests	127	176	(27.8)	559	547	2.2
Total comprehensive income for the period/year	1,010	2,813	(64.1)	3,476	6,418	(45.8)

n.m.: not meaningful

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

	Group			Group		
	4Q 2018 S\$'000	4Q 2017 S\$'000	Change %	31-Dec-18 S\$'000	31-Dec-17 S\$'000	Change %
Profit for the period/year include the following:						
Other income including interest income and foreign exchange gain, net (Note 1)	375	382	(1.8)	2,252	1,962	14.8
Depreciation and amortisation (Note 6)	(1,311)	(1,416)	(7.4)	(4,986)	(4,345)	14.8
Foreign exchange loss, net (Note 2)	(39)	-	n.a.	(198)	-	n.a.
Property, plant and equipment written off (Note 2)	(18)	(54)	(66.7)	(241)	(110)	n.m.
Write back of allowance for doubtful trade debts	-	-	n.a.	3	-	n.a.
Allowance for impairment loss on property, plant and equipment (Note 2)	(160)	-	n.a.	(160)	-	n.a.
Gain/(Loss) on disposal of property, plant and equipment, net	-	7	(100.0)	(2)	7	n.m.
Write-off for inventories	(4)	(6)	(33.3)	(19)	(23)	(17.4)
Bad trade debts written off	(1)	-	n.a.	(8)	-	n.a.
Allowances for doubtful non-trade receivables	(3)	-	n.a.	(3)	-	n.a.
Gain arising from disposal of other investment	7	-	n.a.	7	-	n.a.
Reversal of allowance in value in other investment	1	-	n.a.	1	-	n.a.
(Under)/over provision for tax of prior years	(23)	137	n.m.	119	144	(17.4)

Note:

- (1) The increase in other income for FY 2018 was due mainly to management fee income and higher interest income.
- (2) Other expenses for 4Q 2018 comprised mainly foreign exchange losses and impairment provision for plant and equipment arising from closure of outlets. The increase in other expenses for FY 2018 was due mainly to write-off of plant and equipment arising from renovation of outlets in 2Q 2018, impairment provision for plant and equipment and foreign exchange losses.
- (3) The increase in finance costs was due mainly to the new hire purchase financing taken up by the Malaysian subsidiary in June 2018 and the deemed finance costs on the balance consideration payable and put liability in relation to the acquisition of Chilli Padi Holding Pte Ltd ("CPH").
- (4) The decrease in share of losses of equity-accounted investees were mainly attributed to lower losses from the associated company due to the capitalisation of finance costs as part of the project development costs during the year.
- (5) The effective tax rate of the Group was higher due mainly to the tax effect of losses incurred by certain subsidiaries which could not be offset against the taxable profit of the Group. The lower tax expense for 4Q 2017 was also due to the write-back of over provisions of tax expense for prior years.
- (6) The increase in depreciation and amortisation for FY 2018 was mainly attributed to the F&B business acquired in July 2017.

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

Statements of financial position

	Group		Company	
	31-Dec-18 S\$'000	31-Dec-17 S\$'000	31-Dec-18 S\$'000	31-Dec-17 S\$'000
ASSETS				
Non-current assets				
Property, plant and equipment (Note 7)	22,606	24,924	8,006	9,203
Investment properties	3,007	3,168	964	1,001
Intangible assets	16,365	16,878	-	-
Investments in subsidiaries (Note 8)	-	-	47,988	39,144
Interests in equity-accounted investees (Note 9,10)	17,547	7,775	-	-
Other investment	-	-	-	-
Available-for-sale financial assets	-	35	-	35
Financial assets at FVOCI	35	-	35	-
Loans to subsidiaries	-	-	10,233	10,459
Loans to equity-accounted investees (Note 9,11)	4,245	1,450	-	-
Other asset	381	381	381	381
Total non-current assets	64,186	54,611	67,607	60,223
Current assets				
Inventories	2,779	2,727	1,588	1,607
Trade and other receivables (Note 12)	9,742	14,531	6,181	6,557
Fixed deposits (Note 13)	28,653	31,212	15,745	27,962
Cash and bank balances (Note 13)	20,657	25,399	6,353	6,813
Total current assets	61,831	73,869	29,867	42,939
Total assets	126,017	128,480	97,474	103,162
EQUITY AND LIABILITIES				
Equity				
Share capital	43,299	43,299	43,299	43,299
Other reserves	(1,538)	(2,211)	-	-
Accumulated profits	54,621	57,402	40,120	45,003
Equity attributable to owners of the Company	96,382	98,490	83,419	88,302
Non-controlling interests	3,789	2,963	-	-
Total equity	100,171	101,453	83,419	88,302
Non-current liabilities				
Borrowings (Note 14)	321	-	-	-
Deferred tax liabilities	2,884	2,982	394	340
Provision	1,121	1,142	702	825
Other liabilities (Note 15)	3,640	4,995	1,700	3,095
Total non-current liabilities	7,966	9,119	2,796	4,260
Current liabilities				
Trade and other payables	14,936	15,191	10,097	9,249
Provisions	1,588	1,293	1,130	858
Borrowings (Note 14)	380	142	-	-
Tax payable (Note 16)	976	1,282	32	493
Total current liabilities	17,880	17,908	11,259	10,600
Total liabilities	25,846	27,027	14,055	14,860
Total equity and liabilities	126,017	128,480	97,474	103,162

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

- (7) The decrease in property, plant and equipment was due mainly to depreciation charge for the year; partly offset by additions of plant and equipment.
- (8) The increase in investment in subsidiaries was due mainly to the acquisition of a new subsidiary, All Best Realty Pte Ltd ("ABRPL").
- (9) The non-current loans to an equity-accounted investee in prior year have been re-presented and included in interests in equity-accounted investees principally because these loans are in substance long-term source of capital extended to an associated company and the settlement of the amount is neither planned nor likely to occur in the foreseeable future. The revised presentation does not result in a change in the Group's non-current assets.
- (10) The increase in interest in equity-accounted investees was due primarily to a new investment in an associated company through the newly acquired ABRPL.
- (11) The increase in loans to equity-accounted investees was due to additional loans extended to the joint venture, ABR CCH Land Sdn Bhd.
- (12) The decrease in trade and other receivables of the Group was due mainly to the refund of deposit in respect of a ceased investment.
- (13) The reduction in cash and cash equivalents was mainly used to finance the Group's new investments.
- (14) The increase in both non-current and current borrowings of the Group was due to the new hire purchase financing taken up by the Malaysian subsidiary.
- (15) The reduction in non-current other liabilities was due to the reclassification of the balance consideration payable in respect of the acquisition of CPH to current liabilities as it is due within the next 12 months.
- (16) The decrease in tax payable of the Company was due mainly to payments made during the year, lower income tax provision due to lower profit and reversal of over provision of tax in prior years.

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

Amount repayable in one year or less, or on demand

As at 31-Dec-18	
Secured	Unsecured
<u>S\$'000</u>	<u>S\$'000</u>
380	-

As at 31-Dec-17	
Secured	Unsecured
<u>S\$'000</u>	<u>S\$'000</u>
142	-

Amount repayable after one year

As at 31-Dec-18	
Secured	Unsecured
<u>S\$'000</u>	<u>S\$'000</u>
321	-

As at 31-Dec-17	
Secured	Unsecured
<u>S\$'000</u>	<u>S\$'000</u>
-	-

1(b)(ii) Details of collaterals

The Group's borrowing facilities are secured by

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

Statement of cash flows

	Group		Group	
	4Q 2018 S\$'000	4Q 2017 S\$'000	31-Dec-18 S\$'000	31-Dec-17 S\$'000
Cash flows from operating activities				
Profit before tax	1,328	2,792	3,990	7,703
<i>Adjustments for:</i>				
Depreciation and amortisation	1,311	1,416	4,986	4,345
Gain arising from disposal of other investment	(7)	-	(7)	-
(Gain)/Loss on disposal of property, plant and equipment, net	-	(7)	2	(7)
Property, plant and equipment written off	18	54	241	110
Allowance for impairment loss for property, plant and equipment	160	-	160	-
Reversal of impairment in value in other investment	(1)	-	(1)	-
Share of results of equity-accounted investees	(45)	148	198	300
Interest expense	9	1	23	6
Deemed finance costs	54	15	97	29
Interest income	(176)	(125)	(681)	(555)
Operating cash flows before movements in working capital	2,651	4,294	9,008	11,931
<i>Changes in working capital:</i>				
Inventories	(452)	(278)	(52)	(322)
Trade and other receivables	1,518	385	1,025	(1,754)
Trade and other payables	(506)	(1,458)	(1,440)	(605)
Provisions	(22)	(142)	194	179
Currency translation differences	(80)	176	107	203
Cash from operations	3,109	2,977	8,842	9,632
Income tax paid	(120)	(149)	(1,176)	(1,078)
Net cash generated from operating activities	2,989	2,828	7,666	8,554
Cash flows from investing activities				
Interest received	176	125	681	555
Purchase of property, plant and equipment	(724)	(1,441)	(2,200)	(4,527)
Proceeds from disposal of property, plant and equipment	-	32	7	32
Acquisition of a subsidiary, net of cash acquired	(8,944)	-	(8,944)	(10,534)
Deposit refunded for ceased project	-	(4,050)	4,050	(4,050)
Deposit paid for new project	-	-	(274)	-
Proceeds from disposal of other investment	8	-	8	-
Investment in equity-accounted investees	-	-	(331)	(365)
Loans to equity-accounted investees	(2,695)	(191)	(3,490)	(9,157)
Net cash used in investing activities	(12,179)	(5,525)	(10,493)	(28,046)
Cash flows from financing activities				
Interest expense paid	(9)	(1)	(23)	(6)
Proceeds from/(repayment of) borrowings	278	(26)	559	(34)
Funds placed in non-liquid deposits	(1)	(1)	(3)	(9)
Dividend paid to shareholders	-	-	(5,025)	(5,025)
Net cash generated from/(used in) financing activities	268	(28)	(4,492)	(5,074)
Net decrease in cash and cash equivalents	(8,922)	(2,725)	(7,319)	(24,566)
Cash and cash equivalents at beginning of financial period/year	58,178	59,318	56,487	81,664
Effect of exchange rate fluctuations on cash and cash equivalents	(73)	(106)	15	(611)
Cash and cash equivalents at end of financial period/year	49,183	56,487	49,183	56,487
Cash and cash equivalents comprise:				
Fixed deposits	28,653	31,212	28,653	31,212
Cash and bank balances	20,657	25,399	20,657	25,399
	49,310	56,611	49,310	56,611
Less: funds placed in non-liquid deposits	(127)	(124)	(127)	(124)
	49,183	56,487	49,183	56,487

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

Group	Total Equity S\$'000	Equity attributable to owners of the Company	Share Capital S\$'000	Other Reserves S\$'000	Accumulated Profits S\$'000	Non-controlling Interests S\$'000
Balance at 1 January 2018	101,453	98,490	43,299	(2,211)	57,402	2,963
Profit for the year	3,225	2,666	-	-	2,666	559
<i>Other comprehensive income:</i>						
Currency translation differences	251	251	-	251	-	-
Other comprehensive income for the year, net of tax	251	251	-	251	-	-
Total comprehensive income for the year	3,476	2,917	-	251	2,666	559
Distributions to owners of the Company						
Tax exempt (1-tier) final dividend of 1.5 cents per share for the financial year ended 31 December 2017	(3,015)	(3,015)	-	-	(3,015)	-
Tax exempt (1-tier) interim dividend of 1.0 cent per share for the financial year ended 31 December 2018	(2,010)	(2,010)	-	-	(2,010)	-
Capitalisation of accumulated profits	-	-	-	422	(422)	-
Total distributions to owners of the Company	(5,025)	(5,025)	-	422	(5,447)	-
Contributions from owners						
Waiver of debt	267	-	-	-	-	267
Total contributions from owners	267	-	-	-	-	267
Total transactions with owners	(4,758)	(5,025)	-	422	(5,447)	267
Balance at 31 December 2018	100,171	96,382	43,299	(1,538)	54,621	3,789
Balance at 1 January 2017	100,035	99,544	43,299	(82)	56,327	491
Profit for the year	6,752	6,228	-	-	6,228	524
<i>Other comprehensive (loss)/income:</i>						
Currency translation differences	(334)	(357)	-	(357)	-	23
Other comprehensive (loss)/income for the year, net of tax	(334)	(357)	-	(357)	-	23
Total comprehensive income/(loss) for the year	6,418	5,871	-	(357)	6,228	547
Distributions to owners of the Company						
Tax exempt (1-tier) final dividend of 1.5 cents per share for the financial year ended 31 December 2016	(3,015)	(3,015)	-	-	(3,015)	-
Tax exempt (1-tier) interim dividend of 1.0 cent per share for the financial year ended 31 December 2017	(2,010)	(2,010)	-	-	(2,010)	-
Capitalisation of accumulated profits	-	-	-	128	(128)	-
Total distributions to owners of the Company	(5,025)	(5,025)	-	128	(5,153)	-
Changes in ownership interests in subsidiary						
Acquisition of a subsidiary	25	(1,900)	-	(1,900)	-	1,925
Total transactions with owners of the Company	(5,000)	(6,925)	-	(1,772)	(5,153)	1,925
Balance at 31 December 2017	101,453	98,490	43,299	(2,211)	57,402	2,963

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

Company	Total Equity S\$'000	Share Capital S\$'000	Accumulated Profits S\$'000
Balance at 1 January 2018	88,302	43,299	45,003
Net Profit and total comprehensive income for the year	142	-	142
Tax exempt (1-tier) final dividend of 1.5 cents per share for the financial year ended 31 December 2017	(3,015)	-	(3,015)
Tax exempt (1-tier) interim dividend of 1.0 cent per share for the financial year ended 31 December 2018	(2,010)	-	(2,010)
Balance at 31 December 2018	83,419	43,299	40,120
Balance at 1 January 2017	87,575	43,299	44,276
Net profit and total comprehensive income for the year	5,752	-	5,752
Tax exempt (1-tier) final dividend of 1.5 cents per share for the financial year ended 31 December 2016	(3,015)	-	(3,015)
Tax exempt (1-tier) interim dividend of 1.0 cent per share for the financial year ended 31 December 2017	(2,010)	-	(2,010)
Balance at 31 December 2017	88,302	43,299	45,003

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as the end of the corresponding period of the immediately preceding financial year.

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

There were no outstanding convertibles instruments which may be converted to shares as at 31 December 2018 and 31 December 2017.

The company did not hold any treasury shares and no subsidiary holdings as at 31 December 2018 and 31 December 2017.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

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

Total number of issued shares excluding treasury shares

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 not been audited or reviewed.

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

Not applicable.

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

Singapore-incorporated companies listed on the Singapore Exchange are required to apply a new financial reporting framework identical to the International Financial Reporting Standards known as Singapore Financial Reporting Standards (International) ("SFRS(I)"), for annual periods beginning on or after 1 January 2018. The Group has adopted SFRS(I) on 1 January 2018 and has prepared its first set of financial information under SFRS(I) for the financial year ended 31 December 2018.

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

- 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.

Please refer to item 4 above.

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

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

i) Based on weighted average number of ordinary shares on issue

ii) On a fully diluted basis

Group figures			
4Q 2018	4Q 2017	31-Dec-18	31-Dec-17
cents	cents	cents	cents
0.47	1.24	1.33	3.10
0.47	1.24	1.33	3.10

- 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:- (a) current financial period reported on; and (b) immediately preceding financial year.

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

Group		Company	
31-Dec-18	31-Dec-17	31-Dec-18	31-Dec-17
48.0	49.0	41.5	43.9

- 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.

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

4Q 2018 vs 4Q 2017

Group revenue for 4Q 2018 was 3% lower at \$32.8 million when compared to \$33.7 million in 4Q 2017. The decline was mainly attributed to the restaurant operation in Singapore.

Group profit before tax for 4Q 2018 declined 52% from \$2.8 million in 4Q 2017 to \$1.3 million. The performance of the F&B operation continues to be affected by the challenging operating conditions in the food retail markets due to keen competition and increased operating costs.

Group profit after tax for 4Q 2018 declined 59% from \$2.6 million in 4Q 2017 to \$1.1 million; after deducting the share of profit attributable to non-controlling interests, the Group recorded profit attributable to owners of the Company of \$0.9 million as compared to \$2.5 million in 4Q 2017.

FY 2018 vs FY 2017

Group revenue for FY 2018 rose 6% to \$125 million when compared to \$118 million in FY 2017. The increase was due mainly to the full year contribution from the F&B business acquired in July 2017. Gross profit increased 2% to \$52.7 million as compared to \$51.7 million in FY 2017. The increases in selling, distribution and outlet expenses and administrative expenses were due mainly to the full year impact of the new F&B business.

Group profit before tax for FY 2018 declined 48% from \$7.7 million in FY 2017 to approximately \$4.0 million, primarily attributed to weaker performance of the F&B operation. The Group's profitability was further affected by write-off and impairment provision of plant and equipment and one-off expenses incurred in respect of ceased property investment.

Group profit after tax for FY 2018 declined 52% from \$6.7 million in FY 2017 to \$3.2 million; after deducting the share of profit attributable to non-controlling interests, the Group recorded a profit attributable to owners of the Company of \$2.7 million as compared to \$6.2 million in FY 2017.

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

The Group generated operating cash flow of \$3.0 million in 4Q 2018. Net cash used in investing activities of \$12.2 million was mainly attributed to the property business, including the acquisition of a subsidiary and additional loans to associated company and joint venture. Net cash from financing activities was mainly proceeds from borrowings. As a result of the above, the cash and cash equivalents of the Group were reduced by \$8.9 million in 4Q 2018.

For FY 2018, the Group generated operating cash flow of approximately \$7.7 million. Net cash used in investing activities of approximately \$10.5 million was mainly attributed to the purchase of plant and equipment of \$2.2 million, additional investments in the property business of \$12.8 million, offset by the refund of deposit of \$4.0 million in respect of a ceased investment. Net cash used in financing activities of approximately \$4.5 million was mainly attributed to the dividend payments to shareholders. Overall, the cash and cash equivalents of the Group decreased by \$7.3 million, ending the period with cash and cash equivalents of approximately \$49.2 million.

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

The current announced results are in line with the prospect statement previously disclosed in the Group's 3Q 2018 results announcement made on 14 November 2018.

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 operating environment of the F&B industry is expected to remain challenging with intense competition and tight manpower supply. These challenges together with increased operating costs will continue to exert pressure on profitability. The Group will continue to review our business units, explore new product offerings and focus on cost management.

For the property business, plans for development have been initiated for some of the investments. The Group does not expect any material financial impact from the property business in the next financial year. The Group will continue to pursue investment opportunities in the region to develop this business.

11 Dividend

(a) Current Financial Period Reported On

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

Name of dividend	Interim	Final
Dividend type	Cash	Cash
Dividend per share	1 cent	1.5 cents
Tax rate	Tax exempt (1-tier)	Tax exempt (1-tier)

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Name of dividend	Interim	Final
Dividend type	Cash	Cash
Dividend per share	1 cent	1.5 cents
Tax rate	Tax exempt (1-tier)	Tax exempt (1-tier)

(c) Date payable

The proposed dividend payable date shall be announced later.

(d) Books closure date

The books closure date shall be announced later.

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

Not applicable.

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

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

14 Negative confirmation pursuant to Rule 705(5).

Not applicable.

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

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

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

16 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.

(a) Business segments

2018

	Food and Beverage	Property Investments	Others	Eliminations	Group
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue from external customers	124,949	-	55	-	125,004
Inter-segment revenue	-	-	2,287	(2,287)	-
Total revenue	124,949	-	2,342	(2,287)	125,004
Segment results	5,902	(131)	(1,463)	-	4,308
Finance costs	(23)	-	(97)	-	(120)
Share of results of equity-accounted investees	-	(198)	-	-	(198)
Profit before tax	5,879	(329)	(1,560)	-	3,990
Income tax expense					(765)
Profit after tax					3,225
Non-controlling interests					(559)
Net profit attributable to owners of the Company					2,666
Assets					
Investment in equity-accounted investees	-	17,547	-	-	17,547
Segment assets	92,787	9,816	17,576	(12,090)	108,089
Unallocated assets					381
Total assets					126,017
Liabilities					
Segment Liabilities	20,100	13,838	9,375	(26,418)	16,895
Unallocated liabilities					8,951
Total liabilities					25,846
Capital expenditure	2,196	-	4	-	2,200
Depreciation and amortisation	4,634	161	191	-	4,986
Reversal of allowance in value in other investment	-	-	(1)	-	(1)
Other non-cash expenses	403	-	90	-	493

2017

Revenue from external customers	117,929	-	61	-	117,990
Inter-segment revenue	-	-	2,561	(2,561)	-
Total revenue	117,929	-	2,622	(2,561)	117,990
Segment results	9,757	76	(1,795)	-	8,038
Finance costs	(6)	-	(29)	-	(35)
Share of results of equity-accounted investees	-	(300)	-	-	(300)
Profit before tax	9,751	(224)	(1,824)	-	7,703
Income tax expense					(951)
Profit after tax					6,752
Non-controlling interests					(524)
Net profit attributable to owners of the Company					6,228
Assets					
Investment in equity-accounted investees	-	7,775	-	-	7,775
Segment assets	106,315	9,684	16,645	(12,320)	120,324
Unallocated assets					381
Total assets					128,480
Liabilities					
Segment Liabilities	20,925	12,692	10,087	(25,936)	17,768
Unallocated liabilities					9,259
Total liabilities					27,027
Capital expenditure	4,481	-	46	-	4,527
Depreciation and amortisation	3,968	181	196	-	4,345
Other non-cash expenses	103	-	29	-	132

Note:

The Group's reportable business segments for current financial year comprises Food and beverage, Others and a newly reportable segment, Property Investments. Comparative segment information were restated to reflect Property Investments as a separate segment in 2017 to conform with current year's presentation.

16 (b) Geographical segments

	Sales to external customers		Non-current assets	
	31-Dec-18 S\$'000	31-Dec-17 S\$'000	31-Dec-18 S\$'000	31-Dec-17 S\$'000
Singapore	108,859	102,449	35,503	37,844
Malaysia	16,091	15,480	15,346	6,790
Rest of Asia	54	61	342	404
	125,004	117,990	51,191	45,038

16 (c) Information about major customers

The Group did not have any single customer contributing 10% or more to its revenue for the financial years 2018 and 2017.

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

Please refer to paragraph 8.

18 A breakdown of sales.

	Group		
	31-Dec-18 S\$'000	31-Dec-17 S\$'000	Change %
Sales reported for first half year	60,247	51,738	16.4
Operating profit after tax before deducting non-controlling interests reported for first half year	1,025	2,110	(51.4)
Sales reported for second half year	64,757	66,252	(2.3)
Operating profit after tax before deducting non-controlling interests reported for second half year	2,200	4,642	(52.6)

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

	Total Annual Dividend	
	Latest Full Year S\$'000	Previous Full Year S\$'000
Ordinary	5,025	5,025
Preference	-	-
Total	<u>5,025</u>	<u>5,025</u>

20 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.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Chua Tiang Choon, Keith	65	Brother of the Non-Executive Director and Substantial Shareholder, Mr Allan Chua Tiang Kwang. Brother of the Substantial Shareholder, Mr Chua Tiang Chuan.	Executive Chairman since 1 August 2004. Jointly responsible with the Managing Director, Mr Ang Yee Lim, to oversee ABR Group's overall business operations in the region, formulate long-term strategies and spearhead the Group's business expansion plans.	NIL
Ang Yee Lim	67	Uncle of the Executive Director, Mr Ang Lian Seng. Cousin of the Executive Director, Mr Leck Kim Seng.	Managing Director since 1 July 2004. Jointly responsible with the Executive Chairman, Mr Chua Tiang Choon, Keith, to oversee ABR Group's overall business operations in the region, formulate long-term strategies and spearhead the Group's business expansion plans.	NIL
Leck Kim Seng	64	Cousin of the Managing Director and Substantial Shareholder, Mr Ang Yee Lim. Uncle of the Executive Director, Mr Ang Lian Seng.	Executive Director since 20 March 2002. Overseeing the Company's operations.	NIL
Ang Lian Seng	54	Nephew of the Managing Director and Substantial Shareholder, Mr Ang Yee Lim. Nephew of the Executive Director, Mr Leck Kim Seng.	Executive Director since 4 May 2001. Overseeing the Company's operations.	NIL
Allan Chua Tiang Kwang	63	Brother of the Executive Chairman and Substantial Shareholder, Mr Chua Tiang Choon, Keith. Brother of the Substantial Shareholder, Mr Chua Tiang Chuan.	Non-Executive Director since 18 February 2002.	NIL
Leck Kim Song	61	Brother of the Executive Director, Mr Leck Kim Seng. Uncle of the Executive Director, Mr Ang Lian Seng. Cousin of the Managing Director and Substantial Shareholder, Mr Ang Yee Lim.	General Manager since 1 November 2005. Overseeing Lawry's Group of Companies' operations.	NIL

BY ORDER OF THE BOARD

Ang Lian Seng
Executive Director
27 February 2019