



Unaudited Financial Statements for the 2nd Quarter and Half 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.

1(a)(i) Consolidated statement of comprehensive income for the 2<sup>nd</sup> quarter and half year ended 31 December 2017

	Group					
	2 <sup>nd</sup> quarter ended 31 December			Half year ended 31 December		
	2017	2016	+ / (-)	2017	2016	+ / (-)
	USD'000	USD'000	%	USD'000	USD'000	%
<b>Revenue</b>	95,538	50,201	90.3	180,225	106,514	69.2
Raw material and consumables	(61,978)	(34,319)	80.6	(116,170)	(70,183)	65.5
Manufacturing expenses	(6,880)	(5,318)	29.4	(13,545)	(11,349)	19.3
Business development expenses	(220)	(379)	(42.0)	(895)	(723)	23.8
Other operating expenses	(56)	(564)	(90.1)	(107)	(1,183)	(91.0)
Property development expense	(15,161)	(2,729)	nm	(27,031)	(9,585)	nm
Change in fair value of investment securities	(346)	57	nm	(119)	897	nm
Change in fair value of derivative financial instruments	(204)	67	nm	(388)	367	nm
Impairment loss on available-for-sale financial assets	(94)	-	nm	(300)	-	nm
Employee benefits expense	(4,003)	(2,514)	59.2	(8,065)	(5,427)	48.6
Depreciation/amortisation expense	(893)	(716)	24.7	(1,661)	(1,439)	15.4
Other expenses	(861)	(637)	35.2	(1,763)	(2,073)	(15.0)
Other (losses)/gains, net (note 1(a)(ii))	(275)	(1,205)	(77.2)	415	(993)	nm
Finance costs	(46)	(82)	(43.9)	(90)	(117)	(23.1)
Share of results of associate	(139)	-	nm	(404)	-	nm
<b>Profit before tax</b>	4,382	1,862	nm	10,102	4,706	nm
Income tax expense	(1,144)	(687)	66.5	(2,420)	(1,295)	86.9
<b>Profit for the period</b>	3,238	1,175	nm	7,682	3,411	nm
<b>Other comprehensive income:</b>						
<b>Items that may be reclassified subsequently to profit or loss:</b>						
Available-for-sale financial assets:						
Changes in fair value	(70)	(682)	(89.7)	176	(495)	nm
Fair value changes reclassified to profit or loss	88	-	nm	205	-	nm
Exchange differences arising from translation of foreign operations	779	(5,137)	nm	3,123	(3,816)	nm
Share of reserves of associate	129	-	nm	146	-	nm
<b>Other comprehensive income for the period, net of tax</b>	926	(5,819)	nm	3,650	(4,311)	nm
<b>Total comprehensive income for the period</b>	4,164	(4,644)	nm	11,332	(900)	nm
<b>Profit attributable to:</b>						
Equity holders of the Company	2,330	599	nm	5,775	2,480	nm
Non-controlling interests	908	576	57.6	1,907	931	nm
	3,238	1,175	nm	7,682	3,411	nm
<b>Total comprehensive income attributable to:</b>						
Equity holders of the Company	3,165	(4,955)	nm	9,261	(1,576)	nm
Non-controlling interests	999	311	nm	2,071	676	nm
	4,164	(4,644)	nm	11,332	(900)	nm

nm: not meaningful

1(a)(ii) Profit for the 2<sup>nd</sup> quarter and half year ended 31 December 2017 included the following items:

	Group					
	2 <sup>nd</sup> quarter ended 31 December			Half year ended 31 December		
	2017	2016	+ / (-)	2017	2016	+ / (-)
	USD'000	USD'000	%	USD'000	USD'000	%
Gain on disposal of available-for-sale financial assets	60	15	nm	60	15	nm
Gain/(loss) on disposal of plant and equipment	10	(3)	nm	39	(3)	nm
Gain on disposal of other assets	-	-	-	32	-	nm
Other income	127	109	16.5	298	184	62.0
Impairment loss on other assets	-	(5)	nm	-	(5)	nm
Foreign exchange loss	(472)	(1,321)	(64.3)	(14)	(1,184)	(98.8)
<b>Other (losses)/gains, net</b>	<b>(275)</b>	<b>(1,205)</b>	<b>(77.2)</b>	<b>415</b>	<b>(993)</b>	<b>nm</b>

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.**

	Group		Company	
	31/12/2017 USD'000	30/6/2017 USD'000	31/12/2017 USD'000	30/6/2017 USD'000
<b>Assets</b>				
<b>Non-current assets</b>				
Plant and equipment	10,871	8,827	380	444
Prepaid lease payments	18,203	18,580	-	-
Investment properties	24,527	23,816	-	-
Subsidiaries	-	-	57,497	57,497
Associates	58,672	58,709	33,400	33,400
Investment securities	29,054	28,964	5,073	5,419
Other receivables	7,934	28,871	-	-
Other assets	80	261	-	-
Deferred tax assets	95	96	-	-
	<u>149,436</u>	<u>168,124</u>	<u>96,350</u>	<u>96,760</u>
<b>Current assets</b>				
Development properties	44,786	66,116	-	-
Inventories	47,725	36,809	-	-
Trade and other receivables	75,611	61,090	47	42
Tax recoverable	311	285	-	-
Amounts due from subsidiaries	-	-	67,738	88,988
Investment securities	17,456	11,255	13,432	8,920
Derivative financial instruments	-	12	-	-
Cash and cash equivalents	86,267	102,639	32,606	32,083
	<u>272,156</u>	<u>278,206</u>	<u>113,823</u>	<u>130,033</u>
<b>Total assets</b>	<u>421,592</u>	<u>446,330</u>	<u>210,173</u>	<u>226,793</u>
<b>Equity and liabilities</b>				
<b>Current liabilities</b>				
Borrowings	7,792	7,720	-	-
Trade and other payables	101,782	114,958	3,210	3,376
Amounts due to subsidiaries	-	-	1,292	1,694
Income tax payable	4,067	5,429	-	-
Derivative financial instruments	551	175	40	95
	<u>114,192</u>	<u>128,282</u>	<u>4,542</u>	<u>5,165</u>
<b>Non-current liabilities</b>				
Other payables	269	270	-	-
Deferred tax liabilities	1,716	1,981	-	-
	<u>1,985</u>	<u>2,251</u>	<u>-</u>	<u>-</u>
<b>Total liabilities</b>	<u>116,177</u>	<u>130,533</u>	<u>4,542</u>	<u>5,165</u>
<b>Equity</b>				
Share capital	150,863	150,863	150,863	150,863
Reserves	4,632	1,146	418	258
Accumulated profits	128,646	143,392	54,350	70,507
<b>Equity attributable to equity holders of the Company</b>	<u>284,141</u>	<u>295,401</u>	<u>205,631</u>	<u>221,628</u>
Non-controlling interests	21,274	20,396	-	-
<b>Total equity</b>	<u>305,415</u>	<u>315,797</u>	<u>205,631</u>	<u>221,628</u>
<b>Total equity and liabilities</b>	<u>421,592</u>	<u>446,330</u>	<u>210,173</u>	<u>226,793</u>

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

	As at 31/12/2017		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	7,792	-	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.**

	2 <sup>nd</sup> quarter ended 31 December		Half year ended 31 December	
	2017	2016	2017	2016
	USD'000	USD'000	USD'000	USD'000
<b>Cash flows from operating activities</b>				
Profit before tax	4,382	1,862	10,102	4,706
Adjustments for:				
Share of results of associate	139	-	404	-
Depreciation/amortisation expense	893	716	1,661	1,439
Dividend income	(141)	(259)	(350)	(741)
Interest income	(448)	(409)	(1,026)	(803)
Finance costs	46	82	90	117
Unrealised translation loss/(gain)	261	(22)	522	489
(Gain)/loss on disposal of plant and equipment	(10)	3	(39)	3
Gain on disposal of other assets	-	-	(32)	-
Gain on disposal of available-for-sale financial assets	(60)	(15)	(60)	(15)
Impairment loss on available-for-sale financial assets	94	-	300	-
Impairment loss on other assets	-	5	-	5
<b>Operating cash flows before changes in working capital</b>	<b>5,156</b>	<b>1,963</b>	<b>11,572</b>	<b>5,200</b>
Changes in working capital:				
Decrease in development properties	13,586	3,578	21,330	8,606
Decrease/(increase) in inventories	5,758	3,010	(10,916)	2,485
(Increase)/decrease in held-for-trading investments	(2,510)	15,126	(5,813)	11,700
(Increase)/decrease in receivables	(388)	6,748	(7,061)	19,086
Decrease in payables	(18,259)	(4,468)	(13,267)	(5,471)
<b>Cash flows from/(used in) operations</b>	<b>3,343</b>	<b>25,957</b>	<b>(4,155)</b>	<b>41,606</b>
Interest paid	(37)	(57)	(81)	(92)
Interest received	536	172	1,068	235
Dividends received from held-for-trading investments	69	65	173	599
Income tax paid	(1,886)	(717)	(4,103)	(1,705)
<b>Net cash flows from/(used in) operating activities</b>	<b>2,025</b>	<b>25,420</b>	<b>(7,098)</b>	<b>40,643</b>
<b>Cash flows from investing activities</b>				
Purchase of plant and equipment	(1,485)	(324)	(3,308)	(617)
Proceeds from disposal of plant and equipment	10	-	39	-
Purchase of available-for-sale financial assets	(6,230)	-	(6,230)	-
Proceeds from disposal of available-for-sale financial assets	6,281	73	6,281	284
Dividends received from available-for-sale financial assets	57	193	704	193
Proceeds from disposal of other assets	-	-	213	-
Purchase of financial assets at fair value through profit or loss	-	(14,706)	-	(14,706)
Dividends received from an associate	-	-	1,086	1,402
Increase in property development loans to an associate	(200)	-	(527)	(7,430)
Repayment of property development loans by an associate	13,716	-	13,716	-
<b>Net cash flows from/(used in) investing activities</b>	<b>12,149</b>	<b>(14,764)</b>	<b>11,974</b>	<b>(20,874)</b>
<b>Cash flows from financing activities</b>				
Dividends paid to equity holders of the Company	(20,521)	(6,520)	(20,521)	(6,520)
Dividends paid to non-controlling interests of a subsidiary	(1,193)	(1,007)	(1,193)	(1,007)
Drawdown of bank loan	188	14,706	188	14,706
Repayment of bank loan	(47)	(7,018)	(116)	(7,072)
<b>Net cash flows (used in)/from financing activities</b>	<b>(21,573)</b>	<b>161</b>	<b>(21,642)</b>	<b>107</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(7,399)</b>	<b>10,817</b>	<b>(16,766)</b>	<b>19,876</b>
Effect of exchange rate changes on cash and cash equivalents	85	(1,610)	394	(1,819)
<b>Cash and cash equivalents at beginning of period</b>	<b>93,581</b>	<b>84,857</b>	<b>102,639</b>	<b>76,007</b>
<b>Cash and cash equivalents at end of period</b>	<b>86,267</b>	<b>94,064</b>	<b>86,267</b>	<b>94,064</b>

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.

Consolidated statement of changes in equity for half year ended 31 December 2017

Group	Attributable to equity holders of the Company						Non-controlling interests	Total equity
	Share capital	Foreign currency translation reserve	Investment revaluation reserve	Capital reserve	Accumulated profits	Total		
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2017</b>	150,863	273	530	343	143,392	295,401	20,396	315,797
<b>Profit for the period</b>	-	-	-	-	3,445	3,445	999	4,444
<u>Other comprehensive income</u>								
Available-for-sale financial assets:								
Changes in fair value	-	-	246	-	-	246	-	246
Fair value changes reclassified to profit or loss	-	-	117	-	-	117	-	117
Exchange differences arising from translation of foreign operations	-	2,271	-	-	-	2,271	73	2,344
Share of reserves of associate	-	17	-	-	-	17	-	17
<b>Other comprehensive income, net of tax</b>	-	2,288	363	-	-	2,651	73	2,724
<b>Total comprehensive income for the period</b>	-	2,288	363	-	3,445	6,096	1,072	7,168
<b>Balance at 30 September 2017</b>	150,863	2,561	893	343	146,837	301,497	21,468	322,965
<b>Profit for the period</b>	-	-	-	-	2,330	2,330	908	3,238
<u>Other comprehensive income</u>								
Available-for-sale financial assets:								
Changes in fair value	-	-	(70)	-	-	(70)	-	(70)
Fair value changes reclassified to profit or loss	-	-	88	-	-	88	-	88
Exchange differences arising from translation of foreign operations	-	688	-	-	-	688	91	779
Share of reserves of associate	-	129	-	-	-	129	-	129
<b>Other comprehensive income, net of tax</b>	-	817	18	-	-	835	91	926
<b>Total comprehensive income for the period</b>	-	817	18	-	2,330	3,165	999	4,164
<u>Contributions by and distributions to owners</u>								
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)
<b>Total contributions by and distributions to owners</b>	-	-	-	-	(20,521)	(20,521)	(1,193)	(21,714)
<b>Balance at 31 December 2017</b>	<b>150,863</b>	<b>3,378</b>	<b>911</b>	<b>343</b>	<b>128,646</b>	<b>284,141</b>	<b>21,274</b>	<b>305,415</b>

Consolidated statement of changes in equity for half year ended 31 December 2016

Group	Attributable to equity holders of the Company							Non-controlling interests	Total equity
	Share capital	Foreign currency translation reserve	Investment revaluation reserve	Capital reserve	Asset revaluation reserve	Accumulated profits	Total		
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2016</b>	151,194	(3,270)	542	343	(14)	131,984	280,779	19,894	300,673
<b>Profit for the period</b>	-	-	-	-	-	1,881	1,881	355	2,236
<u>Other comprehensive income</u>									
Available-for-sale financial assets:									
Changes in fair value	-	-	187	-	-	-	187	-	187
Exchange differences arising from translation of foreign operations	-	1,311	-	-	-	-	1,311	10	1,321
<b>Other comprehensive income, net of tax</b>	-	1,311	187	-	-	-	1,498	10	1,508
<b>Total comprehensive income for the period</b>	-	1,311	187	-	-	1,881	3,379	365	3,744
<b>Balance at 30 September 2016</b>	151,194	(1,959)	729	343	(14)	133,865	284,158	20,259	304,417
<b>Profit for the period</b>	-	-	-	-	-	599	599	576	1,175
<u>Other comprehensive income</u>									
Available-for-sale financial assets:									
Changes in fair value	-	-	(682)	-	-	-	(682)	-	(682)
Exchange differences arising from translation of foreign operations	-	(4,872)	-	-	-	-	(4,872)	(265)	(5,137)
<b>Other comprehensive income, net of tax</b>	-	(4,872)	(682)	-	-	-	(5,554)	(265)	(5,819)
<b>Total comprehensive income for the period</b>	-	(4,872)	(682)	-	-	599	(4,955)	311	(4,644)
<u>Contributions by and distributions to owners</u>									
Dividends paid to equity holders of the Company	-	-	-	-	-	(6,520)	(6,520)	-	(6,520)
Dividends paid to non-controlling interests of a subsidiary	-	-	-	-	-	-	-	(1,007)	(1,007)
<b>Total contributions by and distributions to owners</b>	-	-	-	-	-	(6,520)	(6,520)	(1,007)	(7,527)
<b>Balance at 31 December 2016</b>	151,194	(6,831)	47	343	(14)	127,944	272,683	19,563	292,246

**Statement of changes in equity for half year ended 31 December 2017**

<b>Company</b>	Share capital	Investment revaluation reserve	Accumulated profits	Total equity
	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2017</b>	150,863	258	70,507	221,628
<b>Profit for the period</b>	-	-	412	412
<u>Other comprehensive income</u>				
Available-for-sale financial assets:				
Changes in fair value	-	117	-	117
Fair value changes reclassified to profit or loss	-	117	-	117
<b>Other comprehensive income, net of tax</b>	-	234	-	234
<b>Total comprehensive income for the period</b>	-	234	412	646
<b>Balance at 30 September 2017</b>	150,863	492	70,919	222,274
<b>Profit for the period</b>	-	-	3,952	3,952
<u>Other comprehensive income</u>				
Available-for-sale financial assets:				
Changes in fair value	-	(162)	-	(162)
Fair value changes reclassified to profit or loss	-	88	-	88
<b>Other comprehensive income, net of tax</b>	-	(74)	-	(74)
<b>Total comprehensive income for the period</b>	-	(74)	3,952	3,878
<u>Contributions by and distributions to owners</u>				
Dividends paid to equity holders of the Company			(20,521)	(20,521)
<b>Total contributions by and distributions to owners</b>	-	-	(20,521)	(20,521)
<b>Balance at 31 December 2017</b>	150,863	418	54,350	205,631

**Statement of changes in equity for half year ended 31 December 2016**

<b>Company</b>	Share capital	Investment revaluation reserve	Accumulated profits	Total equity
	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2016</b>	151,194	-	63,142	214,336
<b>Profit for the period</b>	-	-	153	153
<u>Other comprehensive income</u>				
Available-for-sale financial assets:				
Changes in fair value	-	234	-	234
<b>Other comprehensive income, net of tax</b>	-	234	-	234
<b>Total comprehensive income for the period</b>	-	234	153	387
<b>Balance at 30 September 2016</b>	151,194	234	63,295	214,723
<b>Profit for the period</b>	-	-	664	664
<u>Other comprehensive income</u>				
Available-for-sale financial assets:				
Changes in fair value	-	(491)	-	(491)
<b>Other comprehensive income, net of tax</b>	-	(491)	-	(491)
<b>Total comprehensive income for the period</b>	-	(491)	664	173
<u>Contributions by and distributions to owners</u>				
Dividends paid to equity holders of the Company	-	-	(6,520)	(6,520)
<b>Total contributions by and distributions to owners</b>	-	-	(6,520)	(6,520)
<b>Balance at 31 December 2016</b>	151,194	(257)	57,439	208,376

- 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.**

There were no changes in the Company's share capital since the end of the previous period reported on.

There were no outstanding convertibles or treasury shares 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.

- 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 December 2017	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, disposal, cancellation and/or use of treasury shares 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.**

	Group			
	2 <sup>nd</sup> quarter ended 31 December		Half year ended 31 December	
	2017	2016	2017	2016
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	US cents	US cents
(i) Based on weighted average number of ordinary shares on issue	0.25	0.06	0.62	0.27
(ii) On a fully diluted basis	0.25	0.06	0.62	0.27

Group basic and fully diluted earnings per ordinary share for the second quarter and half year ended 31 December 2017 are calculated based on the weighted average number of ordinary shares on issue during the period of 928,272,850 shares (2016: 930,032,450) and 928,272,850 shares (2016: 930,032,450) 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 31 December 2017 and 2016.

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

	Group		Company	
	31/12/2017	30/6/2017	31/12/2017	30/6/2017
Net asset value per ordinary share based on existing issued share capital	US cents 30.61	US cents 31.82	US cents 22.15	US cents 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.**

**Second quarter ended 31 December 2017 ("2Q18") vs second quarter ended 31 December 2016 ("2Q17")**

Group revenue of USD 95.54 million was 90.3% higher than USD 50.20 million in 2Q17. This was attributable to increase in revenue from electronics manufacturing services and property sales.

Profit after tax of USD 3.24 million was significantly higher than 2Q17 of USD 1.18 million. Increase in profit contribution from electronics manufacturing services was due to higher sales volume. Higher margins were achieved by sales of Concerto apartment units in 2Q18 as compared to margins derived from sales of Unison on Tenth apartment units in 2Q17. Mark-to-market and impairment losses on financial investments amounted to USD 0.64 million.

Employee benefits and other expenses increased in 2Q18 due to higher provision for staff cost and accrual of expenses respectively. Other losses of USD 0.28 million resulted mainly from unrealised foreign exchange losses. Other comprehensive income of USD 0.93 million comprised mainly foreign exchange translation gains from a stronger Singapore dollar against US dollar.

Earnings per share in 2Q18 was US cents 0.25, as compared to US cents 0.06 in 2Q17.

## Share of results of associate

Share of results of associate recorded a loss of USD 0.14 million in 2Q18. This related to share of Pacific Star Development Limited's profit for the current quarter, offset by amortization of Puteri Cove project valuation's uplift on acquisition of investment in associate. Share of results in relation to Finbar Group Limited was not recorded in the current quarter as its financial results for half year ended 31 December 2017 was not available on the Australian Securities Exchange at the date of this announcement.

## Half year ended 31 December 2017 ("1H18") vs half year ended 31 December 2016 ("1H17")

Group revenue of USD 180.23 million was 69.2% higher than USD 106.51 million in 1H17. This was attributable to an increase in electronics manufacturing services revenue of 59.5% and revenue from sales of Concerto apartment units in 1H18.

Profit after tax of USD 7.68 million was significantly higher than 1H17 of USD 3.41 million. This stemmed from an increase in electronics manufacturing services business activities. In addition, higher property profit was derived in 1H18 from 20% of Concerto apartment units sold and ongoing sales of Unison on Tenth units. Other operating expenses were reduced, in line with estate management activities. Valuation of financial investments were impacted by reduction in fair value of USD 0.51 million and impairment provision of USD 0.3 million.

Increase in employee benefits expense of 48.6% related to provision for staff cost. Higher depreciation expense resulted from factory equipment acquired. Other expenses of USD 1.76 million was lower due to the absence of restructuring costs provided for in 1Q17. Other gains amounted to USD 0.42 million in 1H18, as compared to other losses in 1H17 of USD 0.99 million, due to lower foreign exchange loss. Finance cost in 1H18 related to leveraged unquoted fund investments. Other comprehensive income of USD 3.65 million was attributed to foreign exchange translation gains from stronger Singapore and Australian dollars against US dollar.

## Review of financial position and cash flow

As at 31 December 2017, the Group continued to be in a healthy position. Net assets attributable to equity holders of the Company decreased by 3.8% to USD 284.14 million.

Group total assets of USD 421.59 million as at 31 December 2017 had decreased by USD 24.74 million from 30 June 2017. There was a decrease in non-current assets of USD 18.69 million as other receivables were reduced by property development loan repayments and a reclassification to current assets. Decrease in current assets amounted to USD 6.05 million. Sales achieved in 1H18 lowered stock held in relation to Concerto and Unison on Tenth by USD 21.33 million. This decrease was offset by a total increase of USD 31.64 million in relation to additional investments in quoted equities, raised levels of electronic manufacturing services' inventory and trade receivables, as well as a reclassification of loan from non-current other receivables of USD 8.16 million. Cash and cash equivalents had decreased by 16.0% to USD 86.27 million. Net cash outflows resulted mainly from FY2017 dividend payments and an increase in operating activities, partly offset by property development loan repayments.

Group total liabilities of USD 116.18 million as at 31 December 2017 had decreased by 11.0% from 30 June 2017. A decrease in accrual for property development costs was partially offset by an increase in electronics manufacturing services' trade and other payables.

Net asset value per share was US cents 30.61, lower than 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.**

While property sales are likely to benefit from moderate improvement in Perth property market conditions, demand for electronic manufacturing services may be affected by geopolitical tensions, increased trade regulatory barriers and tightening of US monetary policies. As such, the directors remain cautiously optimistic about the economic outlook in 2018, and 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 Dividend**

**(a) Period ended 31 December 2017**

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

**(b) Period ended 31 December 2016**

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

**(c) Date payable**

Not applicable.

**(d) Books closure date**

Not applicable.

**12 If no dividend has been declared/recommendeded, a statement to that effect.**

No dividend has been declared or recommended for the period ended 31 December 2017.

**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 pursuant to Rule 705(5) of the Listing Manual**

The Board of Directors of the Company hereby confirms that to the best of its knowledge, nothing has come to the attention of the Directors of the Company which may render the unaudited financial results for the second quarter and half year ended 31 December 2017 to be false or misleading, in any material respect.

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

The Board of Directors of the Company hereby confirms that the undertakings from all its Directors and Executive Officers as required in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual have been procured.

**BY ORDER OF THE BOARD**

Valerie Tan  
Company Secretary  
13 February 2018