BONVESTS HOLDINGS LIMITED AND ITS SUBSIDIARIES
Company Registration No. 196900282M
Unaudited Financial Statements for the Period Ended 30 June 2019

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

1(a) Income Statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group Second Quarter Ended			Group First Half Ended		
	30/06/2019 S$'000	30/06/2018 S$'000	Increase/ (Decrease) %	30/6/2019 S$'000	30/6/2018 S$'000	Increase/ (Decrease) %
Revenue	49,371	50,033	(1.3)	107,541	108,949	(1.3)
Interest income	247	33	648.5	430	45	855.6
Other income (Note 1a(i))	1,373	2,201	(37.6)	2,772	3,377	(17.9)
Changes in inventories of finished goods	371	42	783.3	230	69	233.3
Materials and consumables used (Note 1a(ii))	(4,324)	(3,730)	15.9	(9,040)	(8,330)	8.5
Employee benefit costs	(20,613)	(20,276)	1.7	(41,538)	(40,924)	1.5
Depreciation and amortisation expenses (Note 1a(iii))	(7,659)	(6,063)	26.3	(14,460)	(11,650)	24.1
Other operating expenses (Note 1a(i))	(18,749)	(21,229)	(11.7)	(37,616)	(37,824)	(0.5)
Profit from operations	17	1,011	(98.3)	8,319	13,712	(39.3)
Finance costs (Note 1a(iv))	(2,684)	(1,684)	59.4	(5,027)	(3,038)	65.5
Profit/ (loss) before taxation	(2,667)	(673)	296.3	3,292	10,674	(69.2)
Taxation (Note 1a(vi))	(938)	(773)	21.3	(2,230)	(2,607)	(14.5)
Net profit/ (loss) for the period	(3,605)	(1,446)	149.3	1,062	8,067	(86.8)
Attributable to:						
Equity holders of the Company	(3,682)	(1,571)	134.4	790	7,658	(89.7)
Non-controlling interests	77	125	(38.4)	272	409	(33.5)
Net profit/ (loss) for the period	(3,605)	(1,446)	149.3	1,062	8,067	(86.8)
Earnings per share						
Basic earnings per share (cents)	(0.917)	(0.391)		0.197	1.906	
Diluted earnings per share (cents)	(0.917)	(0.391)		0.197	1.906	

Statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group Second Quarter Ended			Group First Half Ended		
	30/06/2019 S$'000	30/06/2018 S$'000	Increase/ (Decrease) %	30/6/2019 S$'000	30/6/2018 S$'000	Increase/ (Decrease) %
Net profit/ (loss) for the period	(3,605)	(1,446)	149.3	1,062	8,067	(86.8)
Other comprehensive income/ (loss) after tax :						
Items that may be reclassified subsequently to profit or loss :						
Currency translation gain/ (loss) on foreign operations (Note 1a(vii))	2,213	7,640	(71.0)	(812)	(26)	3,023.1
Cash flow hedges						
- Fair value gain	2	60	(96.7)	7	87	(92.0)
Items that will not be reclassified subsequently to profit or loss :						
Currency translation gain/ (loss) on foreign operations	7	(7)	Nm	(31)	(7)	342.9
Financial assets at fair value through other comprehensive income						
- Fair value gain/ (loss)	1,449	(4,402)	Nm	2,219	(551)	Nm
- Gain on disposal	-	-	Nm	4	-	Nm
Currency translation gain/ (loss) on revaluation	346	-	Nm	187	-	Nm
Other comprehensive gain/ (loss) for the period, net of tax	4,017	3,291	22.1	1,574	(497)	Nm
Total comprehensive income for the period	412	1,845	(77.7)	2,636	7,570	(65.2)
Total comprehensive income attributable to:						
Equity holders of the Company	328	1,727	(81.0)	2,395	7,168	(66.6)
Non-controlling interests	84	118	(28.8)	241	402	(40.0)
Total comprehensive income for the period	412	1,845	(77.7)	2,636	7,570	(65.2)

Nm denotes Not meaningful

Explanatory Notes

Note 1a(i) Included in "Other income" and "Other operating expenses" are the following items:

	Group Second Quarter Ended		Group First Half Ended	
	30/06/2019 S$'000	30/06/2018 S$'000	30/6/2019 S$'000	30/6/2018 S$'000
after crediting (other income):				
Gain on disposal of property, plant and equipment	23	-	23	-
Foreign exchange gain (Note 1a(v))	1,058	-	1,530	-
Fair value gain on investment properties	-	1,911	-	1,911
after debiting (other operating expenses):				
Property, plant and equipment written off	177	146	340	287
Foreign exchange loss (Note 1a(v))	-	2,755	-	842
Fair value loss on investment properties	270	-	270	-

Note 1a(ii) Materials and consumables used for the period ended 30 June 2019 increased mainly due to higher consumption by the Hotel Division.

Note 1a(iii) Depreciation and amortisation expenses increased for the period ended 30 June 2019 due mainly to the depreciation of right-of-use assets following the adoption of SFRS(I) 16 Leases as disclosed in paragraph 5.

Note 1a(iv) Finance costs for the period ended 30 June 2019 increased mainly due to increase in borrowings as compared to the corresponding period ended 30 June 2018.

Note 1a(v) Foreign exchange gain for the period ended 30 June 2019 was due mainly to appreciation of the Singapore Dollar against the United States Dollar and the appreciation of the Singapore Dollar against the Australia Dollar. Whereas, the foreign exchange loss for the period ended 2Q2018 was mainly due to depreciation of Singapore Dollar against United States Dollar and depreciation of Tunisian Dinar against Singapore Dollar.

Note 1a(vi) The tax charge can be analysed as follows:

	Group Second Quarter Ended		Group First Half Ended	
	30/06/2019 S$'000	30/06/2018 S$'000	30/6/2019 S$'000	30/6/2018 S$'000
Current taxation charge	1,061	1,094	2,558	2,965
Deferred taxation credit recognised	(123)	(326)	(328)	(361)
Under provision in prior years	-	5	-	3
	938	773	2,230	2,607

The taxation charge for the second quarter ended 30 June 2019 relates to taxes on profits of certain subsidiaries which cannot be offset against losses of other subsidiaries within the Group.

Note 1a(vii) Currency translation gain for the period ended 30 June 2019 was mainly due to apppreciation of Tunisian Dinar against Singapore Dollar. Whereas, the foreign exchange gain for the period ended 2Q2018 was mainly due to apppreciation of United States Dollar against Singapore Dollar partially offset by depreciation of Indonesian Rupiah against the Singapore Dollar.

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.

	Note	Group		Company	
		30/6/2019 S$'000	31/12/2018 S$'000	30/6/2019 S$'000	31/12/2018 S$'000
Non-current assets					
Investment properties		542,934	542,883	-	-
Property, plant and equipment		589,859	596,167	216	297
Right-of-use assets	A	52,362	-	-	-
Subsidiaries		-	-	797,648	788,012
Financial assets, at fair value through other comprehensive income ("FVOCI")	B	11,639	9,517	-	-
Financial assets, at fair value through profit or loss ("FVTPL")	C	3,000	-	-	-
Club membership		21	21	21	21
Intangible assets		9,748	9,899	-	-
Rental lease receivables		224	154	-	-
Long-term prepayments		29,732	27,835	-	-
Deferred income tax assets		147	72	-	-
		1,239,666	**1,186,548**	**797,885**	**788,330**
Current assets					
Inventories		4,482	4,224	-	-
Trade and other receivables		30,161	27,754	70	122
Income tax recoverable		1,677	2,345	-	-
Advances to subsidiaries (non-trade)		-	-	-	5,247
Cash and cash equivalents	refer to 1(c) F	34,644	63,970	3,374	4,794
		70,964	**98,293**	**3,444**	**10,163**
Total assets		**1,310,630**	**1,284,841**	**801,329**	**798,493**

	Note	Group		Company	
		30/6/2019 S$'000	31/12/2018 S$'000	30/6/2019 S$'000	31/12/2018 S$'000
Equity attributable to equity holders of the Company					
Share capital		254,139	254,139	254,139	254,139
Retained profits	refer to 1(d)(i)	722,168	727,798	68,929	77,965
Other reserves	refer to 1(d)(i)	(102,623)	(104,224)	-	-
		873,684	877,713	323,068	332,104
Non-controlling interests	refer to 1(d)(i)	8,938	8,837	-	-
Total equity		**882,622**	**886,550**	**323,068**	**332,104**
Non-current liabilities					
Long-term borrowings and obligations under finance leases - secured	E	40,804	66,364	-	25,000
Long-term liabilities	D	56,816	16,737	-	-
Deferred income tax liabilities		17,630	18,053	-	-
		115,250	**101,154**	**-**	**25,000**
Current liabilities					
Trade and other payables		33,014	38,028	1,040	1,137
Lease liabilities	D	3,591	-	-	-
Derivative financial instruments		-	7	-	-
Current tax payables		6,494	7,922	72	171
Short-term borrowings and obligations under finance leases - secured	E	269,659	251,180	205,320	186,222
Advances from subsidiaries (non-trade)		-	-	271,829	253,859
	F	**312,758**	**297,137**	**478,261**	**441,389**
Total equity and liabilities		**1,310,630**	**1,284,841**	**801,329**	**798,493**

The material variances noted from the statement of financial position items as at 30 June 2019 as compared with those of 31 December 2018 are explained as follows:

(A) The recognition of Right-of-use assets was due to the adoption of SFRS(I) 16 Leases as disclosed in paragraph 5.

(B) "Financial assets, at fair value through other comprehensive income ("FVOCI")" increased due to fair value gain based on market value of quoted equities.

(C) "Financial asset at fair value through profit or loss" ("FVTPL") increased due to purchase of convertible bonds in 1Q2019.

(D) Long-term liabilities and Lease liabilities increased mainly due to adoption of SFRS(I) 16 Leases as disclosed in paragraph 5.

(E) Long-term borrowings decreased mainly due to reclassification of the bank borrowings that are due for renewal in January 2020 as Short-term borrowings. Total bank borrowings decreased due to repayment of bank borrowings in 1Q2019.

(F) Notwithstanding the Group and the Company having negative working capital as at 30 June 2019, the Group and the Company manage liquidity risk through management of cashflow from operating activities. All the Group's borrowings are secured borrowings for which the underlying estimated market value is in excess of the total facility amounts. The Group may also further leverage on unencumbered hotel properties for new credit facilities to ensure that the Group has adequate amount of credit facilities.

1(b)(ii) Aggregate amount of group's borrowings, debt securities and obligations under finance lease.

	Group			
	As At 30/6/2019		As At 31/12/2018	
	Secured S$'000	Unsecured S$'000	Secured S$'000	Unsecured S$'000
Amount repayable in one year or less, or on demand	269,659	-	251,180	-
Amount repayable after one year	40,804	-	66,364	-

Details of collaterals

The collaterals for the group's secured borrowings as at 30 June 2019 are as follows :

- Freehold properties, equipment and business of a foreign subsidiary
- First legal mortgage, rental proceeds, interests in tenancy agreements and insurance policies of the investment property at 541 Orchard Road, Singapore
- First legal mortgage, rental proceeds, interests in tenancy agreements, interests in hotel management agreements and insurance policies of the hotel at 39 Scotts Road, Singapore
- First legal mortgage, rental proceeds, interests in tenancy agreements, interests in hotel management agreements and insurance policies of the hotel at 707 Wellington Street, Perth WA 6000, Australia

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.**

Consolidated Statement of Cash Flows	**Group Second Quarter Ended**		**Group First Half Ended**	
	30/06/2019	**30/06/2018**	**30/6/2019**	**30/6/2018**
Cash Flows from Operating Activities	**S$'000**	**S$'000**	**S$'000**	**S$'000**
Profit/ (loss) before taxation	(2,667)	(673)	3,292	10,674
Adjustments for:				
Depreciation of property, plant and equipment	7,659	6,063	14,460	11,650
Dividend income	(45)	(24)	(67)	(40)
Interest income	(247)	(33)	(430)	(45)
Net (gain)/ loss on disposal of property, plant and equipment	(23)	62	(23)	62
Property, plant and equipment written-off	178	146	340	287
Interest expense	2,388	1,684	4,730	3,038
Net fair value loss/ (gain) on investment properties	270	(1,911)	270	(1,911)
Unrealised currency translation (gain)/ loss	(1,379)	2,679	(2,079)	876
Operating profit before working capital changes	6,134	7,993	20,493	24,591
(Increase)/ decrease in inventories	(357)	12	(268)	(264)
(Increase)/ decrease in operating receivables	(816)	5,776	(1,653)	8,408
Increase/ (decrease) in operating payables	206	270	(4,977)	(7,093)
Cash generated from operations	5,167	14,051	13,595	25,642
Income tax paid	(3,595)	(3,127)	(4,281)	(4,251)
Net cash generated from operating activities	1,572	10,924	9,314	21,391
Cash Flows from Investing Activities				
Purchase of property, plant and equipment	(10,302)	(12,967)	(15,485)	(24,829)
Payment for long-term prepayment	(1,703)	(3,167)	(4,976)	(6,431)
Additions to investment properties	-	(68)	(276)	(89)
Purchase of financial assets, at fair value through profit or loss	-	-	(3,000)	-
Purchase of investment properties	-	(32,391)	-	(32,391)
Proceeds from disposal of financial assets, at fair value through other comprehensive income	-	-	101	-
Proceeds from disposal of property, plant and equipment	123	3	130	40
Acquisition of a subsidiary, net of cash acquired (Note B)	-	(5,555)	-	(5,555)
Investment income				
- Interest received	247	33	430	45
- Dividends received	45	24	67	40
Net cash used in investing activities	(11,590)	(54,088)	(23,009)	(69,170)

Consolidated Statement of Cash Flows

	Group Second Quarter Ended		Group First Half Ended	
	30/06/2019	30/06/2018	30/6/2019	30/6/2018
Cash Flows from Financing Activities	S$'000	S$'000	S$'000	S$'000
Proceeds from bank borrowings	9,979	53,132	24,515	70,097
Repayment of bank borrowings	(459)	(1,565)	(29,280)	(9,455)
Proceeds from finance lease	16	-	16	-
Payment of finance lease	-	(2)	-	(4)
Repurchase of shares	-	(212)	-	(212)
Interest paid	(2,388)	(1,684)	(4,730)	(3,038)
Dividends paid				
- by the Company to its equity holders	(6,424)	(6,430)	(6,424)	(6,430)
- by subsidiaries to non-controlling interests	(140)	(154)	(140)	(154)
Net cash generated from/ (used in) financing activities	584	43,085	(16,043)	50,804
Net (decrease)/ increase in cash and cash equivalents	(9,434)	(79)	(29,738)	3,025
Effect of currency translation of cash and cash equivalents	214	59	375	(94)
Cash and cash equivalents at beginning	43,817	30,990	63,960	28,039
Cash and cash equivalents at end (Note A)	34,597	30,970	34,597	30,970

Note A
Cash and cash equivalents

	Group First Half Ended	
	30/6/2019	30/6/2018
Cash and cash equivalents comprise:	S$'000	S$'000
Cash and bank balances	20,167	17,450
Fixed deposits	14,477	13,670
Less:		
Bank overdrafts	(47)	(150)
	34,597	30,970

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

The Group

	Attributable to equity holders of the Company								Non-controlling interests	Total equity
	Share capital	Retained profits	Revaluation surplus reserve	Fair value reserve	Currency translation reserve	Premium paid on acquisition of non-controlling interests	Hedging reserve	Total		
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Balance at 1 January 2019	254,139	727,798	11,921	(6,857)	(71,611)	(37,670)	(7)	877,713	8,837	886,550
Changes in equity for the period										
Profit for the period	-	4,472	-	-	-	-	-	4,472	195	4,667
Other comprehensive income/(loss) for the period	-	4	(159)	770	(3,025)	-	5	(2,405)	(38)	(2,443)
Balance at 31 March 2019	254,139	732,274	11,762	(6,087)	(74,636)	(37,670)	(2)	879,780	8,994	888,774
Changes in equity for the period										
Loss for the period	-	(3,682)	-	-	-	-	-	(3,682)	77	(3,605)
Other comprehensive income/(loss) for the period	-	-	346	1,449	2,213	-	2	4,010	7	4,017
Dividend paid	-	(6,424)	-	-	-	-	-	(6,424)	(140)	(6,564)
Balance at 30 June 2019	254,139	722,168	12,108	(4,638)	(72,423)	(37,670)	0	873,684	8,938	882,622

	Attributable to equity holders of the Company								Non-controlling interests	Total equity
	Share capital	Retained profits	Revaluation surplus reserve	Fair value reserve	Currency translation reserve	Premium paid on acquisition of non-controlling interests	Hedging reserve	Total		
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Balance at 1 January 2018	254,139	722,320	5,730	973	(63,535)	(37,607)	(137)	881,883	8,237	890,120
Changes in equity for the period										
Profit for the period	-	9,229	-	-	-	-	-	9,229	284	9,513
Other comprehensive income/(loss) for the period	-	-	-	3,851	(7,666)	-	27	(3,788)	-	(3,788)
Balance at 31 March 2018	254,139	731,549	5,730	4,824	(71,201)	(37,607)	(110)	887,324	8,521	895,845
Changes in equity for the period										
Loss for the period	-	(1,571)	-	-	-	-	-	(1,571)	125	(1,446)
Other comprehensive income/(loss) for the period	-	-	-	(4,402)	7,640	-	60	3,298	(7)	3,291
Dividend paid	-	(6,430)	-	-	-	-	-	(6,430)	(154)	(6,584)
Purchase and cancellation of shares	-	(212)	-	-	-	-	-	(212)	-	(212)
Balance at 30 June 2018	254,139	723,336	5,730	422	(63,561)	(37,607)	(50)	882,409	8,485	890,894

The Company

	Share capital	Retained profits	Total equity
	S$'000	S$'000	S$'000
Balance at 1 January 2019	254,139	77,965	332,104
Changes in equity for the period			
Total comprehensive loss for the period	-	(1,385)	(1,385)
Balance at 31 March 2019	254,139	76,580	330,719
Changes in equity for the period			
Total comprehensive loss for the period	-	(1,227)	(1,227)
Dividend paid	-	(6,424)	(6,424)
Balance at 30 June 2019	254,139	68,929	323,068
Balance at 1 January 2018	254,139	69,907	324,046
Changes in equity for the period			
Total comprehensive loss for the period	-	(649)	(649)
Balance at 31 March 2018	254,139	69,258	323,397
Changes in equity for the period			
Total comprehensive loss for the period	-	(2,431)	(2,431)
Dividend paid	-	(6,430)	(6,430)
Purchase and cancellation of shares	-	(212)	(212)
Balance at 30 June 2018	254,139	60,185	314,324

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.**

The Company has no treasury shares and no outstanding options 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.**

There were no treasury shares as at 30 June 2019 and 31 December 2018. The total number of issued shares as at 30 June 2019 was 401,516,968 (31 December 2018: 401,516,968).

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 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 paragraph 5 below, the same accounting policies and methods of computation as in the most recently audited annual financial statements have been applied.

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 January 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) 9 *Prepayment Features with Negative Compensation*
Amendments to SFRS(I) 1-28 *Long-term Interests in Associates and Joint Ventures*
Amendments to SFRS(I) 3 and 11 *Previously held interest in a joint operation*
Amendments to SFRS(I) 1-12 *Income tax consequences of payments on financial instruments*
Amendments to SFRS(I) 1-23 *Borrowing costs eligible for capitalisation*

5 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 following:

Adoption of SFRS(I) 16)
SFRS(I) 16 is effective for financial years beginning on or after 1 January 2019. The Group has applied the simplified transition approach and will not restate comparative amounts for the year prior to first adoption.

SFRS(I) 16 has resulted in almost all leases being recognised on the balance sheet, as the distinction between operating and finance leases is removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term leases and leases of low value assets. The accounting for lessors has not changed significantly.

Right-of-use assets will be measured on at the amount of the lease liability on adoption (adjusted for any prepaid or accrued expenses).
Right-of-use assets are measured using the cost model and are carried at cost less accumulated depreciation and accumulated impairment loss, if any, subsequent to initial recognition. The carrying amount for lease liabilities subsequent to initial recognition would take into account interest on the lease liabilities, lease payments made and any reassessment or lease modifications.

The adoption of SFRS(I) 16 resulted in adjustments to the balance sheet of the Group as at 1 January 2019. The differences from the balance sheet as previously reported at 31 December 2018 are as follows:

	As at 01/01/2019 reported under SFRS(I) S$'000
Increase in right-of-use assets	53,718
Increase in lease liabilities (current)	2,822
Increase in lease liabilities (non-current)	50,896

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 after deducting any provision for preference dividends:	**Group**		**Group**	
	Second Quarter Ended 30/06/2019	**Second Quarter Ended 30/06/2018**	**First Half Ended 30/06/2019**	**First Half Ended 30/06/2018**
Based on weighted average number of ordinary shares in issue (cents)	(0.917)	(0.391)	0.197	1.906
On a fully diluted basis (cents)	(0.917)	(0.391)	0.197	1.906
Weighted average number of ordinary shares	401,516,968	401,803,010	401,516,968	401,823,674

As at 30 June 2019, there was no outstanding share options.

The basic and diluted earnings per ordinary share for the year ended 30 June 2019 and 31 December 2018 has been calculated based on the Group's profit attributable to ordinary shareholders divided by the weighted average number of ordinary shares in issue respectively during the financial year.

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

	Group		**Company**	
	30/6/2019	**31/12/2018**	**30/6/2019**	**31/12/2018**
Net asset value per ordinary share (S$)	2.18	2.19	0.80	0.83

The net asset values per ordinary share as at 30 June 2019 and 31 December 2018 were calculated based on the number of issued shares (excluding treasury shares) of the Company at those dates of 401,516,968 and 401,516,968 ordinary shares respectively.

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.

Segment Revenue	Group Second Quarter Ended		Increase/ (Decrease)	Group First Half Ended		Increase/ (Decrease)
	30/06/2019 S$'000	30/06/2018 S$'000	%	30/6/2019 S$'000	30/6/2018 S$'000	%
Property - Rental	5,354	6,078	(11.9)	11,400	12,106	(5.8)
Hotel	27,185	26,422	2.9	62,091	61,569	0.8
Industrial	16,416	17,239	(4.8)	33,150	34,466	(3.8)
Investment	44	24	83.3	66	40	65.0
Others	372	270	37.8	834	768	8.6
Total	**49,371**	**50,033**	**(1.3)**	**107,541**	**108,949**	**(1.3)**
Segment result	**Group Second Quarter Ended**		**Increase/ (Decrease)**	**Group First Half Ended**		**Increase/ (Decrease)**
	30/06/2019 S$'000	**30/06/2018 S$'000**	**%**	**30/6/2019 S$'000**	**30/6/2018 S$'000**	**%**
Property - Rental	3,521	4,351	(19.1)	7,890	8,642	(8.7)
Hotel	2,531	1,221	107.3	10,959	12,894	(15.0)
Industrial	1,737	1,562	11.2	3,608	3,810	(5.3)
Investment	36	19	89.5	51	27	88.9
Property - Development	(2)	(2)	-	(3)	(3)	-
Others [(1)]	(124)	(2,021)	(93.9)	114	(1,964)	(105.8)
Earnings before interests, taxes, depreciation and amortisation ("EBITDA")	**7,699**	**5,130**	**50.1**	**22,619**	**23,406**	**(3.4)**
Finance costs	(2,685)	(1,684)	59.4	(5,027)	(3,038)	65.5
Depreciation and amortisation expenses	(7,659)	(6,063)	26.3	(14,460)	(11,650)	24.1
Fair value gain/(loss) on investment properties	(270)	1,911	Nm	(270)	1,911	Nm
Interest income	248	33	651.5	430	45	855.6
(Loss)/ profit before taxation	**(2,667)**	**(673)**	**296.3**	**3,292**	**10,674**	**(69.2)**

Nm denotes Not meaningful
[1] Others mainly include Corporate expenses and foreign currency translation gain/ loss.

SECOND QUARTER 2019 ANNOUNCEMENT

Overall Performance of the Group
The revenue of the Group for the quarter ended 30 June 2019 ('2Q2019') of S$49.371 million decreased by 1.3% from S$50.033 million for the quarter ended 30 June 2018 ('2Q2018').
The revenue of the Group for the first half year ended 30 June 2019 ('1H2019') of S$107.541 million decreased by 1.3% from S$108.949 million for the first half year ended 30 June 2018 ('1H2018').

EBITDA for 2Q2019 of S$7.699 million increased by 50.1% as compared to 2Q2018 EBITDA of S$5.130 million mainly due to higher contribution from Hotel and Industrial Divisions, and a net foreign currency translation gain (S$1.058 million) in 2Q2019.
EBITDA for 1H2019 of S$22.619 million decreased by 3.4% as compared to 1H2018 EBITDA of S$23.406 million.

Loss before taxation for 2Q2019 of S$2.667 million inceased as compared to 2Q2018 loss before taxation of S$0.673 million mainly due to higher depreciation and higher finance costs, and fair value loss on investment properties in 2Q2019 as compared to fair value gain on investment properties in 2Q2018.
Profit before taxation for 1H2019 of S$3.292 million decreased by 69.2% from 1H2018 of S$10.674 million.

Property - Rental Division
Revenue for the Property - Rental Division of S$5.354 million for 2Q2019 decreased by 11.9% from S$6.078 million for 2Q2018 mainly due to lower rent rate.
Revenue of S$11.400 million for 1H2019 decreased by 5.8% from S$12.106 million for 1H2018.

Segment profit of S$3.521 million for 2Q2019 decreased by 19.1% from S$4.351 million for 2Q2018 maily due to the lower revenue in 2Q2019.
Segment profit of S$7.890 million for 1H2019 decreased by 8.7% from S$8.642 million for 1H2018.

Hotel Division
Revenue for the Hotel Division of S$27.185 million for 2Q2019 increased by 2.9% from S$26.422 million for 2Q2018 mainly due to higher revenue generated from overseas hotels.
Revenue of S$62.091 million for 1H2018 increased by 0.8% from S$61.569 million for 1H2018.

Segment profit of S$2.531 million for 2Q2019 increased by 107.3% from S$1.221 million for 2Q2018 mainly due to higher revenue and net foreign currency translation gain mainly from the appreciation of Singapore Dollar against Australia Dollar.
Segment profit of S$10.959 million for 1H2019 decreased by 15.0% from S$12.894 million for 2Q2018 mainly due to lower segment profit in 1Q2019.

Industrial Division
Revenue for the Industrial Division of S$16.416 million for 2Q2019 decreased by 4.8% from S$17.239 million for 2Q2018 due mainly to completion of some existing contracts and lower contract value upon renewal.
Revenue of S$33.150 million for 1H2019 decreased by 3.8% from S$34.466 million for 1H2018.

Segment profit of S$1.737 million for 2Q2019 increased by 11.2% from S$1.562 million for 2Q2018 mainly due to to lower operating costs, partially offset by the decrease in revenue and government grants.
Segment profit of S$3.608 million for 1H2019 decreased by 5.3% from S$3.810 million for 1H2018.

Investment Division
Revenue for the Investment Division of S$0.044 million for 2Q2019 increased by 83.3% from S$0.024 million for 2Q2018 mainly due to accrued interest income from the Group's investment in convertible bonds.
Revenue of S$0.066 million for 1H2019 increased by 65.0% from S$0.040 million for 1H2018.

Accordingly, segment profit of S$0.036 million for 2Q2019 increased by 89.5% from S$0.019 million for 2Q2018.
Segment profit of S$0.051 million for 1H2019 decreased by 88.9% from S$0.027 million for 1H2018.

Property - Development Division
Since 2008, the Group has not embarked on any property development project.

Statement of Cash Flows
Second Quarter 2019
Net decrease in cash and cash equivalents of S$9.434 million was due to net cash used in investing activities of S$11.590 million partially offset by the net cash from financing activities of S$0.584 million and net cash generated from operating activities of S$1.572 million. For details, please refer to Part 1(c).

Net cash generated from operating activities was due mainly to positive cash flow generated from business operations.

Net cash used in investing activities was due mainly to purchase of property, plant and equipment and payment to contractors for the development of the Group's second hotel in Maldives and the hotel in Douz, Tunisia and Medina, Tunisia. In addition, the cash was also used to acquired a plot of land in the touristic area of Gammarth, Tunisia, where the Group's existing hotel is located.

Net cash from financing activities was mainly due the proceeds from bank borrowings partially offset by dividend and interest paid.

9 **Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**
Not applicable.

10 **A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

The Property - Rental Division is expected to remain stable.

The market conditions in the countries in which the Hotel Division operates are expected to remain challenging amid geo-political developments in many places around the world. The second hotel in Maldives has commenced operations in June 2019. Construction for the hotels in Douz, Tunisia and Medina, Tunisia are ongoing and barring any unforseen circumstances, both hotels are scheduled for operational completion in 2020 and 2021 respectively.

The Industrial Division will continue to optimise its resources and manage costs effectively due to competitive market conditions.

The Investment Division's performance will continue to be affected by volatility of the various stock markets.

The Property Development Division will continue to have no revenue contribution.

Note 10a The above note contains forward looking statements that involve a fair amount of uncertainties pertaining to future operating conditions. Actual future performance may differ from those views expressed as a result of a number of uncertainties and assumptions such as the general economy and industry conditions, level of market competition and shift in supply or demand patterns. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

11 **Dividend**

(a) **Current Financial Period Reported On**
Any dividend declared for the current financial period reported on? No.

(b) **Corresponding Period of the Immediately Preceding Financial Year**
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/recommended, a statement to that effect**
No dividend has been declared or recommended for the second quarter ended 30 June 2019.

13 **If no IPT mandate has been obtained, a statement to that effect**
Bonvests Holdings Limited has not obtained a general mandate from shareholders.

14 **Confirmation of procurement of undertakings from all directors and executives officers**
The Company confirms that it has procured the Undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

15 **Confirmation pursuant to Rule 705(5) of the Listing Manual**
To the best of our knowledge, nothing has come to the attention of the Directors which may render the interim financial statements to be false or misleading in any material aspect.

BY ORDER OF THE BOARD
Foo Soon Soo
Company Secretary

7 August 2019