

GYP PROPERTIES LIMITED

(Co. Reg. No. 200304719G)

AND ITS SUBSIDIARIES

SGXNET ANNOUNCEMENT

UNAUDITED INTERIM FINANCIAL INFORMATION

For the financial year ended 30 June 2019

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

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

	Group		
	12 months ended 30 Jun 2019 ("12MFY19") S\$'000	12 months ended 30 Jun 2018 ("12MFY18") S\$'000	Change %
Continuing operations			
Revenue	9,252	10,345	(10.6)
Other income	3,044	2,905	4.8
Other gains	101	4,734	(97.9)
Other losses	(1,915)	(1,722)	11.2
Professional fees	(1,636)	(1,077)	51.9
Property related and maintenance expenses	(2,896)	(3,053)	(5.1)
Marketing, advertising and promotion expenses	(446)	(880)	(49.3)
Staff costs	(2,203)	(1,875)	17.5
Depreciation	(897)	(783)	14.6
Finance expenses	(3,778)	(3,090)	22.3
Other expenses	(871)	(1,027)	(15.2)
Total expenses	(12,727)	(11,785)	8.0
Share of results of associated companies	(24)	(74)	(67.6)
(Loss)/profit before income tax	(2,269)	4,403	N.M.
Income tax credit/(expense)	995	(810)	N.M.
(Loss)/profit from continuing operations	(1,274)	3,593	N.M.
Discontinued operations			
Profit from discontinued operations, net of tax*	1,384	84	N.M.
Gain on disposal of subsidiaries	823	-	N.M.
Profit from discontinued operations	2,207	84	N.M.
Total profit	933	3,677	(74.6)
Other comprehensive loss:			
Items that may be reclassified subsequently to profit or loss:			
Currency translation differences arising from consolidation			
- Losses	(715)	(3,519)	(79.7)
Items that will not be reclassified subsequently to profit or loss:			
Financial assets, at fair value through other comprehensive income ("FVOCI")			
- Fair value losses – equity instrument	(502)	-	N.M.
Total comprehensive (loss)/income	(284)	158	N.M.

(1)(a)(i) Continued

	Group		
	12MFY19 S\$'000	12MFY18 S\$'000	Change %
Profit/(Loss) attributable to:			
- Equity holders of the Company			
Continuing operations	(1,196)	3,705	<i>N.M.</i>
Discontinued operations*	2,207	84	<i>N.M.</i>
	1,011	3,789	(73.3)
- Non-controlling interests	(78)	(112)	(30.4)
	933	3,677	(74.6)
Total comprehensive (loss)/income attributable to:			
Equity holders of the Company	(206)	270	<i>N.M.</i>
Non-controlling interests	(78)	(112)	(30.4)
	(284)	158	<i>N.M.</i>

N.M. – Not meaningful

* On 30 November 2018, the Group disposed of its equity interests in Global Food Retail Group Pte Ltd and its subsidiaries ("GFRG Group"). GFRG Group operated the food and beverage segment of the Group. As announced on 1 August 2017, the Company ceased publication of print directories from 1 January 2018 and restructured the digital business into a licensing model. Hence, the results of the food and beverage segment and search segment, which comprise the print directories and digital business have been presented as discontinued operations in FY19 and FY18 results were re-presented accordingly.

(1)(a)(ii) Notes:

Profit after taxation is arrived at after accounting for:

	12MFY19 S\$'000	12MFY18 S\$'000	Change %
Interest income	272 *	35 *	<i>N.M.</i>
Interest expense	(3,778)	(3,090)	22.3
Write back of impairment of trade receivables	263 *	265 *	(0.8)
Allowance for impairment of trade receivables	(44) *	(113) *	(61.1)
Bad debts recovered	34 *	37 *	(8.1)
Net foreign exchange (loss)/gain	(507) *	(1,391) *	(63.6)
Net over/(under) provision of prior years' taxation	28 *	(103) *	<i>N.M.</i>
(Loss)/gain on disposal of property, plant and equipment	(2)	(49) *	(95.9)
Intangible assets written off	-	(63) *	(100)
Dividend income	-	50	(100)
Gain on disposal of subsidiaries	823 *	-	<i>N.M.</i>
Loss on deemed disposal of associated company	-	(407)	(100)
Fair value (losses)/gains on investment properties	(1,191)	4,542	<i>N.M.</i>
Impairment of available-for-sale financial assets	-	(250)	(100)
Impairment of other receivables	(328)	(927) *	(64.6)
Impairment of an associated company	(8)	-	<i>N.M.</i>
(Provision)/write back of legal claim	-	(663) *	(100)

N.M. - Not meaningful

* - Includes results from discontinued operations

(1)(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	Group		Company	
	30 Jun 2019	30 Jun 2018	30 Jun 2019	30 Jun 2018
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	3,026	3,483	362	995
Restricted cash	-	84	-	-
Trade and other receivables	2,121	1,722	1,523	751
Inventories	-	12	-	-
Development properties	78,390	24,750	-	-
Other current assets	1,361	16,999	78	93
Income tax recoverables	48	43	-	-
Due from an associated company	337	277	337	277
	<u>85,283</u>	<u>47,370</u>	<u>2,300</u>	<u>2,116</u>
Non-current assets				
Other receivables	7,179	458	7,179	458
Financial assets at fair value through other comprehensive income	-	-	-	-
Available-for-sale financial assets	-	502	-	472
Other non-current assets	827	661	-	30
Investments in subsidiaries	-	-	2,894	3,243
Investments in associated companies	-	141	-	60
Property, plant and equipment	7,511	8,291	7,438	8,229
Investment properties	88,663	91,368	-	-
Intangible assets	-	11,879	-	7
Deferred income tax assets	8	119	-	-
Due from subsidiaries	-	-	79,674	80,488
	<u>104,188</u>	<u>113,419</u>	<u>97,185</u>	<u>92,987</u>
Total assets	<u>189,471</u>	<u>160,789</u>	<u>99,485</u>	<u>95,103</u>
LIABILITIES				
Current liabilities				
Trade and other payables	13,420	6,180	1,139	1,372
Provision	-	1,246	-	1,246
Contract liabilities	1,809	190	68	190
Advance receipts and billings	278	645	13	137
Due to subsidiaries	-	-	9,957	9,161
Borrowings	7,046	60,048	6,805	1,739
Current income tax liabilities	358	883	-	-
	<u>22,911</u>	<u>69,192</u>	<u>17,982</u>	<u>13,845</u>
Non-current liabilities				
Trade and other payables	6,766	711	230	248
Borrowings	83,617	11,977	10,174	11,977
Deferred income tax liabilities	317	2,765	110	89
	<u>90,700</u>	<u>15,453</u>	<u>10,514</u>	<u>12,314</u>
Total liabilities	<u>113,611</u>	<u>84,645</u>	<u>28,496</u>	<u>26,159</u>
NET ASSETS	<u>75,860</u>	<u>76,144</u>	<u>70,989</u>	<u>68,944</u>
SHAREHOLDERS' EQUITY				
Share capital	92,702	92,702	92,702	92,702
Treasury shares	(960)	(960)	(960)	(960)
Other reserves	(12,775)	(11,201)	(4,651)	(3,946)
Accumulated losses	(3,123)	(4,384)	(16,102)	(18,852)
Capital and reserves attributable to equity holders of the Company	<u>75,844</u>	<u>76,157</u>	<u>70,989</u>	<u>68,944</u>
Non-controlling interests	16	(13)	-	-
Total equity	<u>75,860</u>	<u>76,144</u>	<u>70,989</u>	<u>68,944</u>

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

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

As at 30 Jun 2019		As at 30 Jun 2018	
Secured	Unsecured	Secured	Unsecured
1,805	5,241	60,048	-

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

As at 30 Jun 2019		As at 30 Jun 2018	
Secured	Unsecured	Secured	Unsecured
83,617	-	11,977	-

As at 30 June 2019, borrowings amounting to S\$90.7 million comprised loans of S\$17.0 million taken by the Company and loans of S\$73.7 million taken by foreign subsidiaries.

Loans of S\$12.0 million taken by the Company are secured over the Company's leasehold property with fixed repayment schedules, and S\$5.0 million is unsecured.

The loans of S\$73.5 million undertaken by the foreign subsidiary are secured over the subsidiaries' freehold properties, and S\$0.2 million is unsecured.

(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.

	12MFY19 S\$'000	12MFY18 S\$'000
Cash flows from operating activities		
Net profit	933	3,677
Adjustments for:		
Income tax expense	(954)	1,160
Depreciation	902	888
Amortisation	11	79
Loss on disposal of property, plant and equipment	2	49
Fair value losses/(gains) on investment properties	1,191	(4,542)
Intangible assets written off	-	63
Gain on disposal of subsidiaries	(823)	-
Impairment on investment in an associated company	8	-
Share of results of an associated company	24	74
Net loss on disposal of associated companies	-	407
Dividend income	-	(50)
Impairment of club membership	30	22
Impairment of available -for-sale financial asset	-	250
Interest income	(272)	(35)
Interest expense	3,778	3,090
Currency translation difference	(198)	(556)
	<u>4,632</u>	<u>4,576</u>
Changes in working capital		
Inventories	3	99
Development properties	(37,806)	(2,448)
Trade and other receivables	178	551
Other current assets	107	(13,827)
Contract liabilities	1,619	(610)
Advance receipts and billings	(367)	(34)
Trade and other payables	<u>14,034</u>	<u>1,588</u>
Cash used in operations	<u>(17,600)</u>	<u>(10,105)</u>
Income tax paid	<u>(384)</u>	<u>(550)</u>
Net cash used in operating activities	<u>(17,984)</u>	<u>(10,655)</u>
Cash flows from investing activities		
Proceeds from disposal of subsidiaries, net of cash disposed off	810	-
Purchase of property, plant and equipment	(164)	(412)
Proceeds from disposal of an associated company	109	-
Purchase of intangible assets	-	(2)
Proceeds from disposal of property, plant and equipment	-	138
Other assets costs incurred	(208)	(204)
Interest received	15	35
Dividend received from available-for-sale financial assets	-	50
Investment in associates companies	-	(500)
Net cash provided by/(used in) investing activities	<u>562</u>	<u>(895)</u>
Cash flows from financing activities		
Proceeds from issuance of shares	-	13,164
Share issue expense	-	(167)
Decrease in deposit pledged	83	186
Payment for loan establishment fees	(24)	(229)
Proceeds from borrowings	90,268	-
Repayment of borrowings	(70,503)	(3,682)
Interest paid	<u>(2,730)</u>	<u>(3,412)</u>
Net cash provided by financing activities	<u>17,094</u>	<u>5,860</u>
Net decrease in cash and cash equivalents	<u>(328)</u>	<u>(5,690)</u>
Cash and cash equivalents at beginning of the financial year	3,483	9,558
Effects of exchange rate changes on cash and cash equivalents	<u>(129)</u>	<u>(385)</u>
Cash and cash equivalents at end of the financial year	<u>3,026</u>	<u>3,483</u>

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

STATEMENTS OF CHANGES IN EQUITY

For the financial year ended 30 June 2019

	Attributable to equity holders of the Company											
	Share capital	Treasury shares	Share option reserve	Currency translation reserve	Fair Value reserve	Capital reserve	Transactions with non-controlling interests	Total other reserves	Accumulated losses	Total	Non-controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group												
Balance at 1 July 2018	92,702	(960)	57	(3,387)	-	(4,003)	(3,868)	(11,201)	(4,384)	76,157	(13)	76,144
Adoption of SFRS (I) 9	-	-	-	-	(250)	-	-	(250)	250	-	-	-
Adjusted balance as at 1 July 2018	92,702	(960)	57	(3,387)	(250)	(4,003)	(3,868)	(11,451)	(4,134)	76,157	(13)	76,144
Profit/(loss) for the year	-	-	-	-	-	-	-	-	1,011	1,011	(78)	933
Other comprehensive loss for the year	-	-	-	(715)	(502)	-	-	(1,217)	-	(1,217)	-	(1,217)
Total comprehensive (loss)/income for the year	-	-	-	(715)	(502)	-	-	(1,217)	1,011	(206)	(78)	(284)
Transactions with non-controlling interest	-	-	-	-	-	-	(107)	(107)	-	(107)	107	-
Balance as at 30 June 2019	92,702	(960)	57	(4,102)	(752)	(4,003)	(3,975)	(12,775)	(3,123)	75,844	16	75,860

Attributable to equity holders of the Company											
Share capital	Treasury shares	Share option reserve	Currency translation reserve	Fair Value reserve	Capital reserve	Transactions with non-controlling interests	Total other reserves	Accumulated losses	Total	Non-controlling interests	Total equity
S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
79,705	(960)	57	132	-	(4,003)	(3,794)	(7,608)	(8,128)	63,009	(20)	62,989
-	-	-	-	-	-	-	-	3,789	3,789	(112)	3,677
-	-	-	(3,519)	-	-	-	(3,519)	-	(3,519)	-	(3,519)
-	-	-	(3,519)	-	-	-	(3,519)	3,789	270	(112)	158
12,997	-	-	-	-	-	-	-	-	12,997	-	12,997
-	-	-	-	-	-	(119)	(119)	-	(119)	119	-
-	-	-	-	-	-	45	45	(45)	-	-	-
92,702	(960)	57	(3,387)	-	(4,003)	(3,868)	(11,201)	(4,384)	76,157	(13)	76,144

STATEMENTS OF CHANGES IN EQUITY

For the financial year ended 30 June 2019

	Attributable to equity holders of the Company							
	Share capital	Treasury shares	Share option reserve	Fair value reserve	Capital reserve	Total other reserves	Accumulated losses	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Company								
Balance at 1 July 2018	92,702	(960)	57	-	(4,003)	(3,946)	(18,852)	68,944
Adoption of SFRS(I) 9	-	-	-	(233)	-	(233)	233	-
Adjusted balance as at 1 July 2018	92,702	(960)	57	(233)	(4,003)	(4,179)	(18,619)	68,944
Profit for the year	-	-	-	-	-	-	2,517	2,517
Other comprehensive loss for the year	-	-	-	(472)	-	(472)	-	(472)
Total comprehensive income/(loss) for the year	-	-	-	(472)	-	(472)	2,517	2,045
Balance as at 30 June 2019	92,702	(960)	57	(705)	(4,003)	(4,651)	(16,102)	70,989

	Attributable to equity holders of the Company							
	Share capital	Treasury shares	Share option reserve	Fair value reserve	Capital reserve	Total other reserves	Accumulated losses	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>Company</u>								
Balance at 1 July 2017	79,705	(960)	57	-	(4,003)	(3,946)	(15,602)	59,197
Loss for the year	-	-	-	-	-	-	(3,250)	(3,250)
Other comprehensive income for the year	-	-	-	-	-	-	-	-
Total comprehensive loss for the year	-	-	-	-	-	-	(3,250)	(3,250)
Issue of shares, net of expenses	12,997	-	-	-	-	-	-	12,997
Balance as at 30 June 2018	92,702	(960)	57	-	(4,003)	(3,946)	(18,852)	68,944

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

As at 30 June 2019, the Company's share capital was S\$92,701,916 (30 June 2018: S\$92,701,916) comprising 275,835,089 (30 June 2018: 275,835,089) ordinary shares including treasury shares.

Arising from the exercise of the rights issue in 4QFY18, the number of existing warrants was reduced from 102,263,118 to 99,340,476 during 4QFY18. On 25 June 2019, 99,340,476 warrants have expired and no warrant was exercised during the year. As at 30 June 2018, 99,340,476 warrants had not been exercised.

As at 30 June 2019 and 30 June 2018, the Company held 914,271 treasury shares.

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

	30 Jun 2019 '000	30 Jun 2018 '000
Total number of issued ordinary shares excluding treasury shares	274,921	274,921

- (1)(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

There have been no sales, transfer, disposal, cancellation and/or use of treasury shares for the year reported on. Total number of treasury shares as at 30 June 2019 was 914,271.

- (2) Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed.

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

Not applicable.

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

Except as disclosed in Note 5 below, the accounting policies and methods of computation used are consistent with those used in the most recently audited annual financial statements.

- (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.**

In December 2017, the Accounting Standards Council Singapore ("ASC") issued the Singapore Financial Reporting Standards (International) ("SFRS(I)"). SFRS(I) comprises standards and interpretations that are equivalent to International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). The Group's financial statements for the financial year ended 30 June 2019 will be prepared in accordance with SFRS(I).

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year as that of the audited financial statement for the year ended 30 June 2018, except for the adoption of the new/revised SFRS(I) applicable for the financial period beginning 1 July 2018 as follows:-

SFRS(I)

The Group has adopted SFRS(I) on 1 July 2018 and has concurrently applied the new SFRS(I) equivalents of IFRS 9 Financial Instruments and IFRS 15 Revenue from Contracts with Customers. The Group retrospectively applied all SFRS(I) effective at the end of the first SFRS(I) reporting period (financial year ended 30 June 2019), subject to the mandatory exceptions and optional exemptions under IFRS 1.

The Group has applied the following exemptions in preparing the first set of financial statements in accordance with SFRS (I):

- SFRS (I) 3 Business combinations
- Leases in accordance with SFRS(I) INT 4 Determining whether an Arrangement contains a Lease
- Short-term exemption on adoption of SFRS(I) 9 Financial Instruments
- Practical expedients on adoption of SFRS (I) 15 Revenue from Contracts with Customers

The exemptions applied did not result in adjustments to the previously issued SFRS financial statements.

SFRS(I) 9 Financial Instruments

The Group has elected to apply the short-term exemption under IFRS 1 to adopt SFRS(I) equivalent of IFRS 9 on 1 July 2018. Accordingly, requirements of SFRS 39 Financial Instruments: Recognition and Measurement will continue to apply to financial instruments up to the financial year ended 30 June 2018.

The Group has applied to recognise changes in fair value of all its equity investments not held for trading and previously classified as available-for-sale in other comprehensive income. As a result, assets with a fair value of S\$502,000 are reclassified from “available-for-sale financial assets” to “financial assets, at fair value through other comprehensive income” (“FVOCI”) on 1 July 2018. Impairment loss of S\$250,000 previously recognised in accumulated losses were reclassified to fair value reserve on the same date.

Fair value gains and losses will continue to be recognised in other comprehensive income and accumulated in fair value reserve. However, gain or losses realised on the sale of such assets will no longer be transferred to profit or loss on sale, but instead reclassified from fair value reserve to retained earnings.

The adoption of SFRS(I) 9 had no other material impact to the Group.

SFRS(I) 15 Revenue from Contracts with Customers

In accordance with the requirements of IFRS 1, the Group has adopted the SFRS(I) equivalent of IFRS 15 retrospectively.

The adoption of SFRS(I) 15 resulted in a change in presentation of certain amounts in the balance sheets of previously issued SFRS financial statements as explained below:

- Contract liabilities of S\$910,000 and S\$190,000 as at 1 July 2017 and 30 June 2018 relating to payments received from customers for sale of advertising space in excess of the value of services transferred were previously presented within “advance receipts and billings” on the balance sheet.

The adoption of SFRS(I) 15 had no other material impact to 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.

	<u>Group</u>	
	12MFY19	12MFY18
(a) Based on weighted average number of ordinary shares in issue (cents)		
- From continuing operations	(0.435)	1.753
- From discontinued operations	0.803	0.040
Total	0.368	1.793
Weighted average number of ordinary shares in issue	274,920,818	211,334,327
(b) On a fully diluted basis (cents)		
- From continuing operations	(0.435)	1.753
- From discontinued operations	0.803	0.040
Total	0.368	1.793
Weighted average number of ordinary shares in issue	274,920,818	211,334,327

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

	<u>Group</u>		<u>Company</u>	
	30 Jun 2019	30 Jun 2018	30 Jun 2019	30 Jun 2018
Net asset value per ordinary share based on issued share capital of the Company at the end of the financial year (cents)	27.59	27.70	25.82	25.08

- (8) **Review of the performance of the group.**

12MFY19

The Group's revenue from continuing operations for 12MFY19 was S\$9.3 million, a decrease of S\$1.1 million or 10.6% compared to S\$10.3 million for 12MFY18 due mainly to lower rental income and a weaker New Zealand dollar exchange rate.

Other income of S\$3.0 million for the 12MFY19 mainly relates to rental income generated from Braddell House.

In 12MFY18, other gains of S\$4.7 million was mainly due to fair value gains of S\$4.5 million on investment properties.

Other losses of S\$1.9 million for 12MFY19 mainly relates to fair value losses of S\$1.2 million on investment properties, foreign exchange losses of S\$0.4 million and impairment loss on other receivables of S\$0.3 million.

Total expenses of S\$12.7 million for 12MFY19 were S\$0.9 million or 8.0% higher than the corresponding period last year. Professional fees increased by S\$0.6 million or 51.9% in 12MFY19. Staff costs increased by S\$0.3 million or 17.5% in 12MFY19. Marketing, advertising and promotion expenses decreased by S\$0.4 million or 49.3% in 12MFY19 as there was no new development launches. Finance expenses increased by S\$0.7 million or 22.3% in 12MFY19 with additional borrowings for new properties acquired.

Income tax credit of S\$1.0 million arose mainly from a review of deferred tax liabilities required for the New Zealand subsidiary.

Profit from discontinued operations for 12MFY19 was S\$2.2 million mainly contributed by the food and beverage segment operated by the GFRG group, which includes a gain on disposal amounting to S\$0.8 million from the disposal of the GFRG group. The profit from discontinued operations for 12MFY18 amounting to S\$84,000 was contributed by the operations of the search segment and food and beverage segment.

As a result, the Group posted a total profit of S\$0.9 million in 12MFY19, as compared to a profit of S\$3.7 million in 12MFY18.

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

The Group's cash and cash equivalents was S\$3.0 million as at 30 June 2019 compared to S\$3.5 million as at 30 June 2018 mainly due to payments for development costs and acquisition of development land, partly offset by proceeds from bank borrowings during the year.

Development properties increased by S\$53.6 million mainly due to the land acquisition in Bellfield, and development costs incurred for the Group's residential developments in New Zealand during the year.

Other current assets decreased by S\$15.6 million compared to 30 June 2018 due mainly to a reclassification from other current assets of S\$15.2 million to development properties following the transfer of the land titles for Bellfield to the Group on 4 July 2018.

Other receivables increased by S\$6.7 million following the sales of the GFRG Group.

Intangible assets of S\$11.9 million has been disposed with the sales of the GFRG group.

Total borrowings increased by S\$18.6 million as at 30 June 2019 mainly due to new development loans and working capital borrowings. The Group's foreign subsidiaries borrowings were refinanced during the year and was reclassified from current borrowings as at 30 June 2018 to non-current borrowings as at 30 June 2019.

Total trade and other payables increased by S\$13.3 million mainly due to the deferred payments from the acquisition of development properties.

Contract liabilities increased by S\$1.6 million mainly due to the receipt of deposit from sale of residential lots.

As a result of the above, the Group's net assets closed at S\$75.9 million as at 30 June 2019 compared to S\$76.1 million as at 30 June 2018.

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

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

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

The development of Stage 1 of Remarkables Residences is expected to complete by the first half of 2020. The Group expects to launch the sale for the next stage of Remarkables Residences in the second half of 2019. Marketing and sale of housing lots for Bellfield is also in progress and the proposed acquisition of the Group's fourth development in New Zealand, a 2-hectare site at Lakes Resorts, Pauanui is subject to regulatory approval in New Zealand.

(11) Dividends

(a) Current financial quarter reported on

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

(b) Corresponding period of the immediately preceding financial year

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

(c) Date payable

Not applicable.

(d) Book closure date

Not applicable.

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

No dividend has been declared or recommended for the financial year ended 30 June 2019 as funds are set aside for the Group's development properties activities.

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

Name of Interested Person	Aggregate value of all IPT during the financial year under review (excluding transactions less than SGD100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) FY2019 S\$'000	Aggregate value of all IPT conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than SGD100,000) FY2019 S\$'000
Mr Mah Bow Tan	144	-
Mr Andrew Tay Gim Chuan	180	-

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

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

(15) Use of net proceeds from placement shares

The Board wishes to provide an update on the utilisation of the proceeds from the Placement ("Placement Proceeds") and the Rights Issue ("Rights Issue Proceeds") as follows:

Use of Placement Proceeds	Allocation of Placement Proceeds (S\$'000)	Placement Proceeds utilised (S\$'000)	Balance of Placement Proceeds (S\$'000)
Expenses ⁽¹⁾	12	12	-
Acquisition	4,788	4,788 ⁽²⁾	-
Total	4,800	4,800	-

Use of Rights Issue Proceeds	Allocation of Rights Issue Proceeds (S\$'000)	Rights Issue Proceeds utilised (S\$'000)	Balance of Rights Issue Proceeds (S\$'000)
Expenses ⁽¹⁾	95	95	-
Acquisition	8,269	8,269 ⁽²⁾	-
Total	8,364	8,364	-

Notes:

- (1) Expenses incurred relate to professional fees and listing fees.
(2) This amount was used to satisfy in part the acquisition of the land in Papakura, New Zealand.

- (16) Segmental 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

Group Segmental Information

(a) Business segments

30 June 2019	Properties	Others	Eliminations	Total for continuing operations
	S\$'000	S\$'000	S\$'000	S\$'000
CONTINUING OPERATIONS				
Revenue				
External revenue	9,252	-	-	9,252
Inter-segmental revenue	2,331	1,874	(4,205)	-
Total operating revenue	11,583	1,874	(4,205)	9,252
Result				
Segment results	4,266	(3,005)	-	1,261
Interest on borrowings	(2,401)	(1,377)	-	(3,778)
Interest income	266	6	-	272
Share of results of associated companies	-	(24)	-	(24)
(Loss)/profit before income tax	2,131	(4,400)	-	(2,269)
Income tax expense				995
Loss from continuing operations				(1,274)
Other Information				
Segment assets	172,454	17,009	-	189,463
Deferred income tax assets				8
Consolidated total assets				189,471
Additions to:				
- property, plant and equipment	89	75	-	164
Segment liabilities	94,452	18,484	-	112,936
Current income tax liabilities				358
Deferred income tax liabilities				317
Consolidated total liabilities				113,611
Other material non-cash items:				
Depreciation	(31)	(866)	-	(897)
Allowance for impairment of trade receivables	(30)	-	-	(30)
Fair value losses on investment properties	(1,191)	-	-	(1,191)
Impairment of an associated company	-	(8)	-	(8)
Impairment of other receivables	-	(328)	-	(328)

(a) Business segments (continued)

30 June 2018	Properties	Others **	Eliminations	Total for continuing operations
	S\$'000	S\$'000	S\$'000	S\$'000
CONTINUING OPERATIONS				
Revenue				
External revenue	10,345	-	-	10,345
Inter-segmental revenue	3,063	-	(3,063)	-
Total operating revenue	13,408	-	(3,063)	10,345
Result				
Segment results	10,446	(2,911)	-	7,535
Interest on borrowings	(2,595)	(495)	-	(3,090)
Interest income	1	31	-	32
Share of results of associated companies	-	(74)	-	(74)
Profit/(loss) before income tax	7,852	(3,449)	-	4,403
Income tax expense				(810)
Profit from continuing operations				3,593
Other Information				
Segment assets	134,722	874	-	135,596
Assets transferred from discontinued operations*	-	10,398	-	10,398
Segment assets	134,722	11,272	-	145,994
Deferred income tax assets				-
Assets associated with discontinued operations				25,193
Assets transferred to Others*				(10,398)
Assets associated with discontinued operations				14,795
Consolidated total assets				160,789
Segment assets includes:				
Investments in associated companies	-	141	-	141
Additions to:				
- property, plant and equipment	17	389	-	406
Segment liabilities	61,594	1,328	-	62,922
Liabilities transferred from discontinued operations*	-	14,083	-	14,083
Segment liabilities	61,594	15,411	-	77,005
Current income tax liabilities				409
Deferred income tax liabilities				1,648
Liabilities associated with discontinued operations				19,666
Liabilities transferred to Others*				(14,083)
Liabilities associated with discontinued operations				5,583
Consolidated total liabilities				84,645
Other material non-cash items:				
Depreciation	-	(783)	-	(783)
Amortisation of intangible assets	-	-	-	-
Impairment of other receivables	-	-	-	-
Write back of impairment of trade receivables	1	-	-	1
Allowance for impairment of trade receivables	(45)	-	-	(45)
Fair value gains on investment properties	4,542	-	-	4,542
Deemed loss on disposal of associate	-	(407)	-	(407)
Impairment of available-for-sales financial assets	-	(250)	-	(250)

* Assets transferred from discontinued operations to Others pertain to the carrying amount of Braddell House and cash and cash equivalents of the Company previously presented under the Search segment.

** Others include Group level corporate services and investment in equity shares in Singapore.

(b) Geographical segments

	Continuing operations					
	Operating Revenue		Non-current assets		Total assets	
	2019 S\$'000	2018 S\$'000	2019 S\$'000	2018 S\$'000	2019 S\$'000	2018 S\$'000
Singapore	-	-	14,617	9,175	17,044	11,167
New Zealand	9,252	10,345	89,571	92,015	172,427	134,717
Others	-	-	-	110	-	110
Total	9,252	10,345	104,188	101,300	189,471	145,994

(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.

Refer to paragraph 8.

(18) A breakdown of sales as follows:-

	Group		Incr/(decr) %
	12MFY19 S\$'000	12MFY18 S\$'000	
(a) Revenue reported for first half year for continuing operations	4,599	5,400	(14.8%)
(b) Profit after tax before deducting non-controlling interests reported for first half year	1,918	1,893	1.3%
(c) Revenue reported for second half year for continuing operations	4,653	4,945	(5.9%)
(d) (Loss)/profit after tax before deducting non-controlling interests reported for second half year	(985)	1,784	N.M.

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

Not applicable

(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).

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
Ms Kathlyn Tan Jiling ("Ms Tan")	31	Daughter of Mr Stanley Tan Poh Leng, the Chief Executive Officer of the Company	<p>Corporate Marketing Director, appointed 1 July 2018.</p> <p>Ms Tan's principal duties are the marketing of the Group's retail and development properties in New Zealand and managing the corporate communications and the outsourced IT vendors.</p> <p>Ms Tan joined the Company on 1 September 2014.</p>	

BY ORDER OF THE BOARD

Lee Wei Hsiung
Company Secretary

28 August 2019