



HEETON HOLDINGS LIMITED
Co. Reg. No. 197601387M

FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR YEAR ENDED 31 DECEMBER 2016

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

UNAUDITED RESULTS FOR FULL YEAR ENDED 31 DECEMBER 2016

	Group		
	Year Ended 31 December		
	2016 S\$'000	2015 S\$'000	Increase / (Decrease) %
Revenue	67,369	34,294	96.4
Cost of properties sold	(31,989)	(10,001)	219.9
Other operating income	4,088	3,008	35.9
Personnel expenses	(7,754)	(6,087)	27.4
Depreciation of fixed assets	(1,370)	(506)	170.8
Other operating expenses	(15,145)	(11,785)	28.5
Loss on disposal of subsidiaries	(10,356)	-	n.m.
Profit from operations	4,843	8,923	(45.7)
Finance expenses	(11,829)	(16,286)	(27.4)
Finance income	3,833	5,881	(34.8)
Share of profits of associated companies/joint venture companies	19,676	34,615	(43.2)
Gain from fair value adjustment of investment properties	542	600	(9.7)
Provision for foreseeable losses on development property	-	(29,080)	n.m.
Profit before tax from operations	17,065	4,653	266.8
Income tax expense	(4,835)	(43)	n.m.
Profit for the year, net of tax	12,230	4,610	165.3
Other comprehensive income:			
<u>Items that may be reclassified subsequently to profit or loss:</u>			
Foreign currency translation	(9,013)	626	n.m.
<u>Items that will not be reclassified to profit or loss:</u>			
Net surplus on revaluation of land and buildings	3,333	-	n.m.
Share of gain on property revaluation of associated companies	175	-	n.m.
Other comprehensive income for the year, net of tax	(5,505)	626	n.m.
Total comprehensive income for the year	6,725	5,236	28.4
Profit attributable to:			
Owners of the Company	12,481	5,651	120.9
Non-controlling interests	(251)	(1,041)	(75.9)
	12,230	4,610	165.3
Total comprehensive income attributable to:			
Owners of the Company	6,120	6,476	(5.5)
Non-controlling interests	605	(1,240)	n.m.
	6,725	5,236	28.4

n.m. : not meaningful

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

UNAUDITED BALANCE SHEETS

	Group		Company	
	31/12/2016	31/12/2015	31/12/2016	31/12/2015
	\$'000	\$'000	\$'000	\$'000
Non-Current Assets				
Fixed assets	120,338	105,242	577	95
Investment properties	170,050	173,980	-	-
Subsidiaries	-	-	24,583	25,583
Associated companies	73,240	64,689	-	-
Joint venture companies	82,140	64,091	5,000	5,000
Amounts due from associated companies, joint venture companies and investee companies	125,572	149,076	-	-
Other investments	218	218	-	-
Intangible assets	109	109	-	-
Other receivables	4,000	-	4,000	-
	575,667	557,405	34,160	30,678
Current assets				
Development properties	106,790	198,765	90,907	75,695
Trade receivables	794	538	-	120
Other receivables	20,799	7,275	14,855	8
Prepayments	1,488	2,620	248	26
Amounts due from subsidiaries (non-trade)	-	-	178,572	218,035
Amounts due from related parties (trade)	14	12	-	-
Amounts due from joint venture company (non-trade)	333	606	33	536
Amounts due from joint venture company (trade)	339	341	-	-
Fixed deposits	654	6,099	505	5,934
Cash and bank balances	27,114	16,227	13,436	4,155
	158,325	232,483	298,556	304,509
Current Liabilities				
Trade payables	6,769	8,046	4,615	2,112
Other payables and accruals	6,896	4,833	3,037	1,444
Derivatives	149	23	-	-
Amounts due to subsidiaries (non-trade)	-	-	60,237	35,981
Bond	58,750	-	58,750	-
Short-term bank loans	14,000	4,000	14,000	4,000
Bank term loans	120,713	163,885	58,745	58,745
Lease obligations	76	-	50	-
Income tax payable	1,955	935	278	728
	209,308	181,722	199,712	103,010
Net current (liabilities) assets	(50,983)	50,761	98,844	201,499
Non-current liabilities				
Other payables and accruals	1,043	1,150	-	-
Lease obligations	264	-	192	-
Amounts due to associated companies and joint venture companies (non-trade)	43,660	38,273	15,507	15,508
Amounts due to non-controlling interests (non-trade)	27,156	25,230	-	-
Bond	-	60,000	-	60,000
Bank term loans	103,846	142,197	-	-
Deferred tax liabilities	3,125	499	2,310	545
	(179,094)	(267,349)	(18,009)	(76,053)
Net assets	345,590	340,817	114,995	156,124
Share capital and reserves				
Share capital	86,624	86,624	86,624	86,624
Translation reserve	(9,344)	(215)	-	-
Asset revaluation reserve	2,768	-	-	-
Retained earnings	263,765	253,236	28,371	69,500
	343,813	339,645	114,995	156,124
Non-controlling interests	1,777	1,172	-	-
Total equity	345,590	340,817	114,995	156,124

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

Amount repayable in one year or less, or on demand

As at 31/12/2016		As at 31/12/2015	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
120,789	72,750	163,885	4,000

Amount repayable after one year

As at 31/12/2016		As at 31/12/2015	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
104,110	-	142,197	60,000

Details of any collateral

All secured borrowings of the Group are secured by first legal mortgages and assignment of rental and sales proceeds of the investment properties and development properties of the borrowing companies. Lease obligations are secured on the assets purchased under lease financing.

1(c)

A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

UNAUDITED FULL YEAR ENDED CASH FLOW STATEMENTS

	Group	
	YTD 2016 \$'000	YTD 2015 \$'000
Cash flows generated from operating activities		
Profit before tax	17,065	4,653
Adjustments for:		
Depreciation of fixed assets	1,370	506
(Gain) Loss on disposal of fixed assets	(167)	898
Fair value loss on derivative financial instruments	126	23
Gain from fair value adjustment of investment properties	(542)	(600)
Share of profits of associated companies/joint venture companies	(19,676)	(34,615)
Interest expense	11,829	16,286
Interest income	(3,833)	(5,881)
Dividend income from unquoted investments	(1,356)	-
Loss on disposal of subsidiaries	10,356	-
Provision for foreseeable losses on development property	-	29,080
Unrealised exchange differences	(899)	1,181
Operating cash flows before changes in working capital	14,273	11,531
Increase in development properties	(17,127)	(17,151)
Increase in trade receivables	(281)	(379)
Decrease in other receivables and deposits	2,656	1,395
Decrease (Increase) in prepayments	1,113	(2,046)
Increase in trade payables	286	2,102
Increase (Decrease) in other payables and accruals	157	(177)
(Increase) Decrease in amounts due from related parties, net	(2)	25
Cash flows generated from (used in) operations	1,075	(4,700)
Interest received	3,833	5,881
Interest paid, excluding amounts capitalised	(11,829)	(16,286)
Income taxes refunded (paid)	146	(175)
Net cash used in operating activities	(6,775)	(15,280)

UNAUDITED FULL YEAR ENDED CASH FLOW STATEMENTS (CONT'D)

	Group	
	YTD 31 December 2016 \$'000	YTD 31 December 2015 \$'000
Cash flows generated from (used in) investing activities		
Advances to investee company	(2,690)	-
Proceeds from sale of fixed assets	167	-
Purchase of fixed assets	(27,986)	(37,845)
Renovation of investment property	-	(553)
Dividend income from unquoted investments	1,356	-
Net repayment of loan from associated companies and joint venture companies	25,145	28,777
Proceeds from disposal of subsidiaries	4,000	-
Subscription of Notes	(4,000)	-
Proceeds from liquidation of an associated company	-	200
Net cash used in investing activities	(4,008)	(9,421)
Cash flows from financing activities		
Repayment of lease obligations	(23)	(20)
Proceeds from loans and borrowings	29,082	59,603
Repayment of bond	(1,250)	(75,000)
Increase in loan from non-controlling interests	4,917	6,764
Repayment of bank loans	(14,549)	(10,050)
Dividends paid on ordinary shares of the Company	(1,952)	(1,612)
Proceeds from issuance of ordinary shares, net of share issue expenses	-	27,821
Net cash from financing activities	16,225	7,506
Net increase (decrease) in cash and cash equivalents	5,442	(17,195)
Cash and cash equivalents at beginning of year	22,326	39,521
Cash and cash equivalents at end of year	27,768	22,326

Note: Cash and cash equivalents

	Group	
	YTD 2016 \$'000	YTD 2015 \$'000
Fixed deposits	654	6,099
Cash and bank balances	27,114	16,227
Cash and cash equivalents	27,768	22,326

- 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

UNAUDITED STATEMENT OF CHANGES IN EQUITY

Group	Attributable to equity holders of the Company					Non-controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Translation Reserve S\$'000	Asset Revaluation Reserve	Retained Earnings S\$'000	Total S\$'000		
Balance at 1 January 2015	58,803	(1,040)	-	249,197	306,960	19,787	326,747
Issuance of ordinary shares	27,821	-	-	-	27,821	-	27,821
Profit for the year	-	-	-	5,651	5,651	(1,041)	4,610
Other comprehensive income	-	-	-	-	-	-	-
- Foreign currency translation	-	825	-	-	825	(199)	626
Total comprehensive income for the year	-	825	-	5,651	6,476	(1,240)	5,236
Dividends	-	-	-	(1,612)	(1,612)	-	(1,612)
Return of capital contribution to non-controlling interests	-	-	-	-	-	(17,375)	(17,375)
Balance at 31 December 2015	86,624	(215)	-	253,236	339,645	1,172	340,817
Balance at 1 January 2016	86,624	(215)	-	253,236	339,645	1,172	340,817
Profit for the year	-	-	-	12,481	12,481	(251)	12,230
Other comprehensive income	-	-	-	-	-	-	-
- Foreign currency translation	-	(9,129)	-	-	(9,129)	116	(9,013)
- Net surplus on revaluation of land and buildings	-	-	2,593	-	2,593	740	3,333
- Share of net surplus on property revaluation of associated companies	-	-	175	-	175	-	175
Total comprehensive income for the year	-	(9,129)	2,768	12,481	6,120	605	6,725
Dividends	-	-	-	(1,952)	(1,952)	-	(1,952)
Balance at 31 December 2016	86,624	(9,344)	2,768	263,765	343,813	1,777	345,590

Company	Share Capital S\$'000	Retained Earnings S\$'000	Total Equity S\$'000
Balance at 1 January 2015	58,803	69,338	128,141
Issuance of ordinary shares	27,821	-	27,821
Total comprehensive income for the year	-	1,774	1,774
Dividends	-	(1,612)	(1,612)
Balance at 31 December 2015	86,624	69,500	156,124
Balance at 1 January 2016	86,624	69,500	156,124
Total comprehensive expense for the year	-	(39,177)	(39,177)
Dividends	-	(1,952)	(1,952)
Balance at 31 December 2016	86,624	28,371	114,995

- 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 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 is no change in the Company's share capital for the period from 1 January 2016 to 31 December 2016.

There are no outstanding convertible securities as at 31 December 2016 and 31 December 2015.

- 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 immediate preceding year

The Company did not hold any treasury shares as at 31 December 2016 and 31 December 2015.

The total number of issued ordinary shares (excluding treasury shares) as at 31 December 2016 and 31 December 2015 was 325,156,492.

The Company did not issue any preference shares as at 31 December 2016 and 31 December 2015.

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 were no sales, transfers, disposal, cancellation and/or use of treasury shares during the year ended 31 December 2016.

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 by the Company's 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 compared with the audited financial statements for the year ended 31 December 2015 as well as applicable Financial Reporting Standards (FRS) which became effective for the current financial year beginning on 1 January 2016.

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

Not applicable

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

EARNINGS PER SHARE

	Group		
	YTD 2016 Cents	YTD 2015 Cents	Decrease %
Earnings per ordinary share from continuing operations attributable to equity holders of the Company for the year			
(a) On a basic basis	3.84	1.96	95.9
(b) On a fully diluted basis	3.84	1.96	95.9

Earnings per share for FY2016 was computed based on 325,156,492 ordinary shares in issue. Earnings per share for FY2015 have been computed based on the adjusted weighted average of 288,149,684 ordinary shares in issue. The adjusted weighted average number of shares resulted from the rights issue on 23 October 2015.

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

	Group		Company	
	31/12/2016 Cents	31/12/2015 Cents	31/12/2016 Cents	31/12/2015 Cents
Net asset value per ordinary share based on issued share capital at the end of the period reported on	105.74	104.82	35.37	48.02

The above have been computed based on 325,156,492 ordinary shares in issue as at 31 December 2016 and as at 31 December 2015.

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

Commentary on the Consolidated Income Statements

Revenue comprises management fee, rental income from investment properties, hotel operation revenue as well as proceeds from the sales of the Group's residential projects.

The Group's revenue for the year ended 31 December 2016 ("FY2016") increased by 96.4% to \$67.37 million compared to \$34.29 million for the previous year ended 31 December 2015 ("FY2015"). This was primarily due to the recognition of higher revenue from residential project, Onze@Tanjong Pagar in FY2016 of \$41.71 million compared to \$12.48 million in FY2015, and revenue of \$4.82 million from the newly acquired hotels, ibis Budget Bradford and ibis Hotel Gloucester in United Kingdom ("UK").

Cost of properties sold increased from \$10.00 million in FY2015 to \$31.99 million in FY2016, which is in line with the increase in revenue recognised primarily for the Onze@Tanjong Pagar.

Other operating income increased by 35.9% from \$3.01 million to \$4.09 million in FY2016. This was mainly due to dividend received from an investee company amounting to \$1.36 million during the year.

Personnel expenses increased by 27.4% to \$7.75 million in FY2016 as a result of increase in headcounts following the acquisition of ibis Budget Bradford and ibis Hotel Gloucester.

Depreciation of fixed assets increased by 170.8% to \$1.37 million in FY2016 as a result of depreciation of hotel properties in UK.

Other operating expenses increased by 28.5% from \$11.79 million to \$15.15 million in FY2016. This was mainly due to higher qualifying certificate extension fee of \$3.31 million incurred for iLiv@Grange in FY2016 and operating expenses for the newly acquired hotels, ibis Budget Bradford and ibis Hotel Gloucester, of approximately \$2.17 million.

Loss on disposal of subsidiaries of \$10.36 million resulted from the disposal of Heeton Residence Pte. Ltd. ("HR") and Heeton Realty Pte. Ltd. ("Heeton Realty") which owned the residential project, iLiv@Grange.

Finance expenses decreased to \$11.83 million in FY2016 from \$16.29 million in FY2015 mainly due to (i) lower bond interest expense of \$3.19 million as a result of repayment made for the \$75 million bond in November 2015; (ii) lower loan interest expense of \$0.65 million for development property iLiv@Grange resulted from the disposal of HR and Heeton Realty and (iii) lower interest expense of \$0.61 million paid to associated companies.

Finance income declined to \$3.83 million in FY2016 from \$5.88 million in FY2015 due to a reduction in interest bearing loans to associated companies.

Share of profits from associated companies/joint venture companies decreased by 43.2% to \$19.68 million in FY2016 from \$34.62 million in FY2015. This was mainly attributed to a decrease in fair value gain of approximately \$7.80 million from Sun Plaza (\$11.50 million recognised in FY2016 compared to \$19.30 million recognised in FY2015) and decrease in share of results of \$7.14 million from various property projects.

The Group made a provision for foreseeable losses of \$29.08 million for one of its development properties in FY2015.

Income tax expense increased from \$0.04 million to \$4.84 million in FY2016 as a result of increase in profit before tax in FY2016. Also, the income tax expense for FY2015 was lower due to utilisation of tax losses under group relief.

Taking into account all of the above factors, the Group recorded a net profit after tax of \$12.23 million for FY2016 compared to a net profit after tax of \$4.61 million recorded in FY2015.

Gain from fair value adjustment of fixed assets of \$3.33 million mainly arise from valuation gain of the hotel properties in UK in 4Q2016.

Commentary on the Consolidated Balance Sheets

Fixed assets amounting to \$120.34 million comprises primarily of the following hotel properties (i) land site for hotel development in Brisbane, Australia; (ii) Hotel ibis Styles London Kensington in London Kensington in London, UK; (iii) ibis Budget Bradford in Bradford City, UK; (iv) ibis Hotel Gloucester in Gloucester City, UK; and (v) Luma Concept Hotel which is currently under development at Glenthorne Road, London, UK.

Investment properties amounting to \$170.05 million mainly comprised Tampines Mart, The Woodgrove and Adam House.

The increase in associated companies and joint venture companies was mainly due to the Group's share of results of associated companies/joint venture companies of \$19.68 million during FY2016.

The Group has subscribed to Notes of \$4.00 million in HR which will be repayable in year 2019. HR was disposed off during 3Q2016. This amount has been classified as non-current other receivables as at 31 December 2016.

Development properties decreased from \$198.77 million to \$106.79 million in FY2016 mainly as a result of the disposal of Heeton Realty which owns the property 'iLiv@Grange'.

Other receivables increased from \$7.28 million to \$20.80 million in FY2016 due mainly to the deferred proceeds from disposal of HR of \$14.00 million to be received on 30 September 2017.

Total bank term loans and short-term bank loans decreased from \$310.08 million to \$238.56 million in FY2016 as a result of the disposal of subsidiary Heeton Realty which owns iLiv@Grange.

The amounts due to non-controlling interest represents loans from non-controlling interests for various overseas projects.

Commentary on the Cash Flow Statements

Cash and cash equivalents increased by \$5.44 million in FY2016 because the following major cash inflows exceed cash outflows during the year:

Cash inflows:

- net proceeds from bank loans of \$14.53 million; and
- net loan proceeds received from associated companies and joint venture companies of \$25.15 million.

Cash outflows:

- net cash used in operating activities of \$6.78 million;
- net cash outflow of \$24.80 million for acquisition of ibis Hotel Gloucester in 1Q2016 and construction costs incurred for the development of Luma Concept Hotel at Glenthorne Road, London, UK; and
- dividends paid of \$1.95 million.

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

The actual results for the year ended 31 December 2016 of the Group are in line with the statement made in paragraph 10 of the results announcement for the third quarter and nine months ended 30 September 2016.

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 Singapore property market remained subdued for the past 12 months. The Singapore economy is expected to grow at a modest pace of 1% to 3% in 2017. The residential property market is expected to remain subdued as the cooling measures are likely to remain and interest rates are expected to rise. Heeton is cautious about the short term outlook for the local residential market. However, the Group will look for the right timing and opportunity to market and relaunch its projects.

The Group's investment properties performance remained stable in FY2016. The hospitality segment delivered a satisfactory set of results. Currently, the Group has a total of six operating hotels in the United Kingdom and Thailand as well as another three hotel projects undergoing planning or redevelopment. Going forward, Heeton will continue to explore more opportunities to increase its recurring income base.

11 Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

Yes.

Name of Dividend	Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Shares (in Cents)	0.60 cents per share (1-Tier tax exempt)
Tax Rate	Nil

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Yes.

Name of Dividend	Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Shares (in Cents)	0.60 cents per share (1-Tier tax exempt)
Tax Rate	Nil

(c) Date payable

To be announced at a later date.

(d) Books closure date

To be announced at a later date.

12 If no dividend has been declared/recommended, a statement to that effect

Not applicable.

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)

The Company has not obtained a general mandate from shareholders for Interested Person Transactions.

14 Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

The Company has obtained undertakings from all its directors and executive officers.

PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

15 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

<u>Year ended 31 December 2016</u>	Property Investment \$'000	Property Development \$'000	Corporate \$'000	Hospitality \$'000	Elimination \$'000	Consolidated \$'000
Revenue:						
Sales to external customers	13,300	43,092	1,152	9,825	-	67,369
Intersegment revenue	859	-	4,626	3,567	(9,052)	-
Total revenue	14,159	43,092	5,778	13,392	(9,052)	67,369
Results:						
Interest income	-	-	26,060	-	(22,227)	3,833
Interest expense	(3,337)	(2,279)	(25,391)	(1,887)	21,065	(11,829)
Gain from fair value adjustment of investment properties	542	-	-	-	-	542
Depreciation of fixed assets	(92)	-	(167)	(1,111)	-	(1,370)
Loss on disposal of subsidiaries	-	(10,356)	-	-	-	(10,356)
Share of results of associated companies/joint venture	14,873	4,285	-	518	-	19,676
Segment profit / (loss) before tax	22,342	(1,381)	(5,126)	913	317	17,065
Assets:						
Investment in associated companies and joint venture companies	80,625	59,889	-	14,866	-	155,380
Additions to non-current assets	23	-	1,163	27,163	-	28,349
Segment assets	258,762	268,292	511,887	172,460	(477,409)	733,992
Segment liabilities	118,301	111,016	582,761	82,481	(506,157)	388,402
<u>Year ended 31 December 2015</u>	Property Investment \$'000	Property Development \$'000	Corporate \$'000	Hospitality \$'000	Elimination \$'000	Consolidated \$'000
Revenue:						
Sales to external customers	13,463	13,417	1,588	5,826	-	34,294
Intersegment revenue	1,003	-	3,326	2,342	(6,671)	-
Total revenue	14,466	13,417	4,914	8,168	(6,671)	34,294
Results:						
Interest income	-	-	33,179	-	(27,298)	5,881
Interest expense	(2,902)	(5,646)	(33,140)	(928)	26,330	(16,286)
Gain from fair value adjustment of investment properties	600	-	-	-	-	600
Depreciation of fixed assets	(116)	(55)	(51)	(284)	-	(506)
Share of results of associated companies / joint venture companies	20,399	14,098	5	113	-	34,615
Provision for foreseeable losses on development property	-	(29,080)	-	-	-	(29,080)
Segment profit / (loss) before tax	30,864	(19,875)	(2,444)	(2,089)	(1,803)	4,653
Assets:						
Investment in associated companies and joint venture companies	65,751	48,856	-	14,173	-	128,780
Additions to non-current assets	654	-	262	37,482	-	38,398
Segment assets	268,368	381,872	564,248	141,684	(566,284)	789,888
Segment liabilities	119,413	129,682	680,862	48,857	(529,743)	449,071

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

Please refer to item 8 above.

17 A breakdown of sales

		FY2016 \$'000	FY2015 \$'000	% increase / (decrease)
a	Sales reported for first half year	27,794	16,106	72.57
b	Operating profit after tax and before deducting non-controlling interests for first half year	9,578	1,990	381.31
c	Sales reported for second half year	39,575	18,188	117.59
d	Operating profit after tax and before deducting non-controlling interests for second half year	2,652	2,620	1.22

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

	FY2016 \$'000	FY2015 \$'000
Declared and paid during the financial year:		
- Final exempt (one-tier) dividend for 0.60 cents per share	1,952	1,612
Proposed but not recognised as a liability as at 31 December:		
- Final exempt (one-tier) dividend for 0.60 cents per share	1,952	1,952

19 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

None.

BY ORDER OF THE BOARD

Toh Giap Eng
Executive Deputy Chairman
23 February 2017

Eric Teng Heng Chew
CEO & Executive Director