## **Quarterly Financial Statement And Dividend Announcement**

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

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

	6 months ended		
	30/6/2019	30/6/2018	Variance
	\$'000	\$'000	%
Revenue	686	590	16
Cost of sales	(155)	(248)	37
Gross profit	531	342	55
Gross profit margin	77%	58%	NM
Administrative expenses	(1,044)	(453)	(131)
Results from operating activities	(513)	(111)	(361)
Net finance income	247	1,897	(87)
(Loss)/Profit before tax	(266)	1,786	NM
Tax expense	(180)	(73)	(147)
(Loss)/Profit for the period	(446)	1,713	NM
Attributable to: Owners of the company Non-controlling interests	(446) -*	1,713 -*	NM NM
	(446)	1,713	
Statement of comprehensive income Net (loss)/profit for the period	(446)	1,713	NM
Other comprehensive income:  Items that may be reclassified to profit or loss:  Foreign currency translation differences of foreign operations  Other comprehensive income for the period, net of tax	(388) (388)	219 <b>219</b>	NM NM
Total comprehensive (loss)/income for the period	(834)	1,932	NM
Total comprehensive (loss)/income attributable to: Owners of the company Non-controlling interests	(834) -*	1,932 -*	NM NM
Total comprehensive (loss)/income for the period	(834)	1,932	NM

	Group	3 month
Variance	30/6/2018	30/6/2019
variance	\$'000	\$'000
%	<b>V</b> 000	7 000
(4)	295	282
60	(134)	(54)
42	161	228
NM	55%	81%
(72)	(330)	(569)
(102)	(169)	(341)
(89)	2,633	301
NM	2,464	(40)
NM	(1)	(72)
NM	2,463	(112)
NM NM	2,463 _*	(112) -*
NM	2,463	(112)
NM	2,463	(112)
(128)	(309)	(703)
(128)	(309)	(703)
NM	2,154	(815)
NM	2,154	(815)
NM	-*	-*
NM	2,154	(815)

NM: Not meaningful

(Loss)/Profit before income tax is arrived at after charging/ (crediting) the following:

Depreciation of plant and equipment	89	2	44	1
Interest income	(713)	(679)	(310)	(416)
Interest expense Net foreign exchange loss/(gain)	8 458	(1,219)	4 5	(2,217)

<sup>\*</sup> Less than \$1,000

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.

# **Statements of Financial Position**

	Grou	Group		ny
	As at 30/06/2019	As at 31/12/2018	As at 30/06/2019	As at 31/12/2018
	\$'000	\$'000	\$'000	\$'000
Non-current assets				
Plant and equipment	477	51	472	50
Investment in subsidiaries	-	-	56,769	56,769
	477	51	57,241	56,819
Current assets				
Trade and other receivables	16,168	3,740	3,986	3,722
Cash and cash equivalents	76,084	89,883	27,954	29,508
	92,252	93,623	31,940	33,230
Total assets	92,729	93,674	89,181	90,049
10101 000010	02,120	00,01.1	30,101	30,010
Equity				
Share capital	149,845	149,845	149,845	149,845
Reserves	(1,408)	(1,020)	-	-
Accumulated losses	(56,375)	(55,929)	(61,068)	(60,115)
Equity attributable to owners of the Company	92,062	92,896	88,777	89,730
Non-controlling interests	_ *	- *	-	-
Total equity	92,062	92,896	88,777	89,730
Non-current liability				
Lease liabilities	47	-	47	-
Current liabilities				
Trade and other payables	354	489	176	319
Current tax liabilities	85	289	- 170	319
Lease liabilities	181	-	181	-
	620	778	357	319
Total liabilities	667	778	404	319
	22 = 22		22.121	
Total equity and liabilities	92,729	93,674	89,181	90,049

<sup>\*</sup> Less than \$1,000

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

Amount repayable in one year or less, or on demand

As at 30/06/2019		As 31/12		
Secured	Unsecured	Secured Unsecured		
\$'000	\$'000 -	\$'000 -	\$'000	

The amount repayable after one year

As at 30/06/2019		As 31/12	
Secured	Unsecured	Secured Unsecure	
\$'000	\$'000	\$'000 -	\$'000

**Details of any collaterals** 

None.

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

# Cash Flow Statement for six months financial period ended 30 June

		Group		
\$1000   \$100		6 months	ended	;
Cash flows from operating activities:         (266)         1,786           Adjustments for:         89         2           Depreciation of plant and equipment         89         2           Interest expense         8         -           Interest income         (713)         (679)           Unrealised foreign exchange loss/(gain) (net)         458         (1,219)           Changes in:         (424)         (110)           Changes in:         (449)         (399)           - Trade and other receivables         (449)         (399)           - Trade and other payables         (135)         159           Cash used in operations         (1,008)         (350)           Interest received         569         679           Tax paid         (384)         (223)           Net cash (used in)/generated from operating activities         (823)         106           Cash flows from investing activities:         (823)         106           Cash flows from investing activities:         (11,835)         -           Deposit paid for acquisition of an investment property         (11,835)         -           Purchase of plant and equipment         (208)         -           Net cash used in investing activities         (87) <th></th> <th>30/6/2019</th> <th>30/6/2018</th> <th>30/6/2</th>		30/6/2019	30/6/2018	30/6/2
(Loss)/Profit before tax       (266)       1,786         Adjustments for:       89       2         Depreciation of plant and equipment       89       2         Interest expense       8       -         Interest income       (713)       (679)         Unrealised foreign exchange loss/(gain) (net)       458       (1,219)         (424)       (110)       (399)         - Trade and other receivade       (1,008)       (350)         Interest exceived       (1,008)       (350)         Interest exceived       569       679         Tax paid       (384)       (223)         Net cash (used in)/generated from operating activities       (823)       106         Cash flows from investing activities       (11,835)       -         Deposit paid for acquisition of an investment property       (11,835)       -		\$'000	\$'000	\$'00
Adjustments for:     Depreciation of plant and equipment	Cash flows from operating activities:			
Depreciation of plant and equipment	(Loss)/Profit before tax	(266)	1,786	
Interest expense	Adjustments for:			
Interest income	Depreciation of plant and equipment	89	2	
Unrealised foreign exchange loss/(gain) (net)  458 (1,219) (424) (110)  Changes in:  - Trade and other receivables  - Trade and other payables  Cash used in operations Interest received Tax paid  (384) (223)  Net cash (used in)/generated from operating activities  Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activities  Cash flows from financing activities  Cash flows from financing activities  (12,043)  -  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Ret cash used in financing activity  (87)  -  Net (decrease)/increase in cash and cash equivalents  Cash and cash equivalents at beginning of the period  89,883  88,484  Effect of exchange rate fluctuations on cash held  (846)  1,476	Interest expense	8	-	
Changes in: - Trade and other receivables - Trade and other payables Cash used in operations Interest received Tax paid Net cash (used in)/generated from operating activities Deposit paid for acquisition of an investment property Purchase of plant and equipment Net cash used in investing activities  Cash flows from financing activities  Cash flows from financing activities  Cash see in investing activities  Cash flows from financing activities  Cash flows from financing activities  Cash flows from financing activities  Cash see in cash and cash equivalents Cash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and cash equivalents at beginning of the period Eash and Eash equivalents Eash equivalents Eash and Eash equivalents Ea	Interest income	(713)	(679)	
Changes in:  - Trade and other receivables  - Trade and other payables  Cash used in operations Interest received Tax paid  Cash (used in)/generated from operating activities  Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Ret cash used in financing activity  Net (decrease)/increase in cash and cash equivalents  Cash and cash equivalents at beginning of the period  89,883  88,484  Effect of exchange rate fluctuations on cash held	Unrealised foreign exchange loss/(gain) (net)	458	(1,219)	
Trade and other receivables Trade and other payables Trade and other payables  Cash used in operations Interest received Tax paid  Cash (used in)/generated from operating activities  Cash flows from investing activities: Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activities  Cash flows from financing activities  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period  Equation (135) Equation (149) Equation (11,008) Equation (135) Equation (135) Equation (149) Equation (11,008) Equation (135) Equation (1493) Equation (11,008) Equation (135) Equation (149) Equat		(424)	` '	
Trade and other receivables Trade and other payables Trade and other payables  Cash used in operations Interest received Tax paid  Cash (used in)/generated from operating activities  Cash flows from investing activities: Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activities  Cash flows from financing activities  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period  Equation (135) Equation (149) Equation (11,008) Equation (135) Equation (135) Equation (149) Equation (11,008) Equation (135) Equation (1493) Equation (11,008) Equation (135) Equation (149) Equat	Changes in:	, ,	` '	
Cash used in operations Interest received Tax paid  Net cash (used in)/generated from operating activities  Cash flows from investing activities: Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activities  (11,835) - (208) - Net cash used in investing activities  (12,043) -  Cash flows from financing activity: Repayment of lease liabilities (87) - Net cash used in financing activity  (87) -  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period Effect of exchange rate fluctuations on cash held (846)  1,476	· ·	(449)	(399)	
Interest received Tax paid  Net cash (used in)/generated from operating activities  Cash flows from investing activities: Deposit paid for acquisition of an investment property Purchase of plant and equipment Net cash used in investing activities  Cash flows from financing activities  (208) -  Net cash used in investing activities  (87) -  Net cash used in financing activity  (87)  Net cash used in financing activity  (12,953)  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period Effect of exchange rate fluctuations on cash held  (846)  1,476	- Trade and other payables	(135)	159	
Tax paid  Net cash (used in)/generated from operating activities  Cash flows from investing activities:  Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activities  (12,043)  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period  Effect of exchange rate fluctuations on cash held  (846)  1,476	Cash used in operations	(1,008)	(350)	
Net cash (used in)/generated from operating activities  Cash flows from investing activities:  Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period Effect of exchange rate fluctuations on cash held  (823)  106  (823)  106  (823)  107  (11,835) - (208) - (12,043) - (87)	•	` ' /	` '	
Cash flows from investing activities:  Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period Effect of exchange rate fluctuations on cash held  (11,835) - (208) - (12,043) - (87) - (87) - (87) - (87) - (87) - (87) - (88) (846) 1,476	Tax paid	(384)	(223)	
Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period Effect of exchange rate fluctuations on cash held  (11,835) - (208) - (87) - (87) - (87) - (87) - (87) - (87) - (88) 88,484 (846) 1,476	Net cash (used in)/generated from operating activities	(823)	106	
Deposit paid for acquisition of an investment property Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activity: Repayment of lease liabilities  Net cash used in financing activity  Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period Effect of exchange rate fluctuations on cash held  (11,835) - (208) - (87) - (87) - (87) - (87) - (87) - (87) - (88) 88,484 (846) 1,476	Cash flows from investing activities:			
Purchase of plant and equipment  Net cash used in investing activities  Cash flows from financing activity:  Repayment of lease liabilities  Net cash used in financing activity  Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents  Cash and cash equivalents at beginning of the period  89,883  88,484  Effect of exchange rate fluctuations on cash held  (208)  - (12,043)  - (87)  - (87)  - (12,953)  106  89,883  88,484  Effect of exchange rate fluctuations on cash held  (846)  1,476	<u> </u>	(11,835)	-	
Cash flows from financing activity:  Repayment of lease liabilities  Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents  Cash and cash equivalents at beginning of the period  89,883  88,484  Effect of exchange rate fluctuations on cash held  (846)  1,476		, , , , ,	-	
Repayment of lease liabilities (87) -  Net cash used in financing activity (87) -  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period 89,883 88,484  Effect of exchange rate fluctuations on cash held (846) 1,476	Net cash used in investing activities	(12,043)	-	
Repayment of lease liabilities (87) -  Net cash used in financing activity (87) -  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period 89,883 88,484  Effect of exchange rate fluctuations on cash held (846) 1,476	Cook flows from financing activity			
Net cash used in financing activity  (87)  Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period Effect of exchange rate fluctuations on cash held (846) 1,476		(07)		
Net (decrease)/increase in cash and cash equivalents Cash and cash equivalents at beginning of the period 89,883 88,484 Effect of exchange rate fluctuations on cash held (846) 1,476	, ,		-	
Cash and cash equivalents at beginning of the period 89,883 88,484 Effect of exchange rate fluctuations on cash held (846) 1,476	Net cash used in imancing activity	(01)	-	
Effect of exchange rate fluctuations on cash held (846) 1,476	Net (decrease)/increase in cash and cash equivalents	(12,953)	106	
	Cash and cash equivalents at beginning of the period	89,883	88,484	
Cash and cash equivalents at end of the period 76,084 90,066	Effect of exchange rate fluctuations on cash held	(846)	1,476	
	Cash and cash equivalents at end of the period	76,084	90,066	

Group				
3 months ended				
30/6/2019	30/6/2018			
\$'000	\$'000			
(40)	2,464			
44	1			
4	-			
(310)	(416)			
	(2,217)			
(297)	(168)			
(453)	79			
(110)	397			
(860)	308			
238	516			
(113)	(69)			
(735)	755			
(11,835)	-			
(4)	-			
(11,839)	-			
(40)	-			
(40)	-			
(12,614)	755			
89,406	87,404			
(708)	1,907			
76,084	90,066			
·	·			

1(d)(i) A statement for the issuer and the group together with a comparative statement for the corresponding year of the immediately preceding financial year.

Statement of Changes in Equity for the six months financial period ended 30 June

	Share	Foreign currency translation	Statutory	Accumulated	Total equity attributable to owners	Non-controlling	
	capital	reserves	reserves	losses	of the company	interests	Total equity
Group	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 April 2018	149,845	88	161	(58,452)	91,642	_ *	91,642
Total comprehensive income for the period:							
Profit for the period	-	-	-	2,463	2,463	_ *	2,463
Other comprehensive income							
Foreign currency translation difference of foreign operations	-	(309)	-	-	(309)	-	(309)
Total other comprehensive income for the period	-	(309)	-	-	(309)	-	(309)
Total comprehensive income for the period	-	(309)	-	2,463	2,154	- *	2,154
At 30 June 2018	149,845	(221)	161	(55,989)	93,796	- *	93,796
At 1 April 2019	149,845	(1,010)	305	(56,263)	92,877	- *	92,877
Total comprehensive loss for the period:							
Loss for the period	-	-	-	(112)	(112)	- *	(112)
Other comprehensive income							
Foreign currency translation difference of foreign operations	-	(703)	-	-	(703)	-	(703)
Total other comprehensive income for the period	-	(703)	-	-	(703)	-	(703)
Total comprehensive loss for the period	-	(703)	-	(112)	(815)	_ *	(815)
At 30 June 2019	149,845	(1,713)	305	(56,375)	92,062	- *	92,062

<sup>\*</sup> Less than \$1,000

1(d)(i) A statement for the issuer and the group together with a comparative statement for the corresponding year of the immediately preceding financial year.

Statement of Changes in Equity for the financial period ended 30 June

Company	Share capital \$'000	Accumulated losses \$'000	Total equity \$'000
At 1 April 2018	149,845	(59,554)	90,291
Profit and total comprehensive income for the period	-	1,129	1,129
At 30 June 2018	149,845	(58,425)	91,420
At 1 April 2019	149,845	(60,662)	89,183
Loss and total comprehensive loss for the period	-	(406)	(406)
At 30 June 2019	149,845	(61,068)	88,777

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.

During the financial period ended 30 June 2019 ("2Q19"), The Place Holdings Limited (the "Company") did not issue any 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.

The total number of issued shares excluding treasury shares

As at 30/06/2019	As at 31/12/2018
5,880,654,539	5,880,654,539

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 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, the financial statements have been prepared using the same accounting policies amd methods of computation as presented in the audit financial statements for the financial year ended 31 December 2018.

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 effect, of the change.

The Group has adopted SFRS (I) 16 Leases for the financial period beginning 1 January 2019 using the modified retrospective approach of which the right-of-use ("ROU") assets recognised at date of initial application are equal to their lease liabilities with no restatement to the comparative information. The Group applied the practical expedient to grandfather the definition of a lease on transition of which the Group applied SFRS(I) 16 to all contracts entered into before 1 January 2019 and identified as leases in accordance with SFRS(I) 1-17 and SFRS(I) INT 4. On 1 January 2019, the effect on adoption of SFRS (I) 16 an increase in ROU assets of \$314,000 and an increase in lease liabilities of \$314,000.

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/(Loss) per ordinary share for the period based on net profit/(loss) for the period:

(i) Based on the weighted average number of ordinary shares in issue (cts); and

Weighted average number of shares

(ii) On a fully diluted basis (cts) Weighted average number of shares

# Less than 0.01 cts

Gre	Group		oup
6 month	6 months ended		s ended
30/6/2019	30/6/2018	30/6/2019	30/6/2018
(0.01)	0.03	#	0.04
5,880,654,539	5,880,654,539	5,880,654,539	5,880,654,539
(0.01)	0.03	#	0.04
5,880,654,539	5,880,654,539	5,880,654,539	5,880,654,539

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.

Net asset value per ordinary share (cts) Number of shares

Group		Company	
As at 30/06/2019	As at 31/12/2018	As at 30/06/2019	As at 31/12/2018
1.57 5,880,654,539	1.58 5,880,654,539	1.51 5,880,654,539	1.53 5,880,654,539

#### 8. Review of the Group's performance

## INCOME STATEMENT

#### Revenue and Profitability

The Group's revenue for 2Q19 comprised revenue from provision of management services to BJ Aozhong Real Estate for \$0.3 million (2Q18: \$0.3 million). Management of cultural events and activities is non-recurring and the Group did not secure any non-recurring contract in 2Q19.

The Group's gross profit margin ("GPM") in 2Q19 increased to 81% from 55% in 2Q18, largely due to the non-presence of revenue from management of cultural events and activities in 2Q19 which has a lower GPM.

### **Expenses**

#### **Administrative Expenses**

Administrative expenses mainly consist of professional fees, staff salaries, directors' renumeration, provision of directors' fees, audit fees, and other administrative expenses. In 2Q19, increase in staff salaries and other related costs by \$0.4 million was mainly contributed by increase in headcount and addition of an independent director.

### Net finance income

Net finance income comprises of interest income and net foreign exchange differences.

	1H19	1H18	2Q19	2Q18
	\$'000	\$'000	\$'000	\$'000
Interest income	713	678	310	416
Interest expense	(8)	-	(4)	-
Net foreign exchange (loss)/gain	(458)	1,219	(5)	2,217
	247	1,897	301	2,633

Interest income decreased from \$0.4 million in 2Q18 to \$0.3 million in 2Q19 due to withdrawal of fixed deposits for the proposed acquisition of Realty Centre. Net foreign exchange loss of \$0.5 million for 1H19 and \$5,000 in 2Q19 relates to unrealised exchange loss arising from translation of United States Dollars denominated cash and cash equivalents. United States Dollars remained constant against Singapore Dollars as at month end of March 2019 and June 2019.

#### Tax expense

Tax expense was incurred by a subsidiary, Beijing Vast Universe Culture Communication Co., Ltd ("Beijing Vast Universe").

#### STATEMENTS OF FINANCIAL POSITION

The increase in plant and equipment mainly pertains to the acquisition of a motor vehicle for corporate use and recognition of ROU assets in relation to lease of office in January 2019.

	30/06/2019 31/12/2018	
	\$'000	\$'000
ROU assets	225	-
Motor Vehicle	199	-
Others	53 51	
	477	51

The increase in trade and other receivables mainly pertains to the 5% deposit paid for the acquisition of Realty Centre and its respective portion of stamp duty which approximates \$11.8 million in aggregate. The remaining increase in trade and other receivables are due to interest receivables from fixed deposits and interest receivables from a \$3.6 million loan to a third party. The loan to a third party is secured by corporate guarantee from a company controlled by two directors of the Company, bears interest at 8% per annum and fully repayable in December 2019.

The decrease in the Group's cash and cash equivalents was mainly attributable to \$11.8 million paid in respect of the acquistion of Realty Centre and payment made for daily operations such as directors' fees and staff salary etc.

Trade and other payables are mainly due to accrued expenses at corporate level which comprise accrued independent director's fees, audit fees and other expenses. The decrease in trade and other payables in 2Q19 was mainly due to the payment of director's fees and audit fees.

Lease liabilities relates to recognition of liabilities for lease of office arising from the adoption of SFRS (I) 16 on 1 January 2019.

Income tax payable of \$0.1 million mainly pertains to tax payable by BJ Vast Universe.

The Group's net working capital position is \$91.6 million as at 30 June 2019 as compared to \$92.9 million as at 31 December 2018.

As at 30 June 2019, the Group's current ratio (current assets/current liabilities) is 148x while equity attributable to owners of the Company stands at \$92.1 million.

# **CASH FLOW STATEMENT**

For 2Q19, cash flow used in operating activities of \$0.7 million was mainly due to deposit paid for new office rental, coupled with increase in staff cost as a result of headcount increase and tax paid.

For 2Q19, cash flow used in investing activities is due to 5% deposit paid for the acquisition of Realty Centre and its respective portion of stamp duty which approximates \$11.8 million in aggregate.

For 2Q19, cash flow used in financing activity pertains to repayment of lease liabilities.

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

No forecast or prospect statement was disclosed to shareholders previously.

10. A commentary at the date of announcement of the 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.

On 22 April 2019, The Group announced that its joint venture has been successfully awarded the tender for the acquisition by way of collective sale for Realty Centre at the aggregate purchase price of \$\$148,000,000. This Proposed Acquisition serves to meet the following business objectives for the Company:

- (a) Given that all of the Group's businesses are located overseas, having a physical presence locally would bring more relevance to Shareholders and augurs well as a springboard for its enlarged tourism-related endeavours in Singapore and globally. A new mixed-use development is an excellent avenue to showcase the commitment and unique value propositions of the Company;
- (b) Generate recurrent rental income and development profit from the asset classes on the Property. The Group has always been on a lookout for potential target assets. The Group's current strategy for the re-development of the Property is to generate development profit from sale of residential units and recurrent rental income from the commercial component held for investment; and
- (c) House the headquarters of the Company. The Group is still in its expansion phase since its subscription exercise in 2016 (i.e. the share subscription by Oriental Straits Fund III, which was approved by Shareholders on 12 October 2016) and business diversifications in 2017 and 2018. Tapping on the expertise of the Board members and new management team who have years of experience in tourism and real estate development, a centrally-located and presentable Singapore headquarters would definitely play a significant role in positioning itself for future business partnerships and investments as the Group reaches out globally.

This Proposed Acquisition constitutes a "major transaction" for the purposes of Chapter 10 of the Listing Manual. As such, it is subject to the prior approval of the shareholders of the Company. A circular had been issued to the Shareholders for the purpose of seeking Shareholders' approval for the Proposed Acquisition at an extraordinary general meeting on 6 August 2019.

The Group shall continue to seek suitable opportunities in expanding its business in Singapore based on its execution know how and competitiveness. It will also take a prudential approach towards capital management and risk reward balance in tandem with changing market conditions.

On the progress of the acquisition of Tianjie Yuntai Wanrun (Xiuwu) Property Development Co., Ltd ("Tianjie Yuntai Wanrun"), Management is pending approvals from the relevant regulatory authorities of the People's Republic of China ("PRC") for the proposed subscription. Announcement will be made upon receipt of approvals from the relevant PRC regulatory authorities.

11(a)	Any dividend declared for the current financial period reported on?
	None
11(b)	Any dividend declared for the corresponding period of the immediately preceding financial year?
	None
11(c)	Date payable
	Not applicable
	The applicable
11(d)	Books closure date
	Not applicable
12.	If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.
	No dividend has been declared for the second quarter and financial period ended 30 June 2019. The Group will be retaining its cash for expansion purpose.
	,
PART	II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
	(This part is not applicable to Q1, Q2, Q3 or Half Year Results)
13.	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.
	Not applicable
14.	In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by business or geographical
	segments.
	Not applicable
15.	A breakdown of sales as follows:
	Not applicable
16.	A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:-
	Not applicable

11. Dividend

#### 17. Interested party transactions

The Group does not have a general mandate from shareholders for interested person transactions pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST").

During the financial period, there were related parties transactions based on terms agreed between the parties as follows:-

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under Shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under Shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
Beijing Aozhongxingye Real Estate Development Co., Ltd	\$601,650	-

The Company had acquired Beijing Vast Universe Culture Communication Co., Ltd ("BJ Vast Universe") on 3 January 2017. Prior to the Company's acquisition of BJ Vast Universe, BJ Vast Universe had already entered into a management agreement with BJ Aozhong Real Estate, a company which is controlled by Mr. Ji Zenghe, the Company's Executive Chairman.

Under the said management agreement, BJ Vast Universe will manage certain assets of BJ Aozhong Real Estate, including the landmark LED screen located at The Place, Beijing, and earn a fixed management fee of RMB6 million (equivalent to approximately \$1.2 million) annually, coupled with profit sharing arrangement, with BJ Aozhong Real Estate in respect of the assets being managed.

No announcement had been made in respect of the management agreement as it was in place prior to the Company's acquisition of BJ Vast Universe.

Except for the above, there was no other interested person transaction, as defined in Chapter 9 of the Listing Manual of the SGX-ST, entered into by the Group or the Company during the financial period ended 30 June 2019.

#### 18. Confirmation pursuant to Rule 705(5) of the SGX Listing Manual

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to its attention which may render the unaudited financial results for the second quarter ended 30 June 2019 to be false or misleading in any material aspect.

## 19. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

We confirmed that the Company has procured undertakings from all its directors and executive officers under Rule 720(1).

#### BY ORDER OF THE BOARD

Ji Zenghe Executive Chairman 2 August 2019