



Financial Statements Announcement for the Year ended 31 December 2020

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

1(a) 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.

These figures have not been audited.

	Note	Group			Group		
		S\$000		% Increase / (Decrease)	S\$000		% Increase / (Decrease)
		Yearended			Six months ended		
		31Dec 2020	31Dec 2019		31Dec 2020	31Dec 2019	
Revenue	1	90,121	107,871	(16)	47,102	57,433	(18)
Cost of sales		(62,554)	(65,889)	(5)	(33,265)	(32,767)	2
Gross profit	1	27,567	41,982	(34)	13,837	24,666	(44)
Other operating income	2	751	150	401	427	120	256
Distribution costs	3	(4,720)	(9,171)	(49)	(2,369)	(4,750)	(50)
Administration expenses	4	(17,896)	(17,861)	0	(11,222)	(9,387)	20
Other operating expenses	5	(453)	(522)	(13)	(222)	(250)	(11)
Profit from operations		5,249	14,578	(64)	451	10,399	(96)
Gain on disposal of freehold land and building	6	-	3,471	(100)	-	11	(100)
Valuation gain (loss) on investment properties, net	7	847	(3,160)	NM	847	(1,589)	NM
Finance income	8	67	158	(58)	21	72	(71)
Finance costs	9	(2,102)	(3,318)	(37)	(1,005)	(1,274)	(21)
Foreign exchange loss	10	(417)	(582)	(28)	(173)	(755)	(77)
Share of profit of associates and joint ventures, net	11	15,940	13,216	21	16,076	11,771	37
Profit before income tax		19,584	24,363	(20)	16,217	18,635	(13)
Income tax	12	(3,373)	(4,357)	(23)	(2,449)	(3,369)	(27)
Profit for the year / period		16,211	20,006	(19)	13,768	15,266	(10)
Profit attributable to:							
Equity holders of the Company		6,534	9,078	(28)	6,293	6,310	(0)
Non-controlling interests		9,677	10,928	(11)	7,475	8,956	(17)
		16,211	20,006	(19)	13,768	15,266	(10)

NM – Not meaningful

	Note	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
		Year ended			Six months ended		
		31Dec 2020	31Dec 2019	31Dec 2020	31Dec 2019		
Profit for the year / period		16,211	20,006	(19)	13,768	15,266	(10)
Other comprehensive income (loss)							
<i>Items that will not be reclassified subsequently to profit or loss</i>							
Revaluation surplus on transfer of property from property, plant and equipment to investment properties, net of tax		-	467	(100)	-	467	(100)
<i>Items that may be reclassified subsequently to profit or loss</i>							
Translation gain (loss) arising on consolidation	13	10,428	(1,659)	NM	4,316	(1,213)	NM
Other comprehensive income (loss) for the year / period, net of tax		10,428	(1,192)	NM	4,316	(746)	NM
Total comprehensive income for the year / period		26,639	18,814	42	18,084	14,520	25
<u>Total comprehensive income attributable to:</u>							
Equity holders of the Company		13,927	8,386	66	9,835	6,151	60
Non-controlling interests		12,712	10,428	22	8,249	8,369	(1)
		26,639	18,814	42	18,084	14,520	25

Notes to the Consolidated Income Statement and Consolidated Statement of Comprehensive Income:

Note 1:

Consolidated revenue for the current period declined by 16% to S\$90.1 million for the year ended 31 December 2020 compared to S\$107.9 million achieved in the previous year. Sales of the Group's products were adversely affected by the COVID-19-related lockdowns and closures in its various export markets. The Investment Division achieved revenues of S\$20.7 million for the year as against S\$34.5 million in the previous year. The revenue reduction was principally due to the changes in product mix as well as timing of completion and settlements of our Australian residential development projects and higher unrealised valuation gains on certain office properties in Japan offset by unrealised valuation declines on hotel properties.

Revenue includes investment income of S\$15.2 million (year ended 31 Dec 19: S\$23.9 million).

Consolidated gross profit for the year was S\$27.6 million compared to S\$42.0 million achieved in the previous year.

Note 2:

Other operating income comprises:

	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
	Year ended			Six months ended		
	31Dec 2020	31Dec 2019		31Dec 2020	31Dec 2019	
Government subsidies	277	4	NM	96	-	NM
Gain on disposal of investment properties (Note 5)	391	90	334	271	90	201
Others	83	56	48	60	30	100
Total	751	150	401	427	120	256

- Government subsidies in the current period represent a tax refund in China along with certain COVID-19 related subsidies in other jurisdictions.
- The gain on disposal of investment properties arose on the GLNG houses sold in Gladstone.

Notes to the Consolidated Income Statement and Consolidated Statement of Comprehensive Income:Note 3:

Distribution costs comprise:

	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
	Year ended			Six months ended		
	31Dec 2020	31Dec 2019	(Decrease)	31Dec 2020	31Dec 2019	(Decrease)
Staff costs	(1,982)	(3,929)	(50)	(887)	(1,955)	(55)
Advertising & promotion	(829)	(2,938)	(72)	(512)	(1,645)	(69)
Transportation	(630)	(792)	(20)	(303)	(408)	(26)
Travelling expenses	(226)	(255)	(11)	(173)	(127)	36
Others	(1,053)	(1,257)	(16)	(494)	(615)	(20)
Total	(4,720)	(9,171)	(49)	(2,369)	(4,750)	(50)

- Lower Staff costs were mainly as a result of the rationalisation of headcount made as part of an exercise carried out in the Lifestyle Division in late-2019 and early-2020 as well as COVID-19 related subsidies received.
- Marketing activities were reduced as a result of business disruption due to the coronavirus.
- Transport costs decreased with staff concentrating on sales in their local areas as well as from the lower sales volumes.
- Others include depreciation charged (in accordance with SFRS(I) 16 *Leases*) on right-of-use assets for the leased warehouse. The reduction in others is mainly due to lower storage expenses.

Note 4:

Administration expenses comprise:

	S\$'000		%	S\$'000		%
	Year ended		Increase / (Decrease)	Six months ended		Increase / (Decrease)
	31Dec 2020	31Dec 2019		31Dec 2020	31Dec 2019	
Staff costs (including executive directors)	(10,555)	(11,138)	(5)	(6,232)	(6,333)	(2)
Directors' fees	(670)	(573)	17	(335)	(289)	16
Professional fees	(1,228)	(2,423)	(49)	(600)	(1,019)	(41)
Depreciation on right-of use assets - office premises	(967)	(1,015)	(5)	(460)	(537)	(14)
Travelling expenses	(151)	(536)	(72)	(55)	(268)	(79)
Insurance	(262)	(287)	(9)	(133)	(141)	(6)
Bad debt recovered	45	123	(63)	(1)	123	NM
Allowance for doubtful debts	(22)	(216)	(90)	(19)	(165)	(88)
Others	(4,086)	(1,796)	128	(3,387)	(758)	347
Total	(17,896)	(17,861)	0	(11,222)	(9,387)	20

- Overall Staff costs declined in comparison to last year in view of reduced headcount and certain COVID-19 related subsidies received in some jurisdictions.
- Directors' fees increased with the appointment of an additional director. The fees had been approved by shareholders at the Annual General Meeting held in June 2020.
- Project related legal fees in Australia were lower this year. Substantial professional fees had been incurred in 2019 in relation to the partial share offer.
- The spread of the COVID-19 virus and resultant travel restrictions curtailed travel.
- Allowances were made for doubtful payments from certain customers while the scheduled recoveries due from a customer whose debts had previously been written off were deferred for most of 2020 in view of the difficult business climate.
- The increase in Other costs was primarily from donations of personal protective equipment by the Company.

Notes to the Consolidated Income Statement and Consolidated Statement of Comprehensive Income:Note 5:

Other operating expenses comprise:

	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
	Year ended			Six months ended		
	31Dec 2020	31Dec 2019		31Dec 2020	31Dec 2019	
Depreciation on property, plant and equipment	(453)	(522)	(13)	(222)	(260)	(15)
Gain on disposal of investment properties (Note 2)	-	-	NM	-	10	NM
Total	(453)	(522)	(13)	(222)	(250)	(11)

- i. Depreciation on property, plant and equipment decreased mainly due to certain assets having been fully depreciated.

Note 6:

The Group had sold its office building in Osaka for a net gain of S\$3.5 million in the previous period.

Note 7:

Unrealised valuation gain arose on stronger valuations for the remaining houses in Gladstone, partially offset by the valuation losses on the Group's properties in Singapore and China.

Note 8:

Finance income had included the settlement of interest on a long-term deposit by a bank in China in the previous year which was not repeated this year.

Note 9:

Finance costs reduced from a combination of lower interest rates prevailing in the year as well as settlement/replacement of certain higher cost borrowings during the previous year.

Note 10:

Foreign exchange translation loss for the period arose from the translation of monetary assets and liabilities, denominated in foreign currencies, outstanding as at the end of the period.

Note 11:

The share of profit from associates and joint ventures arose mainly from the GemLife joint venture as well as the Group's Japanese property investments under TJP Pte Ltd and Thakral Umeda Properties Pte Ltd. This includes the Group's share of the net unrealised property valuation uplifts taken up by the investees for the year.

Note 12:

Income tax for the period mainly relates to the withholding tax on the income from Investment Division projects and the distributions declared by the Japanese property holding vehicles, the deferred tax on the fair value gain on the financial assets measured at fair value through income statement as well as the share of profit of associates.

Note 13:

The unrealised translation gain for the year arose from the retranslation of the investments and net assets of overseas subsidiaries denominated in foreign currencies on their strengthening against the SGD.

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

	Note	Group (S\$ '000) as at		Company (S\$ '000) as at	
		31Dec 2020	31Dec 2019	31Dec 2020	31Dec 2019
ASSETS					
Current assets					
Cash and bank balances	1	5,816	10,822	36	383
Trade receivables	2	7,355	8,493	-	-
Other receivables and prepayments	3	5,227	6,026	107	80
Amount owing by subsidiary corporations		-	-	938	-
Debt instruments measured at fair value through income statement / amortised cost	4	21,664	35,193	-	-
Inventories	5	8,321	9,647	-	-
Assets held for sale	6	13,787	-	-	-
Total current assets		62,170	70,181	1,081	463
Non-current assets					
Other receivables	3	10,089	5,809	-	-
Debt instruments measured at fair value through income statement / amortised cost	4	54,366	19,540	-	-
Property, plant and equipment		1,636	1,879	20	27
Right-of-use assets	7	873	1,947	20	61
Investment properties	6	45,218	62,268	-	-
Subsidiary corporations		-	-	105,675	111,204
Joint ventures	8	17,321	9,576	-	-
Associates	9	73,890	61,337	-	-
Financial assets measured at fair value through income statement	10	45,757	46,120	-	-
Total non-current assets		249,150	208,476	105,715	111,292
Total assets		311,320	278,657	106,796	111,755
LIABILITIES AND EQUITY					
Current liabilities					
Trade and bills payables	11	1,222	3,498	-	-
Trust receipts	11	14,027	10,268	-	-
Bank and other borrowings	12	24,662	21,487	938	178
Lease liabilities	7	556	1,319	21	42
Other payables		12,720	12,488	594	562
Provisions		2,813	2,999	52	52
Income tax payable		1,522	1,898	-	-
Total current liabilities		57,522	53,957	1,605	834
Non-current liabilities					
Amount owing to subsidiary corporations		-	-	11,639	12,515
Bank and other borrowings	12	13,619	12,417	4,063	-
Lease liabilities	7	251	547	-	20
Other payables		379	-	-	-
Deferred tax liability		16,511	13,544	-	-
Total non-current liabilities		30,760	26,508	15,702	12,535
Total liabilities		88,282	80,465	17,307	13,369
Capital, reserves and non-controlling interests					
Issued capital		72,579	72,579	72,579	72,579
Reserves		75,332	62,696	16,910	25,807
Equity attributable to equity holders of the Company		147,911	135,275	89,489	98,386
Non-controlling interests		75,127	62,917	-	-
Total equity		223,038	198,192	89,489	98,386
Total liabilities and equity		311,320	278,657	106,796	111,755

1(b)(ii) Aggregate amount of group's borrowings and debt securitiesAmount repayable in one year or less, or on demand

As at 31 December 2020		As at 31 December 2019	
Secured *	Unsecured	Secured *	Unsecured
S\$ 38,307,000	S\$ 938,000	S\$ 31,003,000	S\$ 2,071,000

* Included trust receipts and lease liabilities

Please also see note 12 on page 9

Details of any collaterals

Charges over property in Singapore; pledged bank deposits of S\$2.7 million; corporate guarantees by the Company and certain subsidiary corporations

Mortgages over the land owned by certain Australian subsidiaries in Gladstone, general fixed and floating charges over the assets of these subsidiaries as well as the subsidiaries that lease the residential properties to the lessees

Lease liabilities are considered to be secured by the underlying leased assets

Amount repayable after one year

As at 31 December 2020		As at 31 December 2019	
Secured *	Unsecured	Secured	Unsecured
S\$ 5,466,000	S\$ 8,404,000	S\$ 12,964,000	-

* Included lease liabilities

Please also see note 12 on page 9

Details of any collaterals

Charges over property in Singapore; Company's corporate guarantee

Mortgages over the land owned by certain Australian subsidiaries in Gladstone, general fixed and floating charges over the assets of these subsidiaries as well as the subsidiaries that lease the residential properties to the lessees

Lease liabilities are considered to be secured by the underlying leased assets

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.

(S\$ '000)

Note

	Yearended		Six months ended	
	31Dec 2020	31Dec 2019	31Dec 2020	31Dec 2019
OPERATING ACTIVITIES				
Profit before income tax	19,584	24,363	16,217	18,635
Adjustments for:				
Depreciation expenses	1,856	2,135	921	1,091
Share of profit of associates and joint ventures, net	(15,940)	(13,216)	(16,076)	(11,771)
Dividend income from financial assets measured at FVTIS	(7,384)	(1,567)	(379)	(1,022)
Fair value gain/interest income on debt instruments	(9,636)	(12,518)	(4,561)	(6,408)
Fair value loss (gain) on financial assets	1,852	(9,846)	(2,844)	(9,732)
Interest expense	2,102	3,318	1,005	1,274
Interest income	(67)	(158)	(21)	(72)
Gain on disposal of investment properties	(391)	(90)	(271)	(100)
Loss (gain) on disposal of property, plant and equipment	32	(3,468)	(1)	(8)
Valuation (gain) loss on investment properties, net	(847)	3,160	(847)	1,589
Net unrealised foreign exchange (gain) loss	(51)	273	(13)	461
Share-based payment expenses	24	18	15	9
Provision for employee benefits	389	549	240	387
Allowance (reversal) for inventories	509	1,533	(221)	937
Impairment loss recognised on trade receivables	22	174	19	164
Impairment loss recognised on other receivables	-	42	-	1
Operating cash flows before movements in working capital	(7,946)	(5,298)	(6,817)	(4,565)
Trade receivables	1,086	1,296	3,245	1,323
Other receivables and prepayments	4,198	(6,055)	279	(4,700)
Inventories	874	12,808	1,172	5,553
Trade and bills payables	(2,336)	(468)	(882)	1,558
Other payables and provisions	(243)	(3,485)	2,392	(219)
Cash used in operations	(4,367)	(1,202)	(611)	(1,050)
Income tax paid	(1,446)	(3,245)	(672)	(3,063)
Interest paid	(2,004)	(5,334)	(919)	(3,659)
Interest received	65	201	28	79
Net cash used in operating activities	(7,752)	(9,580)	(2,174)	(7,693)
INVESTING ACTIVITIES				
Additions to property, plant and equipment	(210)	(226)	(6)	(64)
Proceeds from disposal of property, plant and equipment	-	4,588	-	4,588
Investments in associates	(382)	(25,556)	(382)	(17,556)
Investments in joint ventures	(951)	(87)	(208)	51
Dividend received from financial assets measured at FVTIS	-	4,917	-	4,917
Proceeds from disposal of financial assets measured at FVTIS	-	8,255	-	3,803
Repayments of debt instruments measured at FVTIS	21,747	58,509	21,022	49,260
Additions to debt instruments	(28,292)	(30,018)	(18,005)	(16,285)
Proceeds from disposal of investment properties	6,830	1,191	4,024	914
Net cash (used in) generated from investing activities	(1,258)	21,573	6,445	29,628
FINANCING ACTIVITIES				
Dividends paid to non-controlling shareholders in a subsidiary corporation	(508)	(1,795)	(508)	(1,795)
Dividends paid	(1,309)	(5,234)	(1,309)	(5,234)
Cash contributions from non-controlling shareholders in subsidiary corporations	-	4,674	-	1,482
(Increase) decrease in fixed deposits with maturities exceeding three months	(95)	(82)	1	(83)
Decrease (increase) in pledged fixed deposits	19	(33)	(371)	(314)
Increase (decrease) in trust receipts	3,785	(640)	1,027	1,323
(Decrease) increase in factoring loan	(1,006)	204	(819)	(180)
Repayments of lease liabilities	(1,371)	(1,658)	(685)	(762)
Increase in other loans	1,806	15,444	147	-
Repayments of other loans	(18)	(21,120)	-	(10,731)
Loans from banks	21,038	1,653	7,817	(11)
Repayments of bank loans	(18,507)	(4,100)	(15,583)	(1,885)
Net cash generated from (used in) financing activities	3,834	(12,687)	(10,283)	(18,190)
Net (decrease) increase in cash and cash equivalents	(5,176)	(694)	(6,012)	3,745
Cash and cash equivalents at beginning of year / period	7,906	8,688	8,914	4,215
Net effect of exchange rate changes in the balance of cash held in foreign currencies	143	(88)	(29)	(54)
Cash and cash equivalents at end of year / period	2,873	7,906	2,873	7,906
Cash and cash equivalents were represented by:-				
Fixed deposits with maturities less than 3 months, cash and bank balances	2,873	7,906	2,873	7,906
	2,873	7,906	2,873	7,906

Notes to the Statements of Financial Position and Consolidated Statement of Cash Flows:Note 1:

Cash and bank balances are comprised of:

	31-Dec-20	31-Dec-19
Cash and cash equivalents	S\$2.9 million	S\$7.9 million
Fixed deposits with maturities exceeding three months	S\$0.2 million	S\$0.1 million
Fixed deposits that have been pledged to banks against trust receipts and factoring loan	S\$2.7 million	S\$2.8 million
Total	S\$5.8 million	S\$10.8 million

Note 2:

Trade receivables remained under control and reduced compared to those as at 31 December 2019.

Included in trade receivables is an amount of S\$0.02 million (31 Dec 19: S\$1.0 million) which was factored to a bank on a full recourse basis. The cash received from the factoring is included as bank borrowings (Note 12).

Note 3:

Aggregate other receivables as at 31 December 2020 increased primarily due to a dividend receivable by the Group from a Japanese investment holding entity.

Note 4:

The increase in aggregate debt instruments measured at fair value through income statement / amortised costs reflects the net additional investments in the GemLife joint venture as well as interest accruals on the various projects. Of the total of S\$76.0 million (31 Dec 19: S\$54.7 million) as at 31 December 2020, debt instruments due by the GemLife joint venture entities amount to S\$42.2 million (31 Dec 19: S\$10.9 million).

Note 5:

Inventories as at 31 December 2020 reduced to S\$8.3 million from S\$9.6 million as at 31 December 2019. Allowance for inventories of S\$0.5 million (31 Dec 19: S\$1.5 million) was made during the period.

Note 6:

Assets held for sale include the properties in China and houses in Gladstone that the Group expects to sell in 2021. The reduction in Investment properties as at 31 December 2020 is from the reclassification of said properties to assets held for sale as well as the GLNG houses sold during the year.

Note 7:

Right-of-use (ROU) assets represent the Group's right to use an asset over the life of the relevant lease. Lease liabilities are the amounts payable on such leases, segregated into current and non-current portions. The reductions in ROU assets and lease liabilities were due to depreciation charged and repayments made during the year respectively.

Note 8:

This mainly represents the Group's interest in the joint venture entities for the GemLife retirement housing business.

Note 9:

This represents the Group's investment in commercial properties and hotel building in Japan through pooled investment structures that are accounted for as associates by the Group in view of its significant influence over the entities. This includes the share of profit and unrealised net valuation gains of the entities.

Note 10:

This represents the Group's investments in commercial properties and hotel buildings in Japan through pooled investment structures which are accounted for as financial assets measured at fair value through income statement. The reduction is due to the declaration of a dividend by the relevant holding entity to the Group during the year from the gain realised on the sale of the Nambanaka Thakral Building which is carried as other receivables.

Note 11:

Aggregate trade and bills payable and trust receipts were higher due to the use of increased trade finance facilities arranged by the Group for ensuring availability of liquidity for its operations.

Notes to the Statements of Financial Position and Consolidated Statement of Cash Flows:Note 12:

Aggregate borrowings (including lease liabilities) as at 31 December 2020 increased compared to 31 December 2019 in view of additional funding taken in Australia for projects, a new 5-year term loan taken under the Singapore Government's Temporary Bridging Loan Programme and enhanced trade finance facilities taken to ensure availability of liquidity during these uncertain times.

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

STATEMENT OF CHANGES IN EQUITY**Year ended 31 December 2020**

S\$'000

Group	Issued capital	Capital reserve	Asset revaluation reserve	Options reserve	Foreign currency translation reserve	Retained earnings	Equity attributable to equity holders of the Company	Non-controlling interests	Total
Balance at 1 Jan 2020	72,579	(9,084)	763	16	(7,648)	78,649	135,275	62,917	198,192
Total comprehensive income for the period									
Profit for the period	-	-	-	-	-	241	241	2,202	2,443
Other comprehensive income for the period	-	-	-	-	3,851	-	3,851	2,261	6,112
	-	-	-	-	3,851	241	4,092	4,463	8,555
Transactions with owners, recognised directly in equity									
Recognition of share-based payments of a subsidiary corporation	-	-	-	7	-	-	7	2	9
Balance at 30 Jun 2020	72,579	(9,084)	763	23	(3,797)	78,890	139,374	67,382	206,756
Total comprehensive income for the period									
Profit for the period	-	-	-	-	-	6,293	6,293	7,475	13,768
Other comprehensive income for the period	-	-	-	2	3,540	-	3,542	774	4,316
	-	-	-	2	3,540	6,293	9,835	8,249	18,084
Transactions with owners, recognised directly in equity									
Dividend	-	-	-	-	-	(1,309)	(1,309)	-	(1,309)
Dividend to non-controlling shareholders in subsidiary corporations	-	-	-	-	-	-	-	(508)	(508)
Recognition of share-based payments of a subsidiary corporation	-	-	-	11	-	-	11	4	15
	-	-	-	11	-	(1,309)	(1,298)	(504)	(1,802)
Balance at 31 Dec 2020	72,579	(9,084)	763	36	(257)	83,874	147,911	75,127	223,038

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Year ended 31 December 2019

S\$'000

Group
Balance at 1 Jan 2019

Total comprehensive income for the period

Profit for the period

Other comprehensive (loss) income for the period

Transactions with owners, recognised directly in equity

Recognition of share-based payments of a subsidiary corporation

Cash contributions from non-controlling shareholders in a subsidiary corporation

Balance at 30 Jun 2019

Total comprehensive income for the period

Profit for the period

Other comprehensive income (loss) for the period

Transactions with owners, recognised directly in equity

Cash contributions from non-controlling shareholders in a subsidiary corporation

Dividends

Dividends to non-controlling shareholders in subsidiary corporations

Recognition of share-based payments of a subsidiary corporation

Balance at 31 Dec 2019

	Issued capital	Capital reserve	Asset revaluation reserve	Options reserve	Foreign currency translation reserve	Retained earnings	Equity attributable to equity holders of the Company	Non-controlling interests	Total
Balance at 1 Jan 2019	72,579	(9,084)	296	2	(6,489)	74,805	132,109	49,606	181,715
Total comprehensive income for the period									
Profit for the period	-	-	-	-	-	2,768	2,768	1,972	4,740
Other comprehensive (loss) income for the period	-	-	-	-	(533)	-	(533)	87	(446)
	-	-	-	-	(533)	2,768	2,235	2,059	4,294
Transactions with owners, recognised directly in equity									
Recognition of share-based payments of a subsidiary corporation	-	-	-	7	-	-	7	2	9
Cash contributions from non-controlling shareholders in a subsidiary corporation	-	-	-	-	-	-	-	3,192	3,192
	-	-	-	7	-	-	7	3,194	3,201
Balance at 30 Jun 2019	72,579	(9,084)	296	9	(7,022)	77,573	134,351	54,859	189,210
Total comprehensive income for the period									
Profit for the period	-	-	-	-	-	6,310	6,310	8,956	15,266
Other comprehensive income (loss) for the period	-	-	467	-	(626)	-	(159)	(587)	(746)
	-	-	467	-	(626)	6,310	6,151	8,369	14,520
Transactions with owners, recognised directly in equity									
Cash contributions from non-controlling shareholders in a subsidiary corporation	-	-	-	-	-	-	-	1,482	1,482
Dividends	-	-	-	-	-	(5,234)	(5,234)	-	(5,234)
Dividends to non-controlling shareholders in subsidiary corporations	-	-	-	-	-	-	-	(1,795)	(1,795)
Recognition of share-based payments of a subsidiary corporation	-	-	-	7	-	-	7	2	9
	-	-	-	7	-	(5,234)	(5,227)	(311)	(5,538)
Balance at 31 Dec 2019	72,579	(9,084)	763	16	(7,648)	78,649	135,275	62,917	198,192

Year ended 31 December 2020

S\$'000

Company
Balance as at 1 Jan 2020

Loss for the period, representing total comprehensive loss for the period

Balance as at 30 Jun 2020

Loss for the period, representing total comprehensive loss for the period

Transactions with owners, recognised directly in equity

Dividend

Balance as at 31 Dec 2020

	Issued capital	Retained earnings	Total
Balance as at 1 Jan 2020	72,579	25,807	98,386
Loss for the period, representing total comprehensive loss for the period	-	(3,342)	(3,342)
Balance as at 30 Jun 2020	72,579	22,465	95,044
Loss for the period, representing total comprehensive loss for the period	-	(4,246)	(4,246)
Transactions with owners, recognised directly in equity			
Dividend	-	(1,309)	(1,309)
Balance as at 31 Dec 2020	72,579	16,910	89,489

Year ended 31 December 2019

S\$'000

Company**Balance as at 1 Jan 2019**

Profit for the period, representing total comprehensive income for the period

Balance as at 30 Jun 2019

Loss for the period, representing total comprehensive loss for the period

Transactions with owners, recognised directly in equity

Dividends

Balance as at 31 Dec 2019

Issued capital	Retained earnings	Total
72,579	32,645	105,224
-	340	340
72,579	32,985	105,564
-	(1,944)	(1,944)
-	(5,234)	(5,234)
72,579	25,807	98,386

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, 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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

The Company did not have any outstanding convertibles or treasury shares as at 31 December 2020 and 31 December 2019.

The Company does not have any share option scheme currently in effect.

The outstanding share options under the Thakral Capital Holdings Pte Ltd Employees' Share Option Scheme were 98,300 and 78,300 as at 31 December 2020 and 31 December 2019 respectively; of which, 78,300 and 20,000 options are not exercisable until 1 November 2021 and 17 August 2023 respectively.

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 was 130,860,616 as at 31 December 2020 and 31 December 2019.

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.

1(d)(v) A statement showing all sales, transfers, disposal, cancellation and/or use of subsidiary holdings 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.

These figures have not been audited or reviewed.

3. Where the figures have been audited or reviewed, the auditors' report (including any modifications 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 item 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as those of the audited financial statements for the year ended 31 December 2019.

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.

On 1 January 2020, the Group adopted all the SFRS(I) pronouncements that are effective from that date and are relevant to its operations. The Group was mainly affected by the following:-

Amendments to SFRS(I) 1-1	<i>Presentation of Financial Statements</i>
Amendments to SFRS(I) 1-8	<i>Accounting Policies, Changes in Accounting Estimates and Errors: Definition of Material</i>
Amendments to SFRS(I) 3	<i>Business Combinations: Definition of a Business</i>
Amendments to References to the Conceptual Framework in SFRS(I) Standards	

The adoption of the above does not result in significant changes to the Group and Company's accounting policies and has no material effect on the amounts reported for the current period.

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.

	Year ended 31Dec 2020	Yearended 31Dec 2019
(i) Based on the weighted average number of ordinary shares on issue	4.99 cents	6.94 cents
(ii) On a fully diluted basis	4.99 cents	6.94 cents

	Six months ended 31Dec 2020	Six months ended 31Dec 2019
(i) Based on the weighted average number of ordinary shares on issue	4.81 cents	4.82 cents
(ii) On a fully diluted basis	4.81 cents	4.82 cents

Basic earnings per share and diluted earnings per share are computed on the profit for the above periods after taxation and deduction of non-controlling interests divided by 130,860,616 being the adjusted weighted average number of shares in issue during the years / periods ended 31 December 2020 and 31 December 2019.

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

	As at 31Dec 2020	As at 31Dec 2019
Group	113.03 cents	103.37 cents
Company	68.38 cents	75.18 cents

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of (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.

Review – Year ended 31 December 2020

Revenue & Profitability

2020 was a year of unprecedented challenges with the COVID-19 pandemic wreaking havoc on most if not all human activity. While the Group was not spared from the economic gale that shook national economies, hurt businesses and distressed individuals, it fortunately had sufficient strength and buoyancy to weather the storm and be in a position to report profits as well as recommend payment of a dividend of 2 cents to our loyal shareholders. For the year ended 31 December 2020, the Group's consolidated net profit was S\$16.2 million as against the S\$16.5 million (excluding the one-off gain of S\$3.5 million on the disposal of the Thakral Building in Osaka, Japan) achieved in the preceding financial year. The profit for the six months ended 31 December 2020 was S\$13.8 million, compared to S\$15.3 million in the previous corresponding period.

Overall, the performance of the Investment Division during 2020 was satisfactory. Our joint venture GemLife, in particular, did well beyond expectations. Benefitting from its superior product, as well as the goodwill and public awareness resulting from the steps taken by GemLife management to help its residents to cope with the pandemic, GemLife achieved higher sales of houses in 2020 than last year as well as internal forecasts, while improving its gross profit. GemLife also benefited from buyers looking to move from inner cities to less congested locales as part of their desire to down-size. Sales prices at our resorts have remained strong and continue to improve based on the current demand. GemLife also saw fair valuation uplifts on the land and facilities of its resorts in advanced stages of construction, the relevant portion of which is included in the Group's share of its results. Overheads and finance costs incurred to bring GemLife's newer projects to market impacted the better performance achieved at the mature sites. Our development project in Noosa performed very well and saw construction progressing on time and settlements taking place without any cancellations. The demand due to the project quality and location was very strong and sales in stage 3 have also progressed well, with completion expected at the end of 2021.

In view of the ending of the previous lease arrangements, rental income from the GLNG houses in Australia reduced in the current year. However, demand and prices have risen for these houses over the year enabling the Group to continue its gradual sales of these houses and realise improving values.

Despite a small decline in market rents in Osaka in Q4-FY20, the Group's office properties in Japan continue to see tenants renewing or leasing at higher rents and paying on time even as a small number of tenants are downsizing or vacating premises in the current environment. Rents for the Group's properties are continuing to catch up to market levels enabling these properties to be re-leased with limited down time. The Osaka hotels, however, were significantly adversely affected in the year. The lease agreement for one of the hotels in Japan was restructured with the same operator while an agreement has been entered into with the Hoshino Group in Feb 21 for another which will commence in Apr 21. The Group is still working on the options for the third hotel for which the lease agreement was terminated in the second half of the year. The Investment Division achieved revenue of S\$20.7 million for the year against S\$34.5 million achieved in the previous year. The revenue line continues to be affected due to the recording of the performance of joint ventures and associates (through which the Group has been investing over the recent years in Australia and Japan) under the 'share of profit' line item instead of being consolidated with the Group's revenue.

While sales at the Lifestyle Division had been down 14% in the first half of the year (compared to the previous corresponding period), the Division ended the year with sales lower by 5% i.e., S\$69.4 million for the year compared to S\$73.4 million in the previous year.

Consolidated gross profit for the year of S\$27.6 million was 34% lower than S\$42.0 million achieved in the previous year mainly from the lower level of development projects in Australia and valuations of the Japanese hotels. While year-end valuations for the office properties (accounted as financial assets measured at fair value through income statement) were higher even in this economic environment compared to last year, the uplift was moderated by lower unrealised valuation contractions on hotel properties.

Stronger valuations for the Group's remaining houses in Gladstone offset the COVID-19 induced valuation declines on the Group's properties in Singapore and China, resulting in a net unrealised valuation gain of S\$0.8 million for the year compared to a valuation loss of S\$3.2 million previously.

Net Finance costs declined by more than a third to S\$2.0 million from S\$3.2 million in the previous year.

Expenses

Aggregate Distribution expenses declined by almost half to S\$4.7 million compared to S\$9.2 million previously in view of reduced advertising and promotion activities during the year as well as reduction of headcount and related costs. This includes various COVID-19 related subsidies of about S\$0.2 million for the year.

Aggregate Administration expenses, including about S\$0.9 million of COVID-19 related subsidies, were level with those incurred last year. In order to help provide personal protective equipment to the disadvantaged, the Group donated masks, sanitizers and similar products to the tune of about S\$2.3 million to various organisations resulting in donations for the year increasing by some \$2.5 million.

Foreign exchange loss of S\$0.4 million for the year arose mainly from the translation of foreign currency denominated assets and liabilities outstanding as at the end of the period, a reduction from the loss of S\$0.6 million in the previous year.

The Group also recognised share of profits from an associate and joint ventures of S\$15.9 million for the year compared to S\$13.2 million in the previous financial year. This includes the Group's share of the unrealised net valuation uplifts on certain Japanese property investments – in particular the Umeda Pacific Building – GemLife as well as results of the CurrentBody joint venture for the year.

Income tax charge for the year was S\$3.4 million, a reduction of 23% from S\$4.4 million incurred in the previous year.

Statement of Financial Position and Cash Flow

Inventories reduced to S\$8.3 million as at 31 December 2020 compared to S\$9.6 million as at 31 December 2019. The inventory turnover period for the year was 53 days against 94 days for the previous year.

Trade receivables as at 31 December 2020 also reduced to S\$7.4 million from S\$8.5 million as at 31 December 2019. The trade receivables turnover period for the year was 32 days against 31 days for the prior year. Aggregate Other receivables at 31 December 2020 increased to S\$15.3 million compared to S\$11.8 million mainly due to the accrual of dividends receivable from a Japanese investment holding entity.

Aggregate debt instruments measured at fair value through income statement/amortised cost increased to S\$76.0 million as at 31 December 2020 from S\$54.7 million as at 31 December 2019 reflecting the net additional investments in the GemLife joint venture as well as interest accruals from various projects.

Financial assets measured at fair value through income statement of S\$45.8 million as at 31 December 2020 were lower than the S\$46.1 million as at 31 December 2019 in view of the dividend declared by the Japanese asset holding entity on the sale of the Thakral Nambanaka Building earlier in the year, which is included in the Group's Other receivables.

The Group is taking steps to dispose of the houses at GLNG as well as properties in China amounting to S\$13.8 million which are now disclosed as Assets held for sale. Investment properties consequently declined to S\$45.2 million as at 31 December 2020 as against S\$62.3 million in the previous year.

The increase in value of Associates from S\$61.3 million as at 31 December 2019 to S\$73.9 million as at 31 December 2020 is through a combination of net unrealised valuation gains on the underlying properties, the net share of the operating profit for the year as well as the impact of a stronger Japanese Yen compared to the previous year end.

Aggregate borrowings (including lease liabilities) increased to S\$53.1 million as at 31 December 2020 compared to \$46.0 million as at 31 December 2019 in view of additional funding obtained in Australia for projects, a new 5-year term loan taken under the Singapore Government's Temporary Bridging Loan Programme as well as drawings under enhanced trade finance lines arranged to ensure availability of liquidity for the Group during these uncertain times. The Group benefited from the moratoriums introduced on the repayment of certain bank borrowings by the Governments of Hong Kong and Singapore during the year.

Cash balances reduced to S\$5.8 million as at 31 December 2020 compared to \$10.8 million as at 31 December 2019. The Group's net cash outflow of S\$7.8 million from operating activities for the year was lower than the outflow of S\$9.6 million in the previous year.

Net Asset Value

Net Asset Value of the Group per share increased to 113.03 cents as at 31 December 2020 compared to 103.37 cents as at 31 December 2019. This represents the profit for the year, the increase from the retranslation of the investments and net assets of overseas subsidiaries denominated in foreign currencies upon their strengthening against the SGD, net of the dividend paid to shareholders during the year.

Performance Summary

Investments

The Division's revenue and segment result of S\$20.7 million and S\$32.2 million respectively for the current year were lower than the S\$34.5 million and S\$37.5 million respectively achieved in the previous year for the reasons explained above.

Australia

The Australian property market has proven to be a lot more resilient than expected. Median prices are higher than they were 12 months ago in every city other than Melbourne (which was hit by COVID-19 the hardest), with Sydney up 3.3% and Brisbane-Gold Coast up 4.2%. Some segments have been standout performers such as the up-market areas in Sydney (the eastern suburbs etc), Brisbane (riverfront), premium regional areas such as Gold Coast and Sunshine Coast (especially Noosa), coastal NSW (Byron Bay, Ballina council areas etc), as well as many smaller regional centers.

The investment in the Newstead project was fully recouped during the year. Part of the investment in the Parkridge Noosa project was also recouped in the second half of the year with most of these recoupments being reinvested into GemLife projects and for acquisitions of land. Parkridge Noosa continues to benefit from surging demand away from capital cities to premium regional areas such as Noosa. Construction of the Oxford Residences in Sydney's Bondi Junction continues with practical completion now expected in Q3-2021. A number of Gladstone houses have been sold this year with prices and rentals moving up from those seen in the earlier part of the year. The Group continues to review potential projects in residential and other market segments.

GemLife continues to grow steadily in the resort style retirement living segment in Australia. Sales and settlements at the Bribie Island, Highfields, Woodend, Maroochy Quays and the Pacific Paradise resorts are progressing well, with over 530 homes already occupied. Sales and construction of remaining homes on Stage 5 at Bribie Island are running ahead of schedule. Civil works of the final stages at Highfields and Woodend are underway which will complete the infrastructure required at those resorts, with only residential construction remaining. Maroochy Quays and Pacific Paradise resorts on the Sunshine Coast have experienced very strong sales and construction is currently on schedule. GemLife acquired four new resort sites in 2020, and some additional land to extend our current resorts, bringing the total portfolio and pipeline to over 2,400 homes. It has also taken options on a few more sites taking it over the target of 4,000 homes. Construction commenced on Palmwoods in 2020, and the other new resorts are expected to commence construction in Q1-2021. Sales have commenced on all four of the new resorts and the initial uptake and enquiry has been very promising. GemLife continues to look at the market and service the ever-increasing demand for affordable housing for the over 50's in Australia.

Japan

The Group after taking a pause on non-essential capex at the properties in Osaka in the first half of 2020 made select renovations in the 2nd half with a view to improving leasing terms. While the supply of office spaces in Osaka has risen slightly from lease cancellations resulting from the economic impact of the pandemic, the Group continues to experience improved rental revenues at the office properties. Renovations are also proceeding at the Umeda Pacific Building with a view to improving its attractiveness to new tenants at better terms. Lease arrangements for two of the hotel properties have been restructured/renegotiated, with the third still remaining vacant. The Group continues to take a patient approach and exploring options for alternate uses. It will consider selling some of the properties at the right price while continuing the search for niche properties for acquisition.

Lifestyle

Sales of S\$69.4 million for the year at the Lifestyle Division were down 5% compared to S\$73.4 million achieved in the previous year. Sales in the first half of the year were particularly affected by the rapid spread of the coronavirus pandemic in the Group's markets and globally. Improvement was seen in the 2nd half of the year with the Group having also strengthened its position with certain suppliers as a result of the pandemic. The Group's joint venture partner, global beauty device e-commerce retailer CurrentBody, secured the global inventory of L'Oreal's Clarisonic product range and is now the exclusive global retailer and wholesaler for Clarisonic. CurrentBody-Thakral, the JV entity, will be selling these in China and other parts of Asia. Segment loss of S\$4.3 million (including joint venture) was a significant improvement over the loss of S\$9.4 million in the previous year (excluding the non-recurring gain on the disposal of an office property in Japan).

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

In the backdrop of a global pandemic that has disrupted businesses large and small on an unprecedented scale, the Group's performance in the year has been resilient.

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.

Despite widespread predictions of tumbling house prices and the country's first recession in almost 30 years due to the COVID-19 pandemic, home prices grew in every Australian region since March, except Greater Melbourne. With interest rates cut to a record low and assistance from government housing stimulus, overall housing sales volumes increased by 9.6% in Australia. Australia's roll-out of the vaccine adds an extra safety net in a country where infection containment has been effective, resulting in optimism for growth in 2021 – the Reserve Bank of Australia expects GDP to grow 3.5 per cent in 2021 and return to 2019 levels by the middle of the year. Unemployment is forecasted to hold above 6 per cent and remains above pre-COVID-19 levels of around 5 per cent. The Group will continue its focus on the GemLife retirement resort housing business while simultaneously looking for opportunities in other segments of the Australian property market.

In Japan, CBRE expects the Japanese real estate market to either bottom-out and/or commence a recovery in 2021, although the pace and timing of the rebound may vary across different sectors. In the office sector for Osaka, the All-Grade vacancy rate increased by 0.3 points q-o-q to 1.5% in Q4 2020. As companies are re-assessing their use of office space, less frequently used units are being relinquished, and partial cancellations are expected to continue to increase in the coming months. At the same time there were a few cases where available vacancies in city central have triggered relocations from suburban areas. New supply of mostly Grade A space will be coming on-stream in 2022 and 2023. The Group expects its properties should be able to weather this in view of the gap between the average rental at its office buildings compared to general market rentals for similar properties. Further, notwithstanding the current adoption of remote working, it also appears Japan may see renewed focus on the importance of the office's role in communication that could in time lead to the possibility of increased office occupancy rates when workers return to offices in the country.

With China's labour market having largely returned to normal, the Chinese economy grew 6.5% in the final quarter of 2020 from a year ago and 2.3% for 2020, demonstrating its V-shaped recovery from the pandemic. It is forecast to grow by 7.9% in 2021 by the International Monetary Fund ("IMF") with signs also pointing to a revival in consumption.

Notwithstanding the somewhat optimistic outlooks for the Group's major markets, the recent resurgence of COVID-19 and new strains of the virus in many countries have triggered repeated lockdowns and restrictions. The pace of roll-outs of vaccination programmes is also likely to be uneven globally. The IMF has cautioned that global economic recovery could be affected even if the distribution of COVID-19 vaccines takes place successfully and has projected global growth of 5.5% in 2021 (from an estimated contraction of 3.5% in 2020).

Given the uncertain economic backdrop, the Group expects the general business environment to remain challenging in FY2021.

11. Dividend

(a) Whether an interim (final) ordinary dividend has been declared (recommended)

Yes, a second interim dividend of S\$0.02 per share.

An interim dividend was paid to shareholders on 27 August 2020.

(b) (i) Amount per share

S\$0.02 per share

(ii) Previous corresponding period

S\$0.02 per share (paid on 29 November 2019)

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated)

Tax exempt

(d) The date the dividend is payable

To be confirmed

(e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined

To be confirmed

12. If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision

Not applicable

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

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions during the year ended 31 December 2020 (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than S\$100,000)
Thakral Brothers (Pte) Ltd and subsidiaries	Associate of controlling shareholder	S\$'000	S\$'000
Purchases, net of returns		-	967
Sales, net of returns		-	620

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**14. 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.**

The Group, which operates in four geographical segments being Australia, the People's Republic of China (including Hong Kong), Singapore and others (India and Japan), has 3 main core divisional activities as follows:

- a) Investment ("INV") - includes real estate investments in Australia, People's Republic of China, Japan and Singapore
- b) Lifestyle ("LIFE") – comprises distribution of beauty, wellness and lifestyle products in India, Japan, Peoples' Republic of China (including Hong Kong), Singapore and in various export markets and related investments
- c) Others ("OTH") - those other activities which do not fall into the above categories

Group's reportable segments**S\$'000****Year ended 31 December 2020**

	INV	LIFE	OTH	TOTAL
Revenue				
External revenue	20,680	69,441	-	90,121
Result				
Segment operating result	14,644	(3,562)	(1,449)	9,633
Valuation gain on investment properties	847	-	-	847
Share of profit (loss) of associates and joint ventures	16,673	(733)	-	15,940
Segment result	32,164	(4,295)	(1,449)	26,420
Unallocated corporate expenses				(4,384)
Finance income				67
Finance costs				(2,102)
Foreign exchange loss				(417)
Profit before income tax				19,584
Income tax expense				(3,373)
Profit for the year				16,211

Other information				
Capital expenditure:				
Property, plant and equipment	-	206	4	210
Depreciation expenses	57	1,747	52	1,856

Assets				
Segment assets	272,146	32,896	6,278	311,320
Total assets				311,320
Liabilities				
Segment liabilities	35,841	28,768	5,640	70,249
Income tax payable				1,522
Deferred tax liability				16,511
Total liabilities				88,282

THAKRAL CORPORATION LTD AND SUBSIDIARIES

S\$'000

Year ended 31 December 2019

	INV	LIFE	OTH	TOTAL
Revenue				
External sales	34,464	73,407	-	107,871
Result				
Segment operating result	27,403	(9,322)	(1,538)	16,543
Gain on disposal of freehold land and building	-	3,471	-	3,471
Valuation loss on investment properties	(3,160)	-	-	(3,160)
Share of profit (loss) of associate and joint ventures	13,303	(87)	-	13,216
Segment result	37,546	(5,938)	(1,538)	30,070
Unallocated corporate expenses				(1,965)
Finance income				158
Finance costs				(3,318)
Foreign exchange loss				(582)
Profit before income tax				24,363
Income tax expenses				(4,357)
Profit for the year				20,006

Other information				
Capital expenditure:				
Property, plant and equipment	-	211	15	226
Depreciation expenses	108	2,020	7	2,135

Assets				
Segment assets	245,353	31,916	1,388	278,657
Total assets				278,657
Liabilities				
Segment liabilities	35,671	28,747	605	65,023
Income tax payable				1,898
Deferred tax liability				13,544
Total liabilities				80,465

Geographical information

S\$'000

Geographical segments:	Revenue		Capital expenditure		Non-current assets *	
	31 Dec		31 Dec		31 Dec	
	2020	2019	2020	2019	2020	2019
People's Republic of China (including Hong Kong)	76,435	82,809	206	173	1,485	6,161
Australia	3,741	7,034	-	-	16,654	29,285
Singapore	6,196	14,307	4	15	29,501	30,496
Others	3,749	3,721	-	38	87	152
	90,121	107,871	210	226	47,727	66,094

The basis of the information stated under geographical segment above is the aggregate of the relevant figures from companies incorporated in those countries

* Non-current assets other than financial instruments, associates and joint ventures

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

See item 8 on review of performance

16. A breakdown of revenue

	S\$'000		%
	Year ended 31 Dec 2020	Year ended 31 Dec 2019	Increase / (Decrease)
a) Revenue reported for first half year	43,019	50,438	(15)
b) Net profit after tax before deducting non-controlling interests reported for first half year	2,443	4,740	(48)
c) Revenue reported for second half year	47,102	57,433	(18)
d) Net profit after tax before deducting non-controlling interests reported for second half year	13,768	15,266	(10)

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

	S\$'000	
	Year ended 31 Dec 2020	Year ended 31 Dec 2019
Ordinary shares (tax-exempt one-tier)		
- Interim (paid on 27 Aug 2020; last year paid on 30 Aug 2019)	1,309	2,617
- Second interim (payable on a date to be confirmed; last year paid on 29 Nov 2019)	2,617	2,617
Total	3,926	5,234

18. 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

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
Indergopal Singh Thakral	37	Substantial shareholder of the Company, the grand-nephew, grandson and nephew of Mr Kartar Singh Thakral, Mr Kuldip Singh Thakral and Mr Inderbethyl Singh Thakral respectively	Managing Director of the Company's wholly-owned indirect subsidiary, Thakral China Ltd. since 2017	No change
Satbir Singh Thakral	33	Son of the Company's Director, Mr. Inderbethyl Singh Thakral	Marketing Director of Thakral Lifestyle group since 2017	No change

Confirmation pursuant to Rule 720(1)

It is confirmed that the Company has procured undertakings from all its Directors and executive officers.

ON BEHALF OF THE BOARD

Kartar Singh Thakral
Director

Inderbethal Singh Thakral
Director
25 February 2021

BY ORDER OF THE BOARD

Chan Wan Mei
Chan Lai Yin
Company Secretaries
25 February 2021