



**GOODLAND GROUP LIMITED**

良園集團

Incorporated in the Republic of Singapore  
Company Registration No. 200405522N

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Unaudited Half Year Financial Statements Announcement  
for the Financial Period Ended 31 March 2020

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**PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 & Q4), HALF-YEAR AND FULL YEAR RESULTS**

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

**Statement of Comprehensive Income**

	<u>Group</u>		<b>Increase/ (Decrease) %</b>
	<b>6 months ended 31/3/2020 (1H2020) S\$'000</b>	<b>6 months ended 31/3/2019 (1H2019) S\$'000</b>	
	<b>Revenue</b>	14,379	
Cost of sales	(13,120)	(6,487)	102
<b>Gross profit</b>	<b>1,259</b>	<b>1,210</b>	4
Other operating income	40	47	(15)
Finance income	-	19	N/M
Administrative expenses	(2,433)	(2,828)	(14)
Finance costs	(589)	(555)	6
Other operating expenses	(104)	(54)	93
Share of results of associates	(880)	3,791	N/M
<b>(Loss)/Profit before taxation</b>	<b>(2,707)</b>	<b>1,630</b>	N/M
Taxation	22	(63)	N/M
<b>(Loss)/Profit for the period</b>	<b>(2,685)</b>	<b>1,567</b>	N/M
<b>Other comprehensive income after tax:</b>			
<b>Items that may be reclassified subsequently to profit or loss</b>			
Exchange differences on translation of the financial statements of foreign entities	266	1,015	(74)
<b>Total comprehensive (loss)/income</b>	<b>(2,419)</b>	<b>2,582</b>	N/M
<b>(Loss)/profit attributable to:</b>			
Owners of the parent	(2,688)	1,566	N/M
Non-controlling interests	3	1	200
	<b>(2,685)</b>	<b>1,567</b>	N/M
<b>Total comprehensive (loss)/income attributable to:</b>			
Owners of the parent	(2,502)	2,277	N/M
Non-controlling interests	83	305	(73)
	<b>(2,419)</b>	<b>2,582</b>	N/M

N/M: Not meaningful



**1(a)(ii) Breakdown and explanatory notes to the income statement:**

**(Loss)/Profit after taxation is arrived at:**

	Group		
	6 months ended 31/3/2020 (1H2020) S\$'000	6 months ended 31/3/2019 (1H2019) S\$'000	Increase/ (Decrease) %
<b>After charging:</b>			
Depreciation of property, plant and equipment	178	217	(18)
Finance costs	589	555	6
Fair value loss on financial assets, at FVTPL	104	54	93
<b>and crediting:</b>			
Finance income	-	19	N/M

N/M: Not meaningful



**GOODLAND GROUP LIMITED**  
(REG. NO. 200405522N)

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.

**Statement of Financial Position**

	Group Unaudited 31/3/2020 S\$'000	Group Audited 30/9/2019 S\$'000	Company Unaudited 31/3/2020 S\$'000	Company Audited 30/9/2019 S\$'000
<b>Non-current assets</b>				
Property, plant and equipment	2,387	2,523	-	-
Investment properties	91,843	89,656	-	-
Subsidiaries	-	-	12,721	12,721
Associates	11,612	12,492	-	-
Financial assets, at FVOCI	10,159	10,159	-	-
Deferred tax assets	19	-	-	-
	<u>116,020</u>	<u>114,830</u>	<u>12,721</u>	<u>12,721</u>
<b>Current assets</b>				
Development properties for sale	229,169	233,361	-	-
Trade and other receivables	16,064	20,021	66,493	65,912
Contract assets	195	172	-	-
Financial assets, at FVTPL	93	323	-	-
Cash and cash equivalents	1,506	1,808	211	146
	<u>247,027</u>	<u>255,685</u>	<u>66,704</u>	<u>66,058</u>
Less:-				
<b>Current liabilities</b>				
Obligations under finance leases	35	35	-	-
Trade and other payables	14,088	15,012	25,819	24,370
Contract liabilities	349	273	-	-
Bank borrowings	73,735	77,105	-	-
Current tax payable	-	-	-	-
	<u>88,207</u>	<u>92,425</u>	<u>25,819</u>	<u>24,370</u>
Net current assets	<u>158,820</u>	<u>163,260</u>	<u>40,885</u>	<u>41,688</u>
<b>Non-current liabilities</b>				
Obligations under finance leases	80	98	-	-
Bank borrowings	14,652	14,908	-	-
Deferred tax liabilities	9,503	9,489	-	-
	<u>24,235</u>	<u>24,495</u>	<u>-</u>	<u>-</u>
Net assets	<u>250,605</u>	<u>253,595</u>	<u>53,606</u>	<u>54,409</u>
<b>Capital and reserves</b>				
Share capital	63,280	63,280	63,280	63,280
Retained earnings	58,842	62,070	888	1,660
Merger reserve	(485)	(485)	-	-
Treasury shares	(9,485)	(9,454)	(9,485)	(9,454)
Currency translation reserve	2,748	2,562	-	-
Acquisition reserve	78,743	78,743	-	-
Fair value reserve	(319)	(319)	-	-
Revaluation surplus reserve	3,224	3,224	-	-
Equity reserve	229	229	(1,077)	(1,077)
Equity attributable to owners of the Company	<u>196,777</u>	<u>199,850</u>	<u>53,606</u>	<u>54,409</u>
Non-controlling interests	<u>53,828</u>	<u>53,745</u>	<u>-</u>	<u>-</u>
Total equity	<u>250,605</u>	<u>253,595</u>	<u>53,606</u>	<u>54,409</u>



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

**Amount repayable in one year or less, or on demand**

<b>As at 31/03/2020</b>		<b>As at 30/09/2019</b>	
<b>Secured</b>	<b>Unsecured</b>	<b>Secured</b>	<b>Unsecured</b>
S\$'000	S\$'000	S\$'000	S\$'000
73,770	-	49,517	-

**Amount repayable after one year**

<b>As at 31/03/2020</b>		<b>As at 30/09/2019</b>	
<b>Secured</b>	<b>Unsecured</b>	<b>Secured</b>	<b>Unsecured</b>
S\$'000	S\$'000	S\$'000	S\$'000
14,732	-	15,047	-

**Details of any collateral**

Bank borrowings are secured by:

- 1) Corporate guarantee by Goodland Group Limited.
- 2) Mortgages on the Group's property, plant and equipment, investment properties and development properties for sale.
- 3) Assignment of rights, titles and benefits with respect to the Group's properties.
- 4) Assignment of performance bond, insurances, proceeds and construction contract.
- 5) Legal assignment of rental proceeds and charge over bank account(s) into which rental proceeds shall be paid.
- 6) Assignment of developer's rights and benefits in sale and purchase agreements.
- 7) Leased assets for finance leases.



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

**Consolidated Statement of Cash Flows**

	Group	
	6 months ended 31/3/2020 (1H2020) S\$'000	6 months ended 31/3/2019 (1H2019) S\$'000
<b>Cash flows from operating activities</b>		
(Loss)/Profit before taxation	(2,707)	1,630
Adjustments for:-		
Depreciation of property, plant and equipment	178	217
Fair value loss on financial assets, at FVTPL	104	54
Interest expense	589	555
Interest income	-	(20)
Dividend income	(2)	(1)
Share of results of associates	880	(3,791)
<b>Operating cash flow before working capital changes</b>	(958)	(1,356)
Change in trade and other receivables and other current assets	3,662	(1,541)
Change in trade and other payables and other current liabilities	(820)	163
Change in development properties for sale	5,159	(661)
<b>Cash generated from/(used in) operations</b>	7,043	(3,395)
Interest received	-	20
Income tax paid	(12)	-
Income tax refund	15	-
<b>Net cash generated from/(used in) operating activities</b>	7,046	(3,375)
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment (Note B)	(41)	(24)
Purchase of investment securities	-	-
Purchase of investment properties	(1,878)	(839)
Additions to investment properties	-	(16)
Proceeds from disposal of investment securities	126	-
Repayment from an associate	-	153
Advances to associates	(5)	(2,445)
Dividend received	2	1
<b>Net cash used in from investing activities</b>	(1,796)	(3,170)
<b>Cash flows from financing activities</b>		
Share buy-back	(31)	-
Proceeds from bank loans	7,408	4,852
Repayment of bank loans	(11,034)	(2,149)
Repayment of finance lease liabilities	(18)	(18)
Advances from associate	-	2,445
Advances from non-controlling interest shareholders	73	-
Interest paid	(1,410)	(934)
Dividend paid	(540)	(1,082)
<b>Net cash (used in)/generated from financing activities</b>	(5,552)	3,114
<b>Net changes in cash and cash equivalents</b>	(302)	(3,431)
Cash and cash equivalents at beginning of financial period	1,808	8,300
<b>Cash and cash equivalents at end of financial period (Note A)</b>	1,506	4,869



**Note A**

Cash and cash equivalents comprise cash and bank balances

	<b>As at 31/3/2020 S\$'000</b>	<b>As at 31/3/2019 S\$'000</b>
Cash and bank balances	<u>1,306</u>	<u>4,869</u>

**Note B**

Purchases of property, plant and equipment were financed as follows:

	<b>6 months ended 31/3/2020 (1H2020) S\$'000</b>	<b>6 months ended 31/3/2019 (1H2019) S\$'000</b>
Additions to property, plant and equipment	<u>41</u>	<u>24</u>
Cash payments	<u>41</u>	<u>24</u>



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

**Statement of Changes in Equity**

The Group	Attributable to equity holders of the Company										Non-Controlling Interests	Total Equity
	Share Capital	Treasury Shares	Acquisition Reserve	Currency Translation Reserve	Equity Reserve	Fair Value Reserve	Revaluation Surplus Reserve	Merger Reserve	Retained Earnings	Subtotal		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
At 1 October 2018, as previously restated	63,280	(9,380)	78,743	(18,587)	229	(183)	3,224	(485)	87,115	203,956	53,672	257,628
Effect of adoption of SFRS(I) 1 & 15	-	-	-	21,186	-	-	-	-	(23,641)	(2,455)	-	(2,455)
At 1 October 2018, as restated	63,280	(9,380)	78,743	2,599	229	(183)	3,224	(485)	63,474	201,501	53,672	255,173
<b>Total comprehensive income for the period</b>												
Profit for the period	-	-	-	-	-	-	-	-	1,566	1,566	1	1,567
Other comprehensive income												
Exchange differences arising from transaction	-	-	-	711	-	-	-	-	-	711	304	1,015
<b>Total other comprehensive income</b>	-	-	-	711	-	-	-	-	-	711	304	1,015
<b>Total comprehensive income for the period</b>	-	-	-	711	-	-	-	-	1,566	2,277	305	2,582
<b>Transactions with owners, recognised directly in equity</b>												
Contributions by and distributions to owners												
Dividend paid	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	-	-	-	-	-	-	-	(1,082)	(1,082)	-	(1,082)
<b>Balance as at 31 March 2019</b>	63,280	(9,380)	78,743	3,310	229	(183)	3,224	(485)	63,958	202,696	53,977	256,673
At 1 October 2019	63,280	(9,454)	78,743	2,562	229	(319)	3,224	(485)	62,070	199,850	53,745	253,595
<b>Total comprehensive income for the period</b>												
(Loss)/Profit for the period	-	-	-	-	-	-	-	-	(2,688)	(2,688)	3	(2,685)
Other comprehensive income												
Exchange differences arising from transaction	-	-	-	186	-	-	-	-	-	186	80	266
<b>Total other comprehensive income</b>	-	-	-	186	-	-	-	-	-	186	80	266
<b>Total comprehensive (loss)/income for the period</b>	-	-	-	186	-	-	-	-	(2,688)	(2,502)	83	(2,419)
<b>Transactions with owners, recognised directly in equity</b>												
Contributions by and distributions to owners												
Purchase of treasury shares	-	(31)	-	-	-	-	-	-	-	(31)	-	(31)
Dividend paid	-	-	-	-	-	-	-	-	(540)	(540)	-	(540)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	(31)	-	-	-	-	-	-	(540)	(571)	-	(571)
<b>Balance as at 31 March 2020</b>	63,280	(9,485)	78,743	2,748	229	(319)	3,224	(485)	58,842	196,777	53,828	250,605

The Company	Share Capital	Treasury Share	Equity Reserve	Retained Earnings	Total Equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
At 1 October 2018	63,280	(9,380)	(1,077)	2,184	55,007
<b>Total comprehensive loss for the period</b>					
Loss for the period	-	-	-	(225)	(225)
<b>Total comprehensive loss for the period</b>	-	-	-	(225)	(225)
<b>Transaction with owners, recognised directly in equity</b>					
Contribution by and distributions to owners					
Dividend paid	-	-	-	(1,082)	(1,082)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	-	-	(1,082)	(1,082)
<b>Balance as at 31 March 2019</b>	63,280	(9,380)	(1,077)	877	53,700
At 1 October 2019	63,280	(9,454)	(1,077)	1,660	54,409
<b>Total comprehensive loss for the period</b>					
Loss for the period	-	-	-	(232)	(232)
<b>Total comprehensive loss for the period</b>	-	-	-	(232)	(232)
<b>Transaction with owners, recognised directly in equity</b>					
Contribution by and distributions to owners					
Purchase of treasury shares	-	(31)	-	-	(31)
Dividend paid	-	-	-	(540)	(540)
<b>Total contributions by and distributions to owners and total transactions with owners</b>	-	(31)	-	(540)	(571)
<b>Balance as at 31 March 2020</b>	63,280	(9,485)	(1,077)	888	53,606





**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 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.**

During the period under review, there were no changes in the Company's share capital.

The Company	Number of shares issued and fully paid	Shares capital S\$'000	Number of Treasury Shares	Treasury Shares S\$'000
As at 1 October 2019	394,066,518	63,280	33,856,600	9,454
Changes in share capital	-	-	190,000	31
<b>As at 31 March 2020</b>	<b>394,066,518</b>	<b>63,280</b>	<b>34,046,600</b>	<b>9,485</b>

The total number of issued shares excluding treasury shares of the Company as at 31 March 2020 was 360,019,918 (31 March 2019: 360,594,918). The Company held 34,046,600 treasury shares, constituting 9.45% of the total number of ordinary shares outstanding excluding treasury shares, as at 31 March 2020 (31 March 2019: 33,471,600 constituting 9.28% of the total number of ordinary shares outstanding excluding treasury shares).

The Company had no subsidiary holdings as at 31 March 2020 and 31 March 2019.

**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.**

	<b>31/03/2020</b>	<b>30/09/2019</b>
Total number of issued shares	394,066,518	394,066,518
Total number of treasury shares	(34,046,600)	(33,856,600)
Total number of issued shares excluding treasury shares	<u>360,019,918</u>	<u>360,209,918</u>

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

As at 31 March 2020, there were no sales, transfers, cancellation and/or use of treasury shares.

**1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

As at 31 March 2020, there were no subsidiary holdings.

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

The figures have not been audited or reviewed by the Company's auditor.

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

Not applicable as the figures have not been audited or reviewed.



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

Save as disclosed in paragraph 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 applied in the most recently audited financial statements of the Group for the financial year ended 30 September 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.**

The Group have adopted the new and revised Singapore Financial Reporting Standards (International) ("SFRS(I)s"), and Interpretations of SFRS(I) ("SFRS(I) INTs") that are relevant to its operation and effective for the annual period beginning on 1 January 2019.

The adoption of these SFRS(I)s and SFRS(I) INTs does not result in changes in the Group's accounting policies and has no material impact on the financial statements reported for the current financial period or prior financial periods.

**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.**

	6 months ended 31/03/2020 (1H2020)	6 months ended 31/03/2019 (1H2019)
Earnings per ordinary share for the period (cent)	(0.75)	0.43
Weighted average number of ordinary shares in Issue (excluding treasury shares)	360,179,426	360,594,918

The basic and diluted earnings per share are the same as there were no potentially dilutive ordinary shares in issue as at 31 March 2020 and 31 March 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**

	Group		Company	
	31/03/2020	30/09/2019	31/03/2020	30/09/2019
Net asset value per ordinary share, based on issued share capital (excluding treasury shares)	54.66 cents	55.48 cents	14.89 cents	15.11 cents
Number of issued shares (excluding treasury shares)	360,019,918	360,209,918	360,019,918	360,209,918

Net asset value is represented as equity attributable to owners of the Company.



8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-
- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
  - (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

**Revenue**

1H2020 vs 1H2019

Revenue increased by \$6.7 million in 1H2020 from \$7.7 million in 1H2019 mainly due to higher revenue generated in 1H2020 from the sales of landed terrace houses and leasing of investment properties.

**Cost of sales and gross profit**

1H2020 vs 1H2019

Cost of sales increased by \$6.6 million to \$13.1 million in 1H2020 from \$6.5 million in 1H2019, in line with increase in revenue. Therefore, gross profit for 1H2020 was \$1.3 million compared to \$1.2 million in 1H2019. Gross profit margin decreased by 6.9% to 8.8% in 1H2020 from 15.7% in 1H2019, mainly due to higher margin from the sale of landed terrace houses in 1H2019.

**Administrative expenses**

1H2020 vs 1H2019

Administrative expenses decreased by \$0.4 million to \$2.4 million in 1H2020 from \$2.8 million in 1H2019 mainly due to decrease in salaries and related expenses for employees of the Group.

**Finance costs**

1H2020 vs 1H2019

Finance costs increased by \$0.03 million to \$0.59 million in 1H2020 from \$0.56 million in 1H2019, mainly due to project-related finance costs being expensed off during the period.

**Other operating expenses**

1H2020 vs 1H2019

Other operating expenses increased by \$0.05 million to \$0.1 million in 1H2020 from \$0.05 million in 1H2019 mainly due to fair value loss on investment securities.

**Share of associates' results**

1H2020 vs 1H2019

Share of associates' results changed by \$4.7 million to a loss of \$0.9 million in 1H2020 from a profit of \$3.8 million in 1H2019. This was mainly due to share of results from associates, where negative results arose from the project borrowing costs being expensed off when the project development project was ready for sales launch.

**Loss before taxation**

1H2020 vs 1H2019

Loss before taxation of \$2.7 million in 1H2020, changed by \$4.3 million from a profit of \$1.6 million in 1H2019. This was mainly attributable to change in share of associates' results of \$4.7 million, partially offset by decrease in administrative expenses of \$0.4 million.

**Other comprehensive income**

1H2020 vs 1H2019

Foreign currency translation differences arose mainly from the appreciation in Malaysia Ringgit in 1H2020 and 1H2019 for the investments in Malaysian entities.



### **Assets**

Property, plant and equipment decreased by \$0.2 million to \$2.3 million as at 31 March 2020 from \$2.5 million as at 30 September 2019 mainly due to depreciation charged for the period.

Investment properties increased by \$2.1 million to \$91.8 million as at 31 March 2020 from \$89.7 million as at 30 September 2019 mainly due to the acquisition of properties in Malaysia during the period.

Associates decreased by \$0.9 million to \$11.6 million as at 31 March 2020 from \$12.5 million as at 30 September 2019, mainly due to share of results of associates.

Development properties for sale decreased by \$4.2 million to \$229.2 million as at 31 March 2020 from \$233.4 million as at 30 September 2019 mainly due to revenue recognition of development properties sold, partially offset by the costs incurred on new and on-going projects and translation differences arising from Malaysian development properties.

Trade and other receivables decreased by \$4.0 million to \$16.0 million as at 31 March 2020 from \$20.0 million as at 30 September 2019 mainly due to transfer of deposit paid to investment properties upon the completion of acquisition of properties in Malaysia.

Financial assets, at FVTPL decreased by \$0.2 million to \$0.1 million as at 31 March 2020 from \$0.3 million as at 30 September 2019 mainly due to disposal of investment securities and fair value loss in investment securities.

### **Liabilities**

Trade and other payables decreased by \$0.9 million to \$14.1 million as at 31 March 2020 from \$15.0 million as at 30 September 2019 mainly due to decrease in amounts payable to suppliers and subcontractors.

Bank borrowings decreased by \$3.6 million to \$88.5 million as at 31 March 2020 from \$92.1 million as at 30 September 2019 mainly due to repayment of bank loans, partially offset by project financing on investment property and development properties.

Deferred tax liabilities remained relatively stable at \$9.5 million as at 31 March 2020 and 30 September 2019.

### **Net Working Capital**

The Group's net working capital decreased by \$4.5 million to \$158.8 million as at 31 March 2020 from \$163.3 million as at 30 September 2019 mainly due to decrease in development properties for sale, trade and other receivables, trade and other payables and bank borrowings.

### **Capital and reserves**

Retained earnings decreased by \$3.2 million to \$58.8 million as at 31 March 2020 from \$62.0 million as at 30 September 2019 mainly due to loss attributable to equity holders for the period and dividend paid.

### **Statement of cash flows**

#### 1H2020

The net cash generated from operating activities for 1H2020 was \$7.0 million. This was mainly due to decrease in trade and other receivables and other current assets of \$3.7 million, decrease in development properties for sale of \$5.1 million, and adjustment for share of profits of associates of \$0.9 million, depreciation of property, plant and equipment of \$0.2 million and fair value loss on financial assets, at FVTPL, partially offset by loss before tax of \$2.7 million, decrease in trade and other payables and other current liabilities of \$0.8 million and interest expense of \$0.6 million.

The net cash used in investing activities for 1H2020 was \$1.8 million. This was mainly due to acquisition of an investment property of \$1.9 million, partially offset by the sales proceed received from the disposal of investment securities.

The net cash used in financing activities for 1H2020 was \$5.6 million. This was mainly due to repayment of bank loans of \$11.0 million, interest paid of \$1.4 million, dividends paid of \$0.5 million, partially offset by proceeds from bank loans of \$7.4 million.



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

Not applicable.

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

The global outbreak of COVID-19 pandemic has inevitably impacted all trades in Singapore and the rest of the world. The Singapore Government has gradually implemented a series of measures to reduce and slow the transmission of the virus, including tight border control, safe distancing, crowd control and the 'Circuit Breaker', whereby all non-essential businesses must stop operating for a period from 7 April 2020 to 4 May 2020 and then for extended period, between 5 May 2020 and 1 June 2020. Various financing support, tax and other temporary relief measures have also been introduced to help Singapore businesses.

In Singapore, the sale of development properties has slowed down with the closure of all our showrooms and only digital sales and marketing activities are carried out. The Group expects our development sales to be affected.

Our construction operations have been halted, with most of our foreign workers currently quarantined in the dormitory. The Group expects a potential delay in the completion for some of our development projects.

In respect of our commercial and industrial leases in Singapore, we will render assistance to our tenants that had been genuinely affected by the COVID-19 pandemic, such as passing on property tax rebates to our tenants.

The Group expects the next 12 months to be very challenging. The full extent of the impact cannot be determined at this stage. The Group is actively monitoring the development of this pandemic outbreak and will continue to exercise prudence and focus on taking necessary initiatives to moderate the impact.

Our Group will continue to look for development and investment opportunities, both locally and regionally, while exercising caution.

**11. Dividend**

**(a) Current Financial Period Reported On**

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

**(b) Corresponding Period of the Immediately Preceding Financial Year**

Dividend declared for the corresponding period of the immediately preceding financial year.

Name of Dividend	Interim
Type of Dividend	Cash
Dividend amount per ordinary share	0.15 Singapore cent
Tax Rate	Tax exempt (one-tier)

**(c) Date payable**

Not applicable.

**(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.**

After deliberation, the Board has adopted a prudent approach to conserve cash amidst the current challenging business environment. As such, no interim dividend has been declared for 1H2020.

**13. Interested Person Transactions**

The Company does not have a general mandate from its shareholders for the interested person transaction. During the financial period under review, there were interested person transactions but these were less than S\$100,000 in aggregate.

**14. Confirmation by the Board pursuant to Rule 705(5) of the SGX Listing Manual**

The Directors of the Company confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company to be false or misleading in any material aspect.

**15. Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual**

Pursuant to Rule 720(1) of the SGX Listing Manual, the Company has procured undertakings from all its directors and executive officers.

**BY ORDER OF THE BOARD**

Dr. Alvin Tan Chee Tiong  
Chief Executive Officer

15 May 2020