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KOH BROTHERS GROUP LIMITED (Company Registration No. 199400775D)

Unaudited Fourth Quarter and 12 months Financial Statement And Dividend Announcement for the Period Ended 31 December 2018

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

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		GROUP					
		3 month	s ended		12 mont	hs ended	
		31/12/2018	31/12/2017	Change	31/12/2018	31/12/2017	Change
			(restated*)			(restated*)	
	Notes	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Sales	1	131,498	131,895	0	403,645	403,816	0
Cost of sales		(128,039)	(125,423)	2	(382,151)	(388,310)	-2
Gross profit		3,459	6,472	-47	21,494	15,506	39
Other income	2	1,804	1,558	16	6,605	10,469	-37
Other (losses)/gains - net	3	(250)	665	N.M.	(297)	10,950	N.M.
Expenses		(200)	000	14.101.	(231)	10,330	14.191.
- Distribution		(254)	919	N.M.	(256)	(1,163)	-78
- Administrative		(1,650)	(4,047)	-59	(20,017)	(23,706)	-16
- Other		(434)	5,578	N.M.	(993)	6,423	N.M.
- Finance		(3,172)	(1,825)	74	(8,343)	(5,397)	55
Share of profit of:							
associated companies and joint ventures, net of tax		3,732	6,103	-39	12,050	13,823	-13
Profit before income tax	4	3,235	15,423	-79	10,243	26,905	-62
Income tax expense	5	(514)	174	N.M.	(993)	(895)	11
Profit after income tax		2,721	15,597	-83	9,250	26,010	-64
Profit attributable to:							
Equity holders of the Company		2,187	12,111	-82	6,612	20,559	-68
Non-controlling interests		534	•	-85			-52
Non-controlling interests		534	3,486	-00	2,638	5,451	-32
Other comprehensive (loss)/income, net of tax:		2,721	15,597	-83	9,250	26,010	-64
Items that may be reclassified subsequently to profit or loss:							
- Exchange differences on translating foreign operations		(228)	276	N.M.	(261)	557	N.M.
- Fair value (loss)/gain on financial assets		(53)	1,072	N.M.	36	(288)	N.M.
at FVOCI		(281)	1,348	N.M.	(225)	269	N.M.
Items that will not be reclassified subsequently to profit or loss:							
- Fair value loss on equity financial assets at FVOCI		(6,735)	-	N.M.	(7,815)	-	N.M.
Other comprehensive (loss)/income, net of tax		(7,016)	1,348	N.M.	(8,040)	269	N.M.
Total comprehensive income		(4,295)	16,945	N.M.	1,210	26,279	-95
Total comprehensive income attributable to:							
Equity holders of the Company		(4,819)	13,617	N.M.	(1,265)	20,786	N.M.
Non-controlling interests		524	3,328	-84	2,475	5,493	-55
		(4,295)	16,945	N.M.	1,210	26,279	-95
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N.M. - Not meaningful

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<sup>\*</sup> The financial figures are retrospectively restated for the effects on the adoption of SFRS(I). Please refer to paragraph 5 for details of the impact.

# Notes to the Consolidated Statement of Comprehensive Income

- Over provision in respect of prior period

		GR	OUP	
		s ended	12 months ended	
	31/12/2018	31/12/2017	31/12/2018	31/12/2017 (restated)
	S\$'000	(restated) S\$'000	S\$'000	S\$'000
ote 1 ales include the following :				
Sales of products	18,461	15,380	66,001	59.85
Services rendered	2,403	1,541	6,525	6,35
Property development and rental	712	2,106	2,877	4,07
Contract revenue	109,922	112,868	328,242	333,53
	131,498	131,895	403,645	403,81
ote 2				
ther income include the following :				
Rental income	85	122	364	71
Interest income	1,608	1,925	6,009	3,33
Compensation income	-	(549)	-	6,17
Other income	111	60	232	25
	1,804	1,558	6,605	10,46
ote 3				
ther (losses)/gains comprise the following :			242	_
Gain on disposal of property, plant and equipment  Gain on disposal of a joint venture	298	71	810	7 11,56
	(0.000)		_	•
Fair value (loss)/gain on financial assets through profit or loss	(2,096)	2 267	(2,902) 1,755	( 26
Fair value gain on investment properties	1,755 277	142	40	(88
Net foreign exchange gain/(loss) Other (losses)/gains	(484)	183	-	(6
(	(250)	665	(297)	10,95
ote 4				
rofit before income tax is stated after (crediting)/charging the following items:				
rite-back of impairment on trade and non-trade receivables	(52)	(981)	(1,205)	(52
llowance for/(write-back of) impairment on loan to joint ventures	142	(4,630)	526	(9,37
Vrite-back of)/allowance for impairment of property,plant and equipment	-	(780)	-	2,84
epreciation of property, plant and equipment	3,932	2,602	10,573	10,15
ote 5 come tax includes the following :				
urrent income tax				
- in respect of current period	215	504	761	86
- Under provision in respect of prior period	355	(89)	288	32
eferred income tax				
- in respect of current period	518	(153)	518	(15

(574)

(574)

993

(136)

			GROUP		СОМ	PANY
ASETS CURRENT ASSETS Cash and bank balances Cash and bank balances Short-rem noise receivables Trade and other receivables Trade and other receivables Trade and the receivables Trade and development Trade and		31/12/2018	31/12/2017	01/01/2017	31/12/2018	31/12/2017
ASSETS Crash and bank balances Financial assets affair value through profit or loss/ Short-serm poles receivables Contract assets Canal and bank balances Financial assets affair value through profit or loss/ Short-serm poles receivables Table Trace and Canal			•	,		- 4
CURRENT ASSETS   Cash and bank balances   Cash and bank balances   Financial assets at lift value through profit or loss/ Short-term noise receivables   76,232   101,667   33,333   30,903		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Cash and bank balances   32,678   64,822   43,227   622   11,186   Short-term notes receivables   4,000   56,708   6,003   3,913   3,090   1,000   1						
Financial assets at firt value through profit or loss' Short-term lose receivables   7,623   101,877   133,332   277   1,063   1,000		32 678	64 823	43 227	822	11 186
Trade and other receivables (	Financial assets at fair value through profit or loss/		•	•		
Contract assets		76 232	101 867	133 332	277	1 063
Amounts due from an associated company Amounts due from joint ventures		-	-	-	-	- 1,000
Amounts due from joint ventures   38,034   62,897   76,956   -   -	Amounts due from subsidiaries	-	-	-	65,625	106,759
Investments properties	Amounts due from an associated company	45	-	-	-	-
Development properties   127,778   .   1,188   .   .   .   .   .   .   .   .   .	Amounts due from joint ventures	38,034	62,897	76,056	-	-
Financial assets at FVOCV available-for-sale financial assets income tax receivables 7773 7752 7.529 7.	Inventories	6,951	9,342	8,395	-	-
available-for-sale financial assets Income tax receivables Other current assets Other current assets  3,229 5,209	Development properties	127,578	-	1,189	-	-
available-for-sate inanceit assets    Contract receivables   773   5,209		<b>∆</b> 3 953	765	7 529	_	_
Other current assets	available-for-sale financial assets	40,555	700	7,525		
NON-CURRENT ASSETS Trade and other receivables Contract assets FVOCU available-for-sale financial assets Investments in joint ventures Investments Investment in joint ventures Investments Investment In	Income tax receivables	773	-	-	-	-
NON-CURRENT ASSETS Trade and other receivables Contract assets at PVOCV available-for-sale financial assets Investments in associated companies Investments in subsidiaries Investment in subsidiaries Investment properties Investment Invest	Other current assets	3,229	5,209	-	-	-
Trade and other receivables (29,448   22,250		450,656	363,893	320,181	70,637	122,098
Trade and other receivables (29,448   22,250						
Contract assets   10,882   25,431   15,885   .   .   .   .   .   .   .   .   .						
Financial assets at FVOCV available-for-sale financial assets   2,373   2,925			-	4E 00E	-	-
available-for-sale financial assets   1,676   1,504   1,347   -		·	•	15,665	-	-
Investments in joint ventures   92,279   90,923   77,196   -   -   -		2,373	2,925	-	-	-
Investments in subsidiaries	Investments in associated companies	1,676	1,504	1,347	-	-
Investment properties   93,579   90,973   90,706	Investments in joint ventures	92,279	90,923	77,196	-	-
Property, plant and equipment	Investments in subsidiaries	-	-	-	132,361	114,117
Some		· ·	-		-	-
348,558   347,151   299,091   132,361   114,117		•	•	-	-	-
TOTAL ASSETS  LIABILITIES  CURRENT LIABILITIES  Trade and other payables Contract liabilities Amounts due to subsidiaries Amounts due to subsidiaries Amounts due to in associated company Amounts due to joint ventures Current income tax liabilities 18.47 16,282 15,507 - 9,895 5,861 1,938 2,983 1,800 - 7 - 9,895 5,861 1,938 2,983 1,800 - 7 - 9,895 5,861 1,938 1,800 - 7 - 9,895 5,861 1,938 1,800 - 7 - 9,895 5,861 1,938 1,800 1,938 1,939	Goodwill				-	-
LIABILITIES		348,558	347,151	299,091	132,361	114,117
CURRENT LIABILITIES	TOTAL ASSETS	799,214	711,044	619,272	202,998	236,215
CURRENT LIABILITIES						
Trade and other payables Contract liabilities 5,086 40,459 38,800 9,895 5,861 Amounts due to subsidiaries						
Contract liabilities	CURRENT LIABILITIES					
Amounts due to subsidiaries		-	, -	-	1,938	2,983
Amounts due to an associated company Amounts due to joint ventures  Current income tax liabilities Short-term borrowings 73,593 14,619 28,224 - Notes payables 73,593 14,619 28,224 - 37,000 - 227,404 233,107 215,071 11,915 45,909  NON-CURRENT LIABILITIES Trade and other payables - Amounts due to subsidiaries Bank borrowings 176,130 72,890 58,963 - Notes payables 70,000 70,00		•	,	-	- 0.005	- 
Amounts due to joint ventures Current income tax liabilities Short-term borrowings Notes payables Notes payables  NON-CURRENT LIABILITIES Trade and other payables Trade and other payables  Notes payables  Notes payables  Notes payables  Trade and other		_			9,095	5,661
Current income tax liabilities		16.457			-	_
Notes payables   - 37,000   -   - 37,000     -   - 37,000	-			-	82	65
NON-CURRENT LIABILITIES   Trade and other payables   9,622   17,422   7,707   -   -     -	Short-term borrowings	73,593	14,619	28,224	-	-
NON-CURRENT LIABILITIES Trade and other payables Amounts due to subsidiaries Finance lease 2,342 3,634 2,755 - 1 Bank borrowings 176,130 72,890 58,963 - 1 Notes payables Notes payables Notes payables Notes payables Peferred income tax liabilities 266,293 172,207 127,984 89,011 89,011  TOTAL LIABILITIES 493,697 405,314 343,055 100,926 134,920  NET ASSETS 305,517 305,730 276,217 102,072 101,295  Capital and reserves attributable to equity holders of the Company Share capital Treasury shares (7,983) (7,910) (7,614) (7,983) (7,910) Capital and other reserves (6,796) 989 1,203 Retained profits (269,157 262,701 243,095 73,074 72,224 (9,139) (8,916) (9,361) 2 282,220 283,845 264,304 102,072 101,295  Non-controlling interests 23,297 21,885 11,913	Notes payables	-	37,000	-	-	37,000
Trade and other payables		227,404	233,107	215,071	11,915	45,909
Trade and other payables						
Amounts due to subsidiaries Finance lease Bank borrowings Notes payables Notes payables Deferred income tax liabilities  TOTAL LIABILITIES  Again and reserves attributable to equity holders of the Company Share capital Treasury shares  (7,983) Treasury shares  (7,983) Treasury shares  (6,796) Retained profits  (9,139) Retained profits  (9,139) Retained profits  (19,011) 19,011 19,010 10,000						
Finance lease 2,342 3,634 2,755	• •	9,622	17,422	7,707	-	
Bank borrowings		-	- 2.024	0.755	19,011	19,011
Notes payables   70,000   70,000   50,000   70,000   70,000   70,000   70,000   70,000   8,199   8,261   8,559   -   -   -		· ·	-	-	-	-
Deferred income tax liabilities	<del>-</del>			-	70.000	70,000
266,293   172,207   127,984   89,011   89,011	• •	-			70,000	70,000
NET ASSETS       305,517       305,730       276,217       102,072       101,295         Capital and reserves attributable to equity holders of the Company       36,981					89,011	89,011
NET ASSETS       305,517       305,730       276,217       102,072       101,295         Capital and reserves attributable to equity holders of the Company       36,981						
Capital and reserves attributable to equity holders of the Company       36,981       <	TOTAL LIABILITIES	493,697	405,314	343,055	100,926	134,920
Capital and reserves attributable to equity holders of the Company       36,981       <						
Share capital         36,981	NET ASSETS	305,517	305,730	276,217	102,072	101,295
Share capital         36,981	Capital and reserves attributable to equity holders of the Company					
Treasury shares         (7,983)         (7,910)         (7,614)         (7,983)         (7,910)           Capital and other reserves         (6,796)         989         1,203         -         -           Retained profits         269,157         262,701         243,095         73,074         72,224           Currency translation reserve         (9,139)         (8,916)         (9,361)         -         -           282,220         283,845         264,304         102,072         101,295           Non-controlling interests         23,297         21,885         11,913         -         -		36.981	36.981	36,981	36.981	36.981
Capital and other reserves         (6,796)         989         1,203         -         -           Retained profits         269,157         262,701         243,095         73,074         72,224           Currency translation reserve         (9,139)         (8,916)         (9,361)         -         -           282,220         283,845         264,304         102,072         101,295           Non-controlling interests         23,297         21,885         11,913         -         -	•				•	•
Retained profits         269,157         262,701         243,095         73,074         72,224           Currency translation reserve         (9,139)         (8,916)         (9,361)         -         -           282,220         283,845         264,304         102,072         101,295           Non-controlling interests         23,297         21,885         11,913         -         -	-				-	- (1,513)
Currency translation reserve         (9,139)         (8,916)         (9,361)         -         -           282,220         283,845         264,304         102,072         101,295           Non-controlling interests         23,297         21,885         11,913         -         -				-	73,074	72,224
Non-controlling interests 23,297 21,885 11,913	•	-	-		<u> </u>	_
		282,220	283,845	264,304	102,072	101,295
	Non-controlling interests	22 207	21 225	11 012	_	_
101AL EQUITY 305,517 305,730 276,217 102,072 101,295			•			
	TOTAL EQUITY	305,517	305,730	276,217	102,072	101,295

GROUP

COMPANY

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

Amount repayable in one year or less, or on demand

Amount repayable after one year

**Details of any collateral** 

The Group's secured borrowings are secured by the Group's properties, plant and machinery, motor vehicles and fixed deposits.

As at 31/12/2018

28,554

178,472

Secured Unsecured S\$'000 S\$'000

45,039

70,000

As at 31/12/2017

5,819

76,524

Secured Unsecured S\$'000 S\$'000

45,800

70,000

# 1(c) CONSOLIDATED CASH FLOW STATEMENT

April   Company   Compan	CONSOLIDATED CASH FLOW STATEMENT	12 monti	12 months ended		
ASH FLOWS FROM OPERATING ACTIVITIES   0.250   2.5			31/12/2017		
Section		S\$'000	(restated) S\$'000		
Income tax	CASH FLOWS FROM OPERATING ACTIVITIES Total profit	9,250	26,010		
Depreciation of property, plant and equipment   10,573   10,577	Adjustments for non-cash items :				
Property, plant and squipment written off Impariment loss of property, plant and equipment   2. 2.6.	-	993	895		
Impairment toss of property, plant and equipment	Depreciation of property, plant and equipment	10,573	10,154		
Gain on disposal of a joint venture	Property, plant and equipment written off	23	17		
Fair value gain on investment proporties		-	2,845		
Gain on disposal of property, plant and equipment	• •	-	(11,563)		
Fair value loss on financial assets at fair value through profit or loss   2,902		(1,755)	(267)		
Dividend income	Gain on disposal of property, plant and equipment	(810)	(70)		
Interest copenses	<b>5</b> .	2,902	3 (1)		
Interest income	Share of profit from associated companies and joint ventures	(12,050)			
Transaction cost relating to issuance of notes payables		8,343	5,397		
Transaction cost relating to issuance of notes payables	Interest income	(6,009)	(3,332		
Departing profit before working capital changes   10,864   17,8	Transaction cost relating to issuance of notes payables	-	510		
Vorking capital changes:         22,114         26,2           - Receivables         2,391         (9           - Inventories         2,391         (9           - Contracts assets and liabilities         (75,725)         (26,9           - Development properties         (127,769)         1,1           - Payables         1,704         (3,0           - Due from/to associated companies         (553)         (5,6           - Due from/to piont ventures         25,037         (5,6           Cash (used in)/generated from operations         (141,740)         8,6           Income tax paid         (2,932)         (2,9)           income tax paid         (2,932)         (2,9)           income tax paid         (2,932)         (2,9)           income tax paid         (8,719)         (3,6           income tax paid         (8,793)         (3,6           income tax paid         (8,193)         (3,6 </td <td>Unrealised foreign exchange (gain)/loss</td> <td>(596)</td> <td>1,066</td>	Unrealised foreign exchange (gain)/loss	(596)	1,066		
Receivables   22,114   26,22	Operating profit before working capital changes	10,864	17,841		
- Inventories	Working capital changes :				
- Contracts assets and liabilities (75,725) (26,9 - Development properties (127,578) (1,11 - 1,22 - 1,23) (1,23,24 - 1,24) (1,24,25) (1,24,24) (1,24,24) (1,24,24) (1,24,24) (1,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24) (1,24,24,24,24) (1,24,24,24,24) (1,24,24,24,24) (1,24,24,24,24) (1,24,24,24,24,24,24,24,24,24,24,24,24,24,		· · · · · · · · · · · · · · · · · · ·	26,219		
Development properties		2,391	(947)		
- Payables		, , ,	1		
- Due from/to associated companies	· · ·				
- Due from/to joint ventures  25,037 (5,6)  2sah (used in)/generated from operations  (141,746) 8,6)  Income tax paid  (2,932) (2,9) (8,719) (3,6)  (7,710) (3,6)  (7,710) (3,6)  (7,710) (3,6)  (7,710) (3,6)  (7,710) (3,6)  (7,710) (3,6)  (7,710) (3,6)  (7,710)	·	-	(3,060		
Cash (used in)/generated from operations         (141,746)         8,61           necome tax paid         (2,932)         (2,932)         (2,932)         (3,61           net cash (used in)/generated from operating activities         (155,397)         2,01           CASH FLOWS FROM INVESTING ACTIVITIES         (683)         (2,65           rurchase of property, plant and equipment         (17,454)         (6,83)           rurchase of financial assets at fair value through profit or loss         (3,000)         -           rurchase of property, plant and equipment         (1,000)         -           rurchase of available-for-sale financial assets at FVOCI         (1,000)         -           rurchase of available-for-sale financial assets at FVOCI         -         -         (2,99)           rurchase of available-for-sale financial assets at FVOCI         50         -         -         -         (2,99)         -         -         (2,99)         -         -         (2,99)         -         -         (2,90)         -         -         -         (2,90)         -         -         -         (2,90)         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -	·				
Cash	- Due from/to joint ventures	25,037	(5,654		
Refrest paid   (8,719)   (3,6)	Cash (used in)/generated from operations	(141,746)	8,695		
ACASH FLOWS FROM INVESTING ACTIVITIES   (683)   (2.65)     ACASH FLOWS FROM INVESTING ACTIVITIES   (683)   (2.65)     ACASH FLOWS FROM INVESTING ACTIVITIES   (683)   (2.65)     Aurchase of property, plant and equipment   (17,454)   (6,87)     Aurchase of financial assets at fair value through profit or loss   (3,000)   (17,000)   (10,000)     Aurchase of financial assets at fair value through profit or loss   (3,000)   (1,000)   (1,000)   (1,000)   (1,000)     Aurchase of available-for-sale financial assets   (2,9)   (1,000)   (2,9)	Income tax paid	(2,932)	(2,988		
CASH FLOWS FROM INVESTING ACTIVITIES   (683) (2,66)	Interest paid	(8,719)	(3,633)		
Newstment in joint venture companies   (683)   (2,6)	Net cash (used in)/generated from operating activities	(153,397)	2,074		
Purchase of property, plant and equipment Purchase of financial assets at fair value through profit or loss  (3,000) Purchase of financial assets at fair value through profit or loss  (1,000) Purchase of financial assets at FVOCI Purchase of available-for-sale financial assets  (2,99) Proceeds from disposal of property, plant and equipment Proceeds from disposal of property, plant and equipment Proceeds from disposal of financial assets at FVOCI So Proceeds from disposal of financial assets at FVOCI So Proceeds from disposal of a joint venture Proceeds from disposal of financial assets at FVOCI So Proceeds from disposal of available-for-sale financial assets Subject of financial assets at FVOCI So Proceeds from disposal of available-for-sale financial assets Subject of financial assets at FVOCI So Proceeds from disposal of available-for-sale financial assets Subject of financial assets at FVOCI So Proceeds from disposal of available-for-sale financial assets Subject of financial assets at FVOCI So Subject of financial assets at FVOCI So Subject of financial assets Subject of fi	CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of financial assets at fair value through profit or loss Purchase of financial assets at FVOCI Purchase of financial assets at FVOCI Purchase of available-for-sale financial assets Proceeds from disposal of property, plant and equipment Proceeds from disposal of a joint venture Proceeds from disposal of a joint venture Proceeds from disposal of available-for-sale financial assets Proceeds from disposal of available-for-sale financial assets Proceeds from disposal of available-for-sale financial assets Proceeds/purchase) of short-term notes receivables,net Additions to investment properties Additions to investment properties Additions to investment properties Additions to investment properties Addition of non-controlling interests in a subsidiary Proceeds from disposal of available-for-sale financial assets ASSI FLOWS FROM FINANCING ACTIVITIES Proceeds from issurance of notes payables Proceeds from issurance of notes payables Proceeds from ights cum warrants issue by a subsidiary Proceeds from pank borrowings Proceeds from pank borr	Investment in joint venture companies	(683)	(2,677)		
Purchase of financial assets at FVOCI Purchase of available-for-sale financial assets Purchase of a point venture of point venture of purchase of a point venture of purchase of notes payables Purchase of treasury shares Purchase of treasury s	Purchase of property, plant and equipment	(17,454)	(6,811		
Purchase of available-for-sale financial assets Proceeds from disposal of property, plant and equipment A,878 Proceeds from disposal of a joint venture - 15,00 Proceeds from disposal of financial assets at FVOCI Proceeds from disposal of financial assets at FVOCI Proceeds from disposal of financial assets at FVOCI Proceeds from disposal of available-for-sale financial assets - 6,50 Proceeds/[purchase] of short-term notes receivables,net diditions to investment properties - 6,50 Acquisition of non-controlling interests in a subsidiary - 6,60 Acquisition of non-controlling interests in a subsidiary - 6,60 Acquisition of non-controlling interests in a subsidiary - 7,70 Dividend received from associated companies and joint ventures - 7,70 Dividend received from other investment - 7,70 Act cash provided by/(used in) investing activities - 7,70 Act cash provid	Purchase of financial assets at fair value through profit or loss	(3,000)	-		
Proceeds from disposal of property, plant and equipment Proceeds from disposal of a joint venture Proceeds from disposal of a joint venture Proceeds from disposal of financial assets at FVOCI Proceeds from disposal of available-for-sale financial assets Proceeds/(purchase) of short-term notes receivables,net Proceeds from controlling interests in a subsidiary Proceed from associated companies and joint ventures Proceeds from other investment Proceeds from other investment Proceeds from terest received Proceeds from issurance of notes payables Proceeds from issurance of notes payables Proceeds from issurance of notes payables Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from finance lease Proceeds from to bank borrowings Proceeds from to bank borrowings Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue by a subsidiary Proceeds from rights cum warrants issue of notes payables Proceeds from rights cum warrants issue of notes payables Proceeds from rights cum warrants issue of notes payables Proceeds from rights cum warrants issue of notes payables Proceeds from rights cum warrants issue of notes payables Proceeds from rights cum warrants issue of notes payables Proceeds from rights cum warrants issue of notes payables Proceeds from rig	Purchase of financial assets at FVOCI	(1,000)	-		
Proceeds from disposal of a joint venture Proceeds from disposal of a joint venture Proceeds from disposal of financial assets at FVOCI Proceeds from disposal of available-for-sale financial assets Proceeds from received from controlling interests in a subsidiary Proceeds from from controlling interests in a subsidiary Proceeds from other investment Proceeds from other investment Proceeds from typic from the investment Proceeds from issurance of notes payables Proceeds from issurance of notes payables Proceeds from rights cum warrants issue by a subsidiary Proceeds from finance lease Repayment of finance lease Repayment of bank borrowings Redemption of notes payables Redemption of notes payables Restricted cash released/(pledged) Purchase of treasury shares Proceeds from east released/(pledged) Purchase of treasury shares Proceeds from signance of notes payables Purchase of treasury shares Proceeds from signance of notes payables Purchase of treasury shares Proceeds from typic finance lease Proceeds from rights cum warrants issue of a subsidiary Purchase of treasury shares Proceeds from finance lease Proceeds from finance lease Proceeds from rights cum warrants issue of a subsidiary Purchase of treasury shares Proceeds from finance lease Proceeds from finance lease Proceeds from rights cum warrants issue of a subsidiary Proceeds from finance lease Proceeds from rights cum warrants issue of a subsidiary Proceeds from finance lease Proceeds from rights cum warrants issue of a subsidiary Proceeds from rights cum warrants issue of a subsidiary Proceeds from finance lease Proceeds from rights cum warrants issue of a subsidiary Proceeds from finance lease Proceeds from finance lease Proceeds from finance lease Pr	Purchase of available-for-sale financial assets	-	(2,991		
Proceeds from disposal of financial assets at FVOCI 7-20 code of the company of the code o	Proceeds from disposal of property, plant and equipment	4,878	104		
Proceeds from disposal of available-for-sale financial assets Proceeds/(purchase) of short-term notes receivables,net  Additions to investment properties Additions to investment interests in a subsidiary Addition of non-controlling interests in a subsidiary Addition of non-controlling interests in a subsidiary Addition of non-controlling investment Addition of non-controlling interests and joint ventures Addition of non-controlling interests and joint ventures Addition of non-controlling interests Addition to investment properties Additions to investment properties Additions to investment properties Additions to investment properties Additions to investment properties in a subsidiary Addition of non-controlling interests  - 6,50 - 6,5	Proceeds from disposal of a joint venture		15,000		
Proceeds/(purchase) of short-term notes receivables,net Additions to investment properties (855)		50	-		
Additions to investment properties Acquisition of non-controlling interests in a subsidiary Acquisition of non-controlling interests Acquisition of non-controlling interes	·	2 672	6,525		
Acquisition of non-controlling interests in a subsidiary  Acquisition of non-controlling interests in a subsidiary  Dividend received from associated companies and joint ventures  11,140 2,60 Dividend received from other investment		· · · · · · · · · · · · · · · · · · ·	(50,671		
Dividend received from associated companies and joint ventures  Dividend received from other investment Interest received  A,122 2,69  Alet cash provided by/(used in) investing activities  CASH FLOWS FROM FINANCING ACTIVITIES  Proceeds from issurance of notes payables Proceeds from bank borrowings Proceeds from rights cum warrants issue by a subsidiary Repayment of finance lease Repayment of bank borrowings Repayment of bank borrowings Repayment of bank borrowings Restricted cash released/(pledged) Re		` '	-		
Dividend received from other investment					
Interest received 4,122 2,61  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) investing activities 748 (36,22)  Idet cash provided by/(used in) inve	• • •	11,140	2,603		
Net cash provided by/(used in) investing activities  CASH FLOWS FROM FINANCING ACTIVITIES Proceeds from issurance of notes payables Proceeds from bank borrowings 199,316 25,66 Proceeds from rights cum warrants issue by a subsidiary 3,802 5,88 Repayment of finance lease (3,582) (3,33 Repayment of bank borrowings (37,040) (25,88 Redemption of notes payables (37,000) (13,000 Restricted cash released/(pledged) Purchase of treasury shares (73) (25 Fransaction cost relating to issuance of notes payables Fransaction cost relating to rights cum warrants issue of a subsidiary (260) (27 Dividends paid to equity holders of the Company (4,125) (1,44 Dividends paid to non-controlling interests		4 122	2,695		
Proceeds from issurance of notes payables - 70,00 Proceeds from bank borrowings 199,316 25,60 Proceeds from rights cum warrants issue by a subsidiary 3,802 5,80 Repayment of finance lease (3,582) (3,30) Repayment of bank borrowings (37,040) (25,80) Redemption of notes payables (37,000) (13,00) Restricted cash released/(pledged) 3,062 (1,90) Purchase of treasury shares (73) (25,70) Transaction cost relating to issuance of notes payables - (5,70) Transaction cost relating to rights cum warrants issue of a subsidiary (260) (27,90) Dividends paid to equity holders of the Company (4,125) (1,44) Dividends paid to non-controlling interests (645) (37,00)	Net cash provided by/(used in) investing activities		(36,220		
Proceeds from bank borrowings 199,316 25,6 Proceeds from rights cum warrants issue by a subsidiary 3,802 5,83 Repayment of finance lease (3,582) (3,782) (37,040) (25,803) Redemption of notes payables (37,000) (13,003) Restricted cash released/(pledged) 3,062 (1,903) Purchase of treasury shares (73) (25,703) Transaction cost relating to issuance of notes payables - (5,703) Transaction cost relating to rights cum warrants issue of a subsidiary (260) (27,903) Dividends paid to equity holders of the Company (4,125) (1,44) Dividends paid to non-controlling interests (645) (37,000)  Transaction cost relating to rights cum warrants issue of a subsidiary (260) (27,903)  Transaction cost relating to rights cum warrants issue of a subsidiary (260) (27,903)  Transaction cost relating to rights cum warrants issue of a subsidiary (260) (27,903)	CASH FLOWS FROM FINANCING ACTIVITIES				
2	Proceeds from issurance of notes payables	-	70,000		
Repayment of finance lease       (3,582)       (3,382)       (3,382)       (3,582)       (3,7040)       (25,810)       (25,810)       (25,810)       (25,810)       (27,000)       (13,000)       (20,000)<	Proceeds from bank borrowings	199,316	25,619		
Repayment of bank borrowings       (37,040)       (25,81         Redemption of notes payables       (37,000)       (13,00         Restricted cash released/(pledged)       3,062       (1,90         Purchase of treasury shares       (73)       (25         Transaction cost relating to issuance of notes payables       -       (5         Transaction cost relating to rights cum warrants issue of a subsidiary       (260)       (27         Dividends paid to equity holders of the Company       (4,125)       (1,44         Dividends paid to non-controlling interests       (645)       (37	Proceeds from rights cum warrants issue by a subsidiary	3,802	5,829		
Redemption of notes payables  Restricted cash released/(pledged)  Purchase of treasury shares  Transaction cost relating to issuance of notes payables  Transaction cost relating to rights cum warrants issue of a subsidiary  Dividends paid to equity holders of the Company  (4,125)  (37,000)  (13,000)  (19,00)  (29)  (20)  (20)  (20)  (21)  (20)  (	Repayment of finance lease	(3,582)	(3,370		
Restricted cash released/(pledged)  2	Repayment of bank borrowings	(37,040)	(25,806		
Purchase of treasury shares (73) (25) Transaction cost relating to issuance of notes payables - (5) Transaction cost relating to rights cum warrants issue of a subsidiary (260) (2) Dividends paid to equity holders of the Company (4,125) (1,44) Dividends paid to non-controlling interests (645) (3)	Redemption of notes payables	(37,000)	(13,000		
Fransaction cost relating to issuance of notes payables - (5' Fransaction cost relating to rights cum warrants issue of a subsidiary (260) (2' Dividends paid to equity holders of the Company (4,125) (1,4- Dividends paid to non-controlling interests (645) (3'	Restricted cash released/(pledged)	3,062	(1,900		
Transaction cost relating to rights cum warrants issue of a subsidiary (260) (2' Dividends paid to equity holders of the Company (4,125) (1,4- Dividends paid to non-controlling interests (645) (3'	Purchase of treasury shares	(73)	(296		
Dividends paid to equity holders of the Company (4,125) (1,44) Dividends paid to non-controlling interests (645) (3:	Transaction cost relating to issuance of notes payables	-	(510		
Dividends paid to non-controlling interests (645) (3	Transaction cost relating to rights cum warrants issue of a subsidiary	(260)	(217		
· · · · · · · · · · · · · · · · · · ·	Dividends paid to equity holders of the Company	(4,125)	(1,446		
let cash provided by financing activities 123,455 54,56	Dividends paid to non-controlling interests	(645)	(318		
	Net cash provided by financing activities	123,455	54,585		

Cash and bank balances Restricted cash

1(c)

NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR EFFECTS OF CURRENCY TRANSLATION ON CASH AND CASH EQUIVALENTS

CASH AND CASH EQUIVALENTS AT END OF FINANCIAL YEAR Represented by : CASH AND CASH EQUIVALENTS

12 months ended						
31/12/2018	31/12/2018 31/12/2017					
S\$'000	S\$'000					
(29,194)	20,439					
61,568	41,890					
104	(761)					
32,478	61,568					

32,678	64,823
(200)	(3,255)
32,478	61,568

# 1(d)(i) STATEMENT OF CHANGES IN EQUITY FOR THE GROUP AND THE COMPANY

	Attributable to equity holders of the Group					NON-		
GROUP (S\$'000)	Share Capital	Treasury Shares	Capital and Other Reserves	Retained Profits	Currency Translation Reserve	TOTAL	CONTROLLING INTERESTS	TOTAL EQUITY
Balance as at 01/01/2018								
As previously reported	36,981	(7,910)	989	261,964	(8,916)	283,108	21,483	304,591
Effects of adoption of SFRS (I) 15	-	-	-	737	-	737	402	1,139
As restated at 01/01/2018	36,981	(7,910)	989	262,701	(8,916)	283,845	21,885	305,730
Profit for the financial year	-	-	-	6,612	-	6,612	2,638	9,250
Other comprehensive loss for the financial year	-	-	(7,796)	-	(81)	(7,877)	(163)	(8,040)
Disposal of financial assets at FVOCI	-	-	68	(68)	-	-	-	-
Purchase of treasury shares	-	(73)	-	-	-	(73)	-	(73)
Rights cum warrants issue by a subsidiary	-	-	-	(185)	-	(185)	3,727	3,542
Change in ownership interests in subsidiaries	-	-	(57)	4,222	(142)	4,023	(4,145)	(122)
Dividend paid	-	-	-	(4,125)	-	(4,125)	(645)	(4,770)
Balance as at 31/12/2018	36,981	(7,983)	(6,796)	269,157	(9,139)	282,220	23,297	305,517
Balance as at 01/01/2017								
As previously reported	36,981	(7,614)	1,203	243,087	(9,361)	264,296	11,909	276,205
Effects of adoption of SFRS (I) 15	-	-	-	8	-	8	4	12
As restated at 01/01/2017	36,981	(7,614)	1,203	243,095	(9,361)	264,304	11,913	276,217
Profit for the financial year	-	-	-	20,559	-	20,559	5,451	26,010
Other comprehensive (loss)/			(24.4)		444	227	40	269
income for the financial year Purchase of treasury shares	-	(296)	(214)	-	441	(296)	42	(296)
Rights cum warrants issue by a subsidiary	-	-	-	(140)	-	(140)		5,612
Change in ownership interests in subsidiaries	-	-	-	633	4	637	(637)	-
Dividend paid	-	-	-	(1,446)	-	(1,446)	(636)	(2,082)
Balance as at 31/12/2017	36,981	(7,910)	989	262,701	(8,916)	283,845	21,885	305,730

## **COMPANY (S\$'000)**

Balance as at 01/01/2018

Total comprehensive income for the financial year Purchase of treasury shares Dividend paid

Balance as at 31/12/2018

Balance as at 01/01/2017 Total comprehensive income for the financial year Purchase of treasury shares Dividend paid

Balance as at 31/12/2017

Attributable to equity holders of the Company						
Share Capital	Treasury Shares	Retained Profits	TOTAL			
36,981	(7,910)	72,224	101,295			
-	-	4,975	4,975			
-	(73)	-	(73)			
-	-	(4,125)	(4,125)			
36,981	(7,983)	73,074	102,072			
36,981	(7,614)	56,731	86,098			
-	-	16,939	16,939			
-	(296)	-	(296)			
-	-	(1,446)	(1,446)			
36,981	(7,910)	72,224	101,295			

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

No. of shares					
31/12/2018	31/12/2017				
438,000,000	438,000,000				

Total number of issued 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.

No. of shares					
31/12/2018	31/12/2017				
412,459,100	412,684,900				

Total number of issued shares excluding treasury shares

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

No. of shares
12 months
ended
31/12/2018
25,315,100
225,800
25,540,900

Beginning of financial year

Purchase of treasury shares

**Equity holders of the Company** 

Non-controlling interests

End of financial year

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

  The figures have neither been audited nor reviewed.
- 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 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the audited financial statements as at 31 December 2017.
- 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 Singapore Accounting Standards Council has introduced a new Singapore financial reporting framework that is equivalent to the International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). The new framework is referred to be 'Singapore Financial Reporting Standards (International)' ["SFRS(I)s"] hereinafter.

As required by the listing requirements of the Singapore Exchange, the Group has adopted SFRS(I) on 1 January 2018 and has issued its first set of financial information prepared under SFRS(I) for the quarter ended 31 March 2018.

In adopting SFRS(I), the Group is required to apply all of the specific transition requirements in SFRS(I) 1 First-time Adoption of Singapore Financial Reporting Standards (International). The Group also concurrently applied SFRS(I) 9 Financial Instruments and SFRS(I) 15 Revenue from Contracts with Customers.

The estimated impact arising from the adoption of SFRS(I) on the Group's financial statements are set out as follows:

#### 12 months ended 31/12/2017 **CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME** Increase/ (decrease) S\$'000 Sales 34,388 Cost of sales (33,357) **Gross profit** 1.031 Other gain 96 Profit before income tax 1,127 Income tax expenses Profit after tax 1,127 Profit attributable to:

729

Group

# **CONSOLIDATED BALANCE SHEETS**

## **ASSETS**

#### **CURRENT ASSETS**

Financial assets at fair value through profit or loss

Trade and other receivables

Due from customers on construction contracts

**Contract assets** 

Amount due from joint ventures Available-for-sale financial assets

Financial assets at FVOCI Short-term notes receivables

Other current assets

### **NON-CURRENT ASSETS**

Trade and other receivables Amount due from joint ventures **Contract assets** 

Available-for-sale financial assets

Financial assets at FVOCI

#### **TOTAL ASSETS**

LIABILITIES

**CURRENT LIABILITIES** 

Trade and other payables

Contract liabilities

Due to customers on construction contracts

## **NON-CURRENT LIABILITIES**

Trade and other payables

**TOTAL LIABILITIES** 

**NET ASSETS** 

Group							
01/01/2018	31/12/2017	01/01/2017					
Increase/	Increase/	Increase/					
(decrease)	(decrease)	(decrease)					
S\$'000	S\$'000	S\$'000					
56,671	-	-					
-	(5,845)	(7,585)					
-	(51,702)	(35,067)					
-	62,282	44,450					
-	(6,323)	-					
(765)	-	-					
765	-	-					
(56,671)	-	-					
-	5,209	-					
-	3,621	1,798					
-	(24,589)	(9,251)					
-	-	(5,936)					
-	25,431	15,885					
(2,925)	-	-					
2,925	-						
-	842	698					
_	4,463	2,496					
	-,	-,					
-	(24,162)	(4,650)					
-	40,459	38,800					
-	(13,331)	(31,974)					
-	2,966	2,176					
-	358	308					
-	358	308					
-	3,324	2,484					
-	1,139	12					

# **CONSOLIDATED CASH FLOW STATEMENT**

There is no impact on net cash flow from operating activities.

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.

Earnings per ordinary share for the period after deducting any provision for preference dividends:

GROUP					
3 month	s ended	12 months ended			
31/12/2018 31/12/2017		31/12/2018	31/12/2017		
(restated)			(restated)		
(cent) (cents)		(cents)	(cents)		
0.53	2.94	1.60	4.98		
0.53	2.94	1.60	4.98		

(i) Basic

On a fully diluted basis (ii)

Basic earnings per share is calculated by dividing the net profit attributable to equity holders of the Company over the weighted average number of ordinary shares in issue during the current financial year of 412,501,970 ordinary shares (31 December 2017: 413,140,517 ordinary shares).

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 as at the end of the (a) current financial period reported on and (b) immediately preceding financial year.

GROUP		COMPANY		
31/12/2018 31/12/2017 (restated)		31/12/2018	31/12/2017	
(cents)	(cents)	(cents)	(cents)	
68.42	68.78	24.75	24.55	

Net asset value per ordinary share based on existing issued share capital (excluding treasury shares) as at the end of the period reported on

The net asset value per share is calculated based on the issued share capital excluding treasury shares of 412,459,100 ordinary shares as at 31 December 2018 (31 December 2017: 412,684,900 ordinary shares).

A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. The review must discuss any significant factors, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flows, working capital, assets or liabilities of the Group during the current financial period reported on.

### Review of Group performance

#### 4Q 2018 VS 4Q 2017

8

For the 3-month period ended 31 December 2018 ("4Q 2018"), the Group's sales decreased marginally to S\$131.50 million, as compared to S\$131.90 million in the corresponding period a year ago ("4Q 2017"). The decrease was mainly from the Construction and Building Materials division. The Group's gross profit decreased from S\$6.47 million in 4Q 2017 to S\$3.46 million in 4Q 2018 mainly due to decrease in gross profit margin from the Construction and Building Materials division.

Other income of \$\$1.80 million in 4Q 2018 was mainly derived from interest income. Other losses of \$\$0.25 million in 4Q 2018 was mainly due to fair value loss on financial assets through profit or loss, partially offset by fair value gain on an investment property. Distribution expenses was \$\$0.25 million in 4Q 2018 as compared to a credit of \$\$0.92 million in 4Q 2017 mainly due to a write-back of allowance made for impairment on trade receivables a year ago. Administrative expenses decreased by 59% from \$\$4.05 million in 4Q 2017 to \$\$1.65 million in 4Q 2018 mainly due to decrease in professional fees and overheads. Other expenses was \$\$0.43 million in 4Q 2018 as compared to a credit of \$\$5.58 million in 4Q 2017 mainly due to a write-back of allowance made for impairment on loan to joint ventures a year ago. Finance expenses increased by 74% to \$\$3.17 million in 4Q 2018 mainly due to increase in bank borrowings. Depreciation expenses increased by 51% to \$\$3.93 million in 4Q 2018 mainly due to increase in depreciable assets.

Share of profits of associated companies and joint ventures decreased from S\$6.10 million in 4Q 2017 to S\$3.73 million in 4Q 2018. This was mainly due to the timing of profit recognition from the property development joint venture projects.

The Group's profit before income tax decreased from \$\$15.42 million in 4Q 2017 to \$\$3.24 million in 4Q 2018. This was mainly due to lower profit margin from the Construction and Building Materials division and the absence of a write-back of allowance made for impairment on loan to joint ventures amounting to \$\$4.63 million a year ago. The Group's net profit attributable to shareholders decreased from \$\$12.11 million in 4Q 2017 to \$\$2.19 million in 4Q 2018.

## FY2018 VS FY 2017

The Group's sales for the financial year ended 31 December 2018 ("FY 2018") decreased marginally from \$\$403.82 million for the financial ended 31 December 2017 ("FY 2017") to \$\$403.65 million in FY 2018. The Group's gross profit in FY 2018 increased by 39% to \$\$21.49 million mainly due to an improvement in gross profit margin from the Construction and Building Materials division.

Other income decreased by 37% from \$\$10.47 million in FY 2017 to \$\$6.61 million in FY 2018 mainly due to the absence of a one-time gain on compensation income a year ago, partially offset by higher interest income in current financial year. Excluding other gains from the sale of a joint venture of \$\$11.56 million in the third quarter of last year, other losses of \$\$0.30 million in FY 2018 was mainly due to fair value loss on financial assets through profit or loss. This was partially offset by gain on disposal of property, plant and equipment and fair value gain on an investment property. Distribution expenses decreased from \$\$1.16 million in FY 2017 to \$\$0.26 million in FY 2018 mainly due to a write-back of allowance made for impairment on trade receivables. Administrative expenses decreased from \$\$23.71 million in FY 2017 to \$\$20.02 million mainly due to decrease in professional fees and overheads. Other expenses was \$\$0.99 million in FY 2018 as compared to a credit of \$\$6.42 million in FY 2017 mainly due to a write-back of allowance made for impairment on loan to joint ventures a year ago. Finance expenses increased by 55% to \$\$8.34 million in FY 2018 mainly due to increase in bank borrowings. Depreciation expenses increased marginally to \$\$10.57 million in FY 2018 mainly due to increase in depreciable assets.

Share of profits of associated companies and joint ventures decreased from S\$13.82 million in FY 2017 to S\$12.05 million in FY 2018. This was mainly due to the timing of profit recognition from the property development joint venture projects.

The Group's profit before income tax decreased from \$\$26.91 million in FY 2017 to \$\$10.24 million in FY 2018 mainly due to the absence of a one-time gain on disposal of a joint venture of \$\$11.56 million and compensation income of \$\$6.17 million recorded in FY2017.

The Group's net profit attributable to shareholders decreased from \$\$20.56 million in FY 2017 to \$\$6.61 million in FY 2018.

Earnings per share decreased to 1.60 cents for FY 2018 compared to 4.98 cents in FY 2017.

# Review of changes in working capital, assets and liabilities

The movements in assets and liabilities are as follows:

- Decrease in cash and bank balances was mainly due to repayment of notes payables.
- Decrease in short-term notes receivables was mainly due to redemption upon maturity and reclassification to financial assets at FVOCI upon conversion to other financial assets class.
- 3) Decrease in trade and other receivables was mainly due to collection from customers.
- 4) Increase in contract assets was mainly due to revenue being recognised during the financial year but which has not yet been billed to the customers.
- 5) Decrease in amount due from joint ventures was mainly due to repayment of loans by a joint venture.
- 6) Increase in development properties was mainly due to the acquisition and development cost incurred for a private residential project under development.
- Increase in financial assets at FVOCI was mainly due to reclassification from financial assets at fair value through profit or loss upon conversion as mentioned above.
- 8) Income tax receivables were refundable amount to be recovered from tax authority.
- 9) Non-current assets increased by \$\$1.41 million mainly due to increase in property, plant and equipment of \$\$5.18 million and trade and other receivables of \$\$7.20 million, partially offset by a decrease in contract assets of \$\$14.55 million.
- 10) Current liabilities decreased by \$\$5.70 million mainly due to repayment of notes payables of \$\$37 million, decrease in contract liabilities of \$\$35.37 million, partially offset by an increase in short-term borrowings of \$\$58.97 million and increase in trade and other payables of \$\$9.13 million. The increase in short-term borrowings was mainly for working capital of the Construction and Building Materials division.
- 11) Non-current liabilities increased by \$\$94.09 million mainly due to an increase in bank borrowings of \$\$103.24 million for the acquisition of a private residential property, and partially offeset by a decrease in trade and other payables of \$\$7.80 million.

## Review of changes in cashflow

The Group reported a net decrease in cash and cash equivalents mainly due to net cash used in operating activities, partially offset by net cash provided by investing and financing activities. The net cash outflow from operating activities as well as net cash inflow from financing activities were mainly for the acquisition of a private residential property for redevelopment.

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

The current announced results are in line with the general prospect commentary previously disclosed in the results announcement for the financial period ended 30 September 2018.

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.

Based on advance estimates by the Ministry of Trade and Industry, the Singapore economy grew by 2.2% on a year-on-year basis in the fourth quarter of 2018, easing slightly from the 2.3% growth in the preceeding quarter. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy expanded at a slower pace of 1.6% compared to the 3.5% growth in the third quarter. For 2018 as a whole, the economy grew by 3.3%.

The construction sector contracted by 2.2% on a year-on-year basis in the fourth quarter, extending the 2.5% decline in the previous quarter. The contraction was primarily due to weakness in public sector construction activities. On a quarter-on-quarter seasonally-adjusted annualised basis, the sector grew at a weaker pace of 1.1% compared to the 3.3% growth in the preceding quarter.

According to the projections by the Building and Construction Authority, the Singapore's total construction demand will range between \$\$27 billion and \$\$32 billion, with public sector construction demand constituting about 60% of total projected demand. Public construction demand is expected to be boosted by major insfrastructure projects. Although we expect the construction industry to remain challenging with keen competition and higher costs of construction materials, we believe that we are well positioned to continue to secure more of such projects as we have a strong track record in civil engineering projects.

Latest statistics from the Urban Redevelopment Authority showed that the price index for private residential properties decreased by 0.1% in the fourth quarter of 2018, compared with the 0.5% increase in the previous quarter. With new property cooling measures implemented in July 2018, we expect the private residential property market to remain challenging.

- 11 Dividend
- (a) Current Financial Period Reported On:
  - (i) Any dividend declared for the current financial period reported on? No
  - (ii) Any dividend recommended for the current financial period reported on? Yes

Name of Dividend	Final
Dividend Type	Cash
Dividend Amount per Share	0.40 cent per ordinary share
Dividend Rates (in %)	NA
Par value of shares	NA
Tax rate	Tax exempt

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Name of Dividend	(1) Special (2) Final
Dividend Type	Cash
Dividend Amount per Share	(1) Special: 0.40 cent per ordinary share (2) Final: 0.60 cent per ordinary share
Dividend Rates (in %)	NA
Par value of shares	NA
Tax rate	Tax exempt

(c) Date payable

Subject to approval by the Shareholders at the next Annual General Meeting and to be announced at a later date.

(d) Books closure date

Subject to approval by the Shareholders at the next Annual General Meeting and to be announced at a later date.

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

Not applicable

13 Interested Person Transaction

Name of Interested Person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$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 S\$ 100,000)
Al- Base Civil Engineering & Building	S\$'000	S\$'000
Ah Boon Civil Engineering & Building Contractor Pte Ltd	665	-

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

# 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 financial statements, with comparative information for the immediately preceding year.

GROUP (S\$'000)	REAL ESTATE	LEISURE & HOSPITALITY	CONSTRUCTION & BUILDING MATERIALS	OTHERS	TOTAL
2018					
SALES					
External	6,049	3,354	394,242	-	403,645
Inter-segment	445	2	692	28	1,167
	6,494	3,356	394,934	28	404,812
Elimination				_	(1,167)
				_	403,645
RESULTS					
Segment results	1,602	(475)	(154)	(446)	527
Interest income					6,009
Finance expenses					(8,343)
Share of profit from:			312		312
<ul><li>-associated companies</li><li>-joint ventures</li></ul>	- 11,738	-	312	-	11,738
Profit before income tax	11,730	-	-		10,243
Profit before income tax				_	10,243
2017					
(restated)					
SALES					
External	7,163	3,264	393,373	16	403,816
Inter-segment	299	-	11,059	3,012	14,370
	7,462	3,264	404,432	-	418,186
Elimination		·			(14,370)
					403,816
RESULTS					
Segment results	6,236	(636)	(2,138)	185	3,647
Net investment gain	11,563	-	1	(64)	11,500
Interest income					3,332
Finance expenses					(5,397)
Share of profit from:					
-associated companies	-	-	262	-	262
-joint ventures	13,561	-	-		13,561
Profit before income tax				_	26,905

# Sales by Geographical Segment:

Group ('S\$'000)	2018	2017 (restated)
Singapore	375,320	382,002
Malaysia	8,976	9,061
Indonesia	5,872	2,288
Others **	13,477	10,465
	403,645	403,816

<sup>\*\*</sup>Including Bangladesh,Hong Kong, Africa and Thailand.

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.

### **By Business Segment**

Total sales decreased by S\$0.17 million in FY2018 as compared to FY2017. This was mainly due to the decrease in sales from the Construction and Building Materials division.

The total segment results decreased by S\$3.12 million in FY2018 as compared to FY2017 mainly due to the absence of a write-back of allowance made for loan to joint ventures by the Real Estate division, partially offset by higher gross profit margin contributed by the Construction and Building Materials division.

# **By Geographical Segment**

The sales contributed by Singapore decreased by S\$6.68 million in FY2018 mainly due to decrease in sales from the Construction and Building Materials division.

The sales contributed by Others increased by \$\$3.01 million in FY2018 mainly due to higher percentage of revenue recognition from the Construction and Building Materials division.

16 A breakdown of sales.

S\$'000	
Sales reported for first half year	
Profit after income tax before deducting non-controlling interests reported for first half year	
Sales reported for second half year	
Profit after income tax before deducting non-controlling interests reported for second half year	

2018	2017 (restated)	Change	
152,810	154,499	-1%	
3,672	5,180	-29%	
250,835	249,317	1%	
5,578	20,830	-73%	

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

Ordinary dividend 31/12/2018 31/12/20	
	017
- Final 1,650*	4,125

<sup>\*</sup> Final ordinary dividend is estimated based on number of shares outstanding as at the end of the financial year.

# 18 CONFIRMATION PURSUANT TO RULE 720(1) OF THE LISTING MANUAL

The Company confirms that it has procured undetakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

19 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the substantial shareholders of the issuer pursuant to Rule 704(11) 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
Phua Siew Gaik	53	Spouse of Mr Koh Keng Siang, daughter-in-law of Mr Koh Tiat Meng and Mdm Quek Chee Nee, and sister-in-law of Mr Koh Keng Hiong	Senior Group Human Resources and Administration Manager since 2015. Responsible for overseeing the Group's human resources and administration function.	Nil
Erliana Sutadi	49	Spouse of Mr Koh Keng Hiong, daughter-in-law of Mr Koh Tiat Meng and Mdm Quek Chee Nee, and sister-in-law of Mr Koh Keng Siang	Office Manager, Oxford Hotel, since 2000.  Responsible for office administration.	Nil
Koh Keng Seng	55	Nephew of Mr Koh Tiat Meng and Mr Koh Teak Huat and cousin of Mr Koh Keng Siang and Mr Koh Keng Hiong	Executive Director, Construction division, since 2008.  Responsible for overseeing machinery, equipment and logistic functions under the Construction division.	Nil
Tay Juak Chiang	45	Nephew of Mr Koh Tiat Meng and Mr Koh Teak Huat and cousin of Mr Koh Keng Siang and Mr Koh Keng Hiong	Senior Manager, Steel division, since 2012. Responsible for overseeing steel fabrication division.	Nil
Phua Eng Hong	56	Brother-in-law of Mr Koh Keng Siang	Director of Dalian Megacity Trading Co., Ltd, since 2008. No executive duties.	Nil
Koh Kheng Yeow	52	Nephew of Mr Koh Tiat Meng and Mr Koh Teak Huat and cousin of Mr Koh Keng Siang and Mr Koh Keng Hiong	Director of Dalian Megacity Trading Co., Ltd, since 2008. No executive duties.	Nil

BY ORDER OF THE BOARD

Koh Keng Siang Managing Director & Group CEO Koh Keng Hiong Executive Director

4 February 2019 Singapore