
Full Year and Fourth Quarter Financial Statements Announcement

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

1(a) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, for the year and fourth quarter ended 31 December 2017 together with comparative statements for the corresponding period of the immediately preceding financial year

These figures have not been audited.

CONSOLIDATED INCOME STATEMENT

	Note	Group			Group		
		S\$000		%	S\$000		%
		Year ended			Three months ended		
		31 Dec 2017	31 Dec 2016	Increase / (Decrease)	31 Dec 2017	31 Dec 2016	Increase / (Decrease)
Revenue	1	153,230	214,893	(29)	42,238	44,426	(5)
Cost of sales		(103,687)	(169,644)	(39)	(25,000)	(26,846)	(7)
Gross profit	1	49,543	45,249	9	17,238	17,580	(2)
Other operating income	2	319	810	(61)	184	110	67
Distribution costs	3	(6,536)	(8,287)	(21)	(2,182)	(2,922)	(25)
Administrative expenses	4	(23,381)	(19,427)	20	(8,332)	(6,124)	36
Other operating (expenses) income	5	(778)	(683)	14	(180)	407	NM
Profit from operations		19,167	17,662	9	6,728	9,051	(26)
Gain on disposal of assets held for sale	6	33,858	-	NM	(326)	-	NM
Valuation loss on investment properties	7	(6,883)	(7,318)	(6)	(2,268)	(4,686)	(52)
Finance income	8	493	991	(50)	76	240	(68)
Finance costs		(5,432)	(5,330)	2	(1,392)	(1,323)	5
Foreign exchange loss	9	(741)	(1,391)	(47)	(814)	(573)	42
Share of loss of joint ventures	10	(116)	(400)	(71)	-	(400)	(100)
Profit before income tax		40,346	4,214	NM	2,004	2,309	(13)
Income tax expenses	11	(640)	(770)	(17)	(656)	(256)	156
Profit for the year / quarter		39,706	3,444	NM	1,348	2,053	(34)
<u>Profit (loss) attributable to:</u>							
Equity holders of the Company		37,748	423	NM	1,534	828	85
Non-controlling interests	13	1,958	3,021	(35)	(186)	1,225	NM
		39,706	3,444	NM	1,348	2,053	(34)

NM – Not meaningful

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Note	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
		Year ended			Three months ended		
		31 Dec 2017	31 Dec 2016		31 Dec 2017	31 Dec 2016	
Profit for the year / quarter		39,706	3,444	NM	1,348	2,053	(34)
Other comprehensive income (loss)							
<i>Items that may be reclassified subsequently to profit or loss</i>							
Translation (loss) gain arising on consolidation	12	(2,786)	2,888	NM	(977)	75	NM
Fair value gain (loss) on available-for-sale investments, net of tax	13	13,095	485	NM	12,434	(126)	NM
Other comprehensive income (loss) for the year / quarter, net of tax		10,309	3,373	206	11,457	(51)	NM
Total comprehensive income for the year / quarter		50,015	6,817	634	12,805	2,002	540
<u>Total comprehensive income attributable to:</u>							
Equity holders of the Company		41,985	2,820	NM	7,164	1,588	351
Non-controlling interests		8,030	3,997	101	5,641	414	NM
		50,015	6,817	NM	12,805	2,002	540

Notes to the Consolidated Income Statement and Consolidated Statement of Comprehensive Income:Note 1:

Performance improvements at both the Investment and Lifestyle Divisions enabled Group gross profit to expand by 9% to S\$49.5 million for the year ended 31 December 2017 from S\$45.2 million in the previous year, despite reduced turnover of S\$153.2 million. Group gross profit margin for the current year rose to 32.3% compared to 21.1% earlier.

Revenue included investment income comprising dividends and interest income amounting to S\$22.5 million (Year ended 31 December 16: S\$22.0 million).

Note 2:

Other operating income comprises:

	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
	Year ended			Three months ended		
	31 Dec 2017	31 Dec 2016		31 Dec 2017	31 Dec 2016	
Government subsidies	18	141	(87)	-	4	(100)
Compensation received	-	402	(100)	-	3	(100)
Others	301	267	13	184	103	79
Total	319	810	(61)	184	110	67

- i. Government subsidies in the previous year comprised mainly the wage credit received in Singapore which was not repeated this year due to the down-sizing of the unit.
- ii. The Group had received compensation and removal costs of S\$0.4 million from the landlord of the office in Hong Kong for the early termination of the lease in the previous year.
- iii. The increase in Others is mainly from higher service fee income received in the latest quarter.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

Note 3:

Distribution costs comprise:

	S\$'000		%	S\$'000		%
	Year ended			Three months ended		
	31 Dec 2017	31 Dec 2016	Increase / (Decrease)	31 Dec 2017	31 Dec 2016	Increase / (Decrease)
Staff costs	(3,584)	(3,723)	(4)	(989)	(965)	2
Advertising & promotion	(571)	(2,258)	(75)	(522)	(1,274)	(59)
Transportation	(1,062)	(929)	14	(265)	(251)	6
Travelling expenses	(356)	(375)	(5)	(102)	(110)	(7)
Others	(963)	(1,002)	(4)	(304)	(322)	(6)
Total	(6,536)	(8,287)	(21)	(2,182)	(2,922)	(25)

- Advertising and promotion expenses for the current year include one-off marketing support provided by a brand owner received in Q2-FY17 and lower advertising and promotion costs incurred in China.
- Transportation costs were higher due to costs incurred on certain orders by the subsidiary in India.

Note 4:

Administration expenses comprise:

	S\$'000		%	S\$'000		%
	Year ended			Three months ended		
	31 Dec 2017	31 Dec 2016	Increase / (Decrease)	31 Dec 2017	31 Dec 2016	Increase / (Decrease)
Staff costs (including executive directors)	(14,502)	(12,021)	21	(4,482)	(3,638)	23
Directors' fees	(476)	(476)	-	(119)	(119)	-
Professional fees	(2,888)	(1,625)	78	(1,933)	(358)	440
Rent & rates	(713)	(838)	(15)	(160)	(197)	(19)
Travelling expenses	(348)	(325)	7	(119)	(96)	24
Insurance	(270)	(312)	(13)	(55)	(72)	(24)
Allowance for doubtful debts	(215)	(184)	17	(127)	(298)	(57)
Withholding tax	(2,411)	(2,030)	19	(1,139)	(801)	42
Others	(1,558)	(1,616)	(4)	(198)	(545)	(64)
Total	(23,381)	(19,427)	20	(8,332)	(6,124)	36

- Staff costs increased due to the special bonuses of S\$2.4 million paid to certain executive directors and staff involved in the warehouse properties in Hong Kong and higher performance bonus accrued for the Investment Division in the latest quarter.
- Professional fees include management fees of S\$1.5 million for an executive director and management in relation to the Japanese property investment in the latest quarter.
- Rental expense declined mainly due to the savings from the relocation of the Hong Kong office as well as from the Group's personnel in Beijing now working from home to help reduce costs as well as their own travel times.
- Insurance costs declined mainly due to savings at the unit in Hong Kong.
- Allowances were made for certain doubtful trade receivables in Hong Kong and India in this period.
- Withholding tax relates to tax on income from Investment Division projects as well as on the distributions declared by the Japanese property holding vehicle. The higher withholding tax this year is mainly due to certain reversals in Q4-FY2016.
- Lower Other expenses in the latest quarter were mainly due to the reversal of certain accruals.

Note 5:

Other operating expenses comprise:-

	S\$'000		%	S\$'000		%
	Year ended			Three months ended		
	31 Dec 2017	31 Dec 2016	Increase / (Decrease)	31 Dec 2017	31 Dec 2016	Increase / (Decrease)
Depreciation	(246)	(403)	(39)	(65)	(62)	5
(Loss) gain on derivative financial instrument	(532)	(280)	90	(115)	469	NM
Total	(778)	(683)	14	(180)	407	NM

- Depreciation reduced in this year mainly from the cessation of this charge on certain fully written-down assets.
- The loss on derivative financial instrument arose mainly from the fair valuation of the hedge for the capital invested in the Japanese property holding vehicle.

Note 6:

The sale of the warehouse properties in Hong Kong was completed in the last quarter of the year. The gain had been taken up in the income statement in the previous quarter.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

Note 7:

The Group recognized a valuation loss for the period mainly on the GLNG houses in Australia and which is expected to continue until the end of the lease terms.

Note 8:

Finance income declined from a combination of lower interest-earning deposits and lower interest rates on these funds in the current year.

Note 9:

Foreign exchange translation loss for the year arose mainly from the translation of monetary assets and liabilities, denominated in foreign currencies, outstanding as at the end of the year as well as the exchange loss realized on the settlement of an Australian dollar denominated receivable.

Note 10:

The share of loss from joint ventures comprises the pre-sale operating costs of the Group's Gemlife joint venture for the development and management of retirement resorts.

Note 11:

Income tax for the year was mainly provided on the profits at certain Australian entities.

There is no capital gains or profits tax impact from the gain on disposal of the warehouse properties in Hong Kong.

Note 12:

These unrealized translation differences arose due to fluctuations in exchange rates of the foreign currencies in which the net assets of the Group's overseas operations are denominated.

Note 13:

The amount represents Thakral Japan Properties Pte Ltd (TJP)'s fair value gain on its available-for-sale investment in the Japanese property holding vehicle (of which the relevant portion is allocated to the non-controlling interests in TJP) backed by the significant valuation gain on the property portfolio this year.

The non-controlling interest's share of loss in the latest quarter was mainly due to the management fees charged to TJP by the Group for the management of the pooled investment vehicle.

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

	Note	Group (S\$ '000) as at		Company (S\$ '000) as at	
		31 Dec 2017	31 Dec 2016	31 Dec 2017	31 Dec 2016
ASSETS					
Current assets					
Cash and bank balances	1	46,175	29,787	1,890	210
Trade receivables	2	11,807	9,871	-	-
Other receivables and prepayments	3	7,963	10,781	64	65
Loans receivable	4	48,198	28,382	-	-
Assets held for sale	5	-	40,140	-	-
Inventories	6	24,058	18,884	-	-
Total current assets		138,201	137,845	1,954	275
Non-current assets					
Pledged fixed deposits	1	10	10	-	-
Other receivables	3	1,462	-	-	-
Loans receivable	4	31,619	25,870	-	-
Property, plant and equipment		1,896	1,807	10	16
Investment properties	4	47,533	54,616	-	-
Joint ventures	7	-	115	-	-
Subsidiary corporations		-	-	177,919	162,356
Derivative financial instrument	8	206	755	-	-
Available-for-sale investments	8	34,242	18,681	-	-
Total non-current assets		116,968	101,854	177,929	162,372
Total assets		255,169	239,699	179,883	162,647
LIABILITIES AND EQUITY					
Current liabilities					
Trade payables	9	3,760	2,633	-	-
Bills payables and trust receipts	9	11,207	21,535	-	-
Bank and other borrowings	10	31,691	44,664	-	-
Other payables		23,097	21,616	856	649
Provisions	11	2,504	2,969	52	52
Income tax payable	12	554	721	-	-
Total current liabilities		72,813	94,138	908	701
Non-current liabilities					
Amount owing to subsidiary corporations		-	-	65,419	68,346
Bank and other borrowings	10	15,146	24,005	-	-
Deferred tax liability	8	4,500	1,143	-	-
Total non-current liabilities		19,646	25,148	65,419	68,346
Total liabilities		92,459	119,286	66,327	69,047
Capital, reserves and non-controlling interests					
Issued capital		72,579	72,579	72,579	72,579
Reserves	13	59,334	23,892	40,977	21,021
Equity attributable to equity holders of the Company		131,913	96,471	113,556	93,600
Non-controlling interests		30,797	23,942	-	-
Total equity		162,710	120,413	113,556	93,600
Total liabilities and equity		255,169	239,699	179,883	162,647

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

Amount repayable in one year or less, or on demand

As at 31 December 2017		As at 31 December 2016	
Secured	Unsecured	Secured	Unsecured
S\$ 36,282,000	S\$ 6,616,000	S\$ 56,040,000	S\$ 10,159,000

Please also see notes (9 & 10) on page 9

Details of any collateral

Pledged bank deposits of S\$8.9 million; Company's corporate guarantee

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

Charge against specific corresponding debt instruments issued by a developer

Amount repayable after one year

As at 31 December 2017		As at 31 December 2016	
Secured	Unsecured	Secured	Unsecured
S\$ 6,547,000	S\$ 8,599,000	S\$ 18,681,000	S\$ 5,324,000

Please also see note (10) on page 9

Details of any collateral

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

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year**CONSOLIDATED STATEMENT OF CASH FLOWS**

Note	(S\$ '000)		(S\$ '000)	
	Year ended		Three months ended	
	31 Dec 2017	31 Dec 2016	31 Dec 2017	31 Dec 2016
OPERATING ACTIVITIES				
	40,346	4,214	2,004	2,309
Profit before income tax				
Adjustments for:				
Depreciation expense	246	403	65	62
Share of loss of joint ventures	116	400	-	400
Interest income from loans receivable and dividend income from unquoted investments	(22,455)	(22,016)	(11,295)	(12,258)
Interest expense	5,432	5,330	1,392	1,323
Interest income	(493)	(991)	(76)	(240)
Loss on disposal of property, plant and equipment	5	2	-	-
Loss on exercise of derivative financial instrument	-	223	-	223
Gain on disposal of assets held for sale	(33,858)	-	326	-
Valuation loss on investment properties	6,883	7,318	2,268	4,686
Unrealised loss (gain) on outstanding derivative financial instrument	532	57	115	(692)
Net unrealised foreign exchange loss	2,216	1,462	2,397	685
Provision for employee benefits	212	370	108	272
Allowance for inventories	522	1,098	350	555
Allowance (reversal) for doubtful trade receivables	205	(7)	127	123
Allowance for doubtful other receivables	10	191	-	175
Operating cash flows before movements in working capital	(81)	(1,946)	(2,219)	(2,377)
Trade receivables	(2,858)	2,504	2,723	156
Other receivables and prepayments	717	(673)	1,209	1,084
Inventories	(6,880)	5,356	(7,285)	(1,579)
Trade payables	1,298	(3,593)	1,576	312
Other payables and provisions	1,627	5,305	(1,830)	(930)
Cash (used in) generated from operations	(6,177)	6,953	(5,826)	(3,334)
Income tax paid	(745)	(170)	(85)	(25)
Interest paid	(4,566)	(3,351)	(1,087)	(817)
Interest received	1,910	530	70	478
Net cash (used in) from operating activities	(9,578)	3,962	(6,928)	(3,698)
INVESTING ACTIVITIES				
Additions to property, plant and equipment	(430)	(335)	(272)	(42)
Proceeds from disposal of property, plant and equipment	3	8	-	-
Proceeds from disposal of assets held for sale	69,517	-	62,029	-
Acquisition of investments in joint ventures	-	(513)	-	(4)
Repayment of loans receivable - current and non-current	26,701	23,092	6,882	7,703
Additions to loans receivable - current and non-current	(31,323)	(16,286)	(10,376)	(1,024)
Acquisition of derivative financial instrument	-	(217)	-	-
Net cash from investing activities	64,468	5,749	58,263	6,633
FINANCING ACTIVITIES				
Dividend paid to non-controlling shareholders in a subsidiary corporation	(1,181)	(738)	(945)	(738)
Dividends paid	(6,543)	(2,617)	(3,926)	(2,617)
(Increase) decrease in fixed deposits with maturities exceeding three months	(2,282)	10	(2,282)	-
Decrease in pledged fixed deposits	12,657	862	6,541	1,795
(Decrease) increase in bills payable and trust receipts	(8,881)	692	(11,140)	2,419
Other loans	19,956	6,365	3,669	2,352
Loans from banks	1,327	9,656	715	3,606
Repayments of other loans	(9,614)	-	(3,146)	-
Repayments of bank loans	(32,966)	(22,016)	(15,854)	(7,511)
Net cash used in financing activities	(27,527)	(7,786)	(26,368)	(694)
Net increase in cash and cash equivalents	27,363	1,925	24,967	2,241
Cash and cash equivalents at beginning of year / quarter	7,690	5,543	9,957	5,372
Net effect of exchange rate changes in the balance of cash held in foreign currencies	(142)	222	(13)	77
Cash and cash equivalents at end of year / quarter	34,911	7,690	34,911	7,690
Cash and cash equivalents were represented by:-				
Fixed deposits with maturities less than 3 months, cash and bank balances	34,911	7,690	34,911	7,690
	34,911	7,690	34,911	7,690

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

Note 1:

Cash and bank balances are comprised of:

	<u>31-Dec-17</u>	<u>31-Dec-16</u>
Cash and cash equivalents	S\$34.9 million	S\$7.7 million
Fixed deposits with maturities exceeding three months	S\$2.4 million	S\$0.1 million
Fixed deposits that have been pledged to banks against bills payables and trust receipts (see note 9 below)	S\$2.5 million	S\$1.3 million
Fixed deposits that have been pledged to banks against bank loans	S\$6.4 million	S\$20.7 million
Total (including non-current fixed deposits)	<u>S\$46.2 million</u>	<u>S\$29.8 million</u>

Pledged deposits maturing in the next 12 months are included under current assets while pledged deposits with remaining maturities over 1 year are included under non-current assets.

Note 2:

The increase in trade receivables is mainly due to sales made to certain major customers on longer credit terms.

Note 3:

The reduction in the current other receivable and prepayments is mainly due to the receipts of certain accrued fee income by the Investment Division as well as accrued interest on certain fixed deposits.

Non-current other receivables mainly represent an advance made to the Gemlife joint venture which will be converted to interest-bearing loans receivable with a tenor of more than 12 months upon successful completion of the acquisition of a land parcel.

Note 4:

The aggregate increase in loans receivable arises from the investments made in projects in Australia during the year. Of the total loans receivable of S\$79.8 million, loans to the Gemlife joint venture entities amount to S\$17.2 million as at 31 December 2017 (31 December 2016: S\$6.3 million).

The Group consolidates the investment properties and the relevant bank loans for the two GLNG projects on its statement of financial position. The recourse of the bank for the loans provided remains limited to the GLNG projects only.

Note 5:

Assets held for sale are comprised of:

	<u>31-Dec-17</u>	<u>31-Dec-16</u>
	<u>S\$'000</u>	<u>S\$'000</u>
Investment properties	-	36,619
Properties, plant and equipment (Leasehold land and buildings)	-	3,521
Total	<u>-</u>	<u>40,140</u>

The sale of these properties was completed on 2 November 2017.

Note 6:

In view of the Group stocking up for the seasonal demand, inventories grew to S\$24.1 million as at 31 December 2017 from S\$18.9 million as at 31 December 2016.

Note 7:

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

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

Note 8:

The Group invested in commercial properties and hotel buildings in Japan through a pooled investment structure which accounted for this as an available-for-sale investment.

Derivative financial instruments represent the mark-to-market values of the Group's medium-term forex option taken to hedge its capital invested in the Japanese property holding vehicle as at the respective dates.

Deferred tax liability increased primarily on the fair value gain on the available-for-sale investment during the year.

Note 9:

Aggregate trade payables and bills payable and trust receipts reduced by nearly 40% from last year due to the repayments made in the latest quarter following the sale of the warehouse properties in Hong Kong.

Note 10:

Certain bank loans were paid off in the latest quarter following the sale of the warehouse properties in Hong Kong.

Note 11:

The decrease in Provisions is mainly due to the long service payments made to certain retirees in Hong Kong.

Note 12:

The decrease in Income tax payable is mainly due to the tax payment made by the unit in Australia during the year.

Note 13:

The increase in the Company's reserves is mainly due to the reversal of impairment loss for investments in subsidiary corporations in the last quarter.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

STATEMENT OF CHANGES IN EQUITY

Year ended 31 December 2017

SS'000

Group	Issued capital	Capital reserve	Asset revaluation reserve	Investment revaluation reserve	Options reserve	Foreign currency translation reserve	Retained earnings	Attributable to equity holders of the Company	Non-controlling interests	Total
Balance at 1 Jan 2017	72,579	(9,207)	3,278	1,804	31	(27,680)	55,666	96,471	23,942	120,413
Total comprehensive income for the quarter										
Profit for the quarter	-	-	-	-	-	-	1,511	1,511	476	1,987
Other comprehensive income (loss) for the quarter	-	-	-	178	-	(75)	-	103	525	628
	-	-	-	178	-	(75)	1,511	1,614	1,001	2,615
Transactions with owners, recognised directly in equity										
Transfer from options reserve to retained earnings on cancellation / lapse of share options	-	-	-	-	(31)	-	31	-	-	-
Balance at 31 Mar 2017	72,579	(9,207)	3,278	1,982	-	(27,755)	57,208	98,085	24,943	123,028
Total comprehensive income for the quarter										
Profit for the quarter	-	-	-	-	-	-	1,165	1,165	620	1,785
Other comprehensive income (loss) for the quarter	-	-	-	47	-	(1,131)	-	(1,084)	(328)	(1,412)
	-	-	-	47	-	(1,131)	1,165	81	292	373
Balance at 30 Jun 2017	72,579	(9,207)	3,278	2,029	-	(28,886)	58,373	98,166	25,235	123,401
Total comprehensive income for the quarter										
Profit for the quarter	-	-	-	-	-	-	33,538	33,538	1,048	34,586
Other comprehensive income (loss) for the quarter	-	-	-	105	-	(517)	-	(412)	48	(364)
	-	-	-	105	-	(517)	33,538	33,126	1,096	34,222
Transactions with owners, recognised directly in equity										
Dividend	-	-	-	-	-	-	(2,617)	(2,617)	-	(2,617)
Balance at 30 Sep 2017	72,579	(9,207)	3,278	2,134	-	(29,403)	89,294	128,675	26,331	155,006
Total comprehensive income for the quarter										
Profit (loss) for the quarter	-	-	-	-	-	-	1,534	1,534	(186)	1,348
Other comprehensive income (loss) for the quarter	-	-	-	6,203	-	(573)	-	5,630	5,827	11,457
	-	-	-	6,203	-	(573)	1,534	7,164	5,641	12,805
Transactions with owners, recognised directly in equity										
Transfer from asset revaluation reserve to retained earnings on disposal of asset held for sale	-	-	(2,982)	-	-	-	2,982	-	-	-
Dividend to non-controlling shareholders in a subsidiary corporation	-	-	-	-	-	-	-	-	(1,175)	(1,175)
Dividend	-	-	-	-	-	-	(3,926)	(3,926)	-	(3,926)
Balance at 31 Dec 2017	72,579	(9,207)	296	8,337	-	(29,976)	89,884	131,913	30,797	162,710

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Year ended 31 December 2016

S\$'000

Group	Issued capital	Capital reserve	Asset revaluation reserve	Investment revaluation reserve	Options reserve	Foreign currency translation reserve	Retained earnings	Attributable to equity holders of the Company	Non-controlling interests	Total
Balance at 1 Jan 2016	72,579	(9,207)	3,278	1,562	51	(29,835)	57,840	96,268	21,164	117,432
Total comprehensive loss for the quarter										
Profit for the quarter	-	-	-	-	-	-	625	625	442	1,067
Other comprehensive income (loss) for the quarter	-	-	-	54	-	(1,406)	-	(1,352)	234	(1,118)
	-	-	-	54	-	(1,406)	625	(727)	676	(51)
Balance at 31 Mar 2016	72,579	(9,207)	3,278	1,616	51	(31,241)	58,465	95,541	21,840	117,381
Total comprehensive income for the quarter										
(Loss) Profit for the quarter	-	-	-	-	-	-	(432)	(432)	486	54
Other comprehensive income (loss) for the quarter	-	-	-	118	-	(697)	-	(579)	604	25
	-	-	-	118	-	(697)	(432)	(1,011)	1,090	79
Transactions with owners, recognised directly in equity										
Transfer from options reserve to retained earnings on cancellation / lapse of share options	-	-	-	-	(20)	-	20	-	-	-
Balance at 30 Jun 2016	72,579	(9,207)	3,278	1,734	31	(31,938)	58,053	94,530	22,930	117,460
Total comprehensive income for the quarter										
(Loss) profit for the quarter	-	-	-	-	-	-	(598)	(598)	868	270
Other comprehensive income for the quarter	-	-	-	133	-	3,435	-	3,568	949	4,517
	-	-	-	133	-	3,435	(598)	2,970	1,817	4,787
Balance at 30 Sep 2016	72,579	(9,207)	3,278	1,867	31	(28,503)	57,455	97,500	24,747	122,247
Total comprehensive income for the quarter										
Profit for the quarter	-	-	-	-	-	-	828	828	1,225	2,053
Other comprehensive (loss) income for the quarter	-	-	-	(63)	-	823	-	760	(811)	(51)
	-	-	-	(63)	-	823	828	1,588	414	2,002
Transactions with owners, recognised directly in equity										
Dividend to non-controlling shareholders in a subsidiary corporation	-	-	-	-	-	-	-	-	(1,219)	(1,219)
Dividend	-	-	-	-	-	-	(2,617)	(2,617)	-	(2,617)
	-	-	-	-	-	-	(2,617)	(2,617)	(1,219)	(3,836)
Balance at 31 Dec 2016	72,579	(9,207)	3,278	1,804	31	(27,680)	55,666	96,471	23,942	120,413

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Year ended 31 December 2017

S\$'000

Company

Balance as at 1 Jan 2017

Profit for the quarter, representing total comprehensive income for the quarter
 Transactions with owners, recognised directly in equity
 Transfer from options reserve to retained earnings on cancellation / lapse of share options

Balance as at 31 Mar 2017

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

Balance as at 30 Jun 2017

Profit for the quarter, representing total comprehensive income for the quarter
 Transactions with owners, recognised directly in equity
 Dividend

Balance as at 30 Sep 2017

Profit for the quarter, representing total comprehensive income for the quarter
 Transactions with owners, recognised directly in equity
 Dividend

Balance as at 31 Dec 2017

Issued capital	Options reserve	Retained earnings	Total
72,579	31	20,990	93,600
-	-	2,457	2,457
-	(31)	31	-
72,579	-	23,478	96,057
-	-	1,144	1,144
72,579	-	24,622	97,201
-	-	872	872
-	-	(2,617)	(2,617)
72,579	-	22,877	95,456
-	-	22,026	22,026
-	-	(3,926)	(3,926)
72,579	-	40,977	113,556

Year ended 31 December 2016

S\$'000

Company

Balance as at 1 Jan 2016

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

Balance as at 31 Mar 2016

Loss for the quarter, representing total comprehensive loss for the quarter
 Transactions with owners, recognised directly in equity
 Transfer from options reserve to retained earnings on cancellation / lapse of share options

Balance as at 30 Jun 2016

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

Balance as at 30 Sep 2016

Profit for the quarter, representing total comprehensive income for the quarter
 Transactions with owners, recognised directly in equity
 Dividend

Balance as at 31 Dec 2016

Issued capital	Options reserve	Retained earnings	Total
72,579	51	23,410	96,040
-	-	(2,440)	(2,440)
72,579	51	20,970	93,600
-	-	(163)	(163)
-	(20)	20	-
72,579	31	20,827	93,437
-	-	(695)	(695)
72,579	31	20,132	92,742
-	-	3,475	3,475
-	-	(2,617)	(2,617)
72,579	31	20,990	93,600

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

Since the beginning of the year, 700,000 share options (equivalent to 35,000 shares on 20:1 basis following the completion of the share consolidation in FY2015) expired during the year.

The number of shares that may be issued on exercise of all the outstanding options under the 2001 Scheme is as follows:-

	As at 31 Dec 2017	As at 31 Dec 2016
Outstanding options	-	35,000

The Company did not have any treasury shares as at 31 December 2017 and 31 December 2016.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

The total number of issued shares was 130,860,616 as at 31 December 2017 and 31 December 2016.

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

Not applicable.

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

These figures have not been audited or reviewed.

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

Not applicable.

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

Except as disclosed in item 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year as those of the audited financial statements for the year ended 31 December 2016.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

On 1 January 2017, the Group adopted all the new and revised FRSs and Interpretations of FRS that are effective from that date and are relevant to its operations. The Group was mainly affected by the following new / revised FRSs and amendments to FRS:-

Amendments to FRS 7 *Statement of Cash Flows: Disclosure Initiative*

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

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

	Year ended 31 Dec 2017	Year ended 31 Dec 2016
(i) Basic earnings per share	28.85 cents	0.32 cent
(ii) Fully diluted earnings per share	28.85 cents	0.32 cent

	Three months ended 31 Dec 2017	Three months ended 31 Dec 2016
(i) Basic earnings per share	1.17 cents	0.63 cent
(ii) Fully diluted earnings per share	1.17 cents	0.63 cent

Basic earnings per share and diluted earnings per share are computed on the profit for the above periods after taxation and deduction of non-controlling interests divided by 130,860,616 being the adjusted weighted average number of shares in issue during the periods ended 31 December 2017 and 31 December 2016.

7. Net asset value (for the issuer and group) per ordinary share based on issued shares excluding treasury shares of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year

	As at 31 Dec 2017	As at 31 Dec 2016
Group	100.80 cents	73.72 cents
Company	86.78 cents	71.53 cents

8. 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 that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors.

It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Review – Year ended 31 December 2017

Turnover & Profitability

The Group successfully completed the sale of its warehouse properties in Hong Kong during the final quarter of 2017 and reports profit attributable to shareholders of S\$37.7 million for the financial year ended 31 December 2017 ("FY2017"). The Company also paid a special interim dividend of S\$0.03 per share to shareholders on 27 November 2017.

Notwithstanding the decline in turnover for the year and latest quarter, the Group's gross profit rose by 9% for the year to S\$49.5 million from S\$45.2 million in the previous financial year on the back of improved performance from both its Investment and Lifestyle business divisions. Gross profit performance for the latest quarter, however, remained about level compared to the previous year.

The Group recognised valuation loss mainly on its GLNG houses in Australia of S\$6.9 million for the year compared to S\$7.3 million in the previous year.

The Group achieved net profit before tax (PBT) of S\$40.3 million for the year compared to S\$4.2 million for the prior year.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Finance Income

Finance income declined by half for the year to S\$0.5 million compared to S\$1.0 million previously in view of lower funds on deposit during the year.

Expenses

Distribution expenses for the year of S\$6.5 million were lower by 21% than the S\$8.3 million incurred in the previous financial year due to the lower advertising and promotion costs incurred, mainly in China, in the current year as well as the one-off marketing support provided by a brand owner in the preceding quarter.

Administration expenses increased to S\$23.4 million from S\$19.4 million in the previous year mainly due to bonuses and management fees of S\$3.9 million for executive directors, management and staff on the back of the valuation gains in Japan as well as for the sale of the warehouse property in Hong Kong. Excluding these, Administration expenses remained about level with those in the previous financial year.

Foreign exchange loss of S\$0.7 million arose mainly from the translation of foreign currency denominated monetary assets and liabilities outstanding at the end of the year as well as the exchange loss realized on the settlement of an Australian dollar denominated receivable.

Working Capital and Cash Flow

Inventory grew to S\$24.1 million as at 31 December 2017 against S\$18.9 million as at 31 December 2016, in view of the Group stocking up for the seasonal demand. The inventory turnover period for the current period increased to 76 days against 48 days for the previous year.

Trade receivables also increased to S\$11.8 million as at 31 December 2017 from S\$9.9 million as at 31 December 2016 due to sales being made to certain large customers on longer credit terms as well as the accrual of certain project-related fees by the Investment Division. The trade receivables turnover period for the current period was 26 days against 19 days for the previous year.

Following the sale of the Hong Kong warehouse properties, the Group paid off certain loans during the year, with aggregate bank and other borrowings declining by about a third to S\$58.0 million as at 31 December 2017 from S\$90.2 million as at 31 December 2016.

Other payables increased mainly due to the share application monies of S\$1.9 million received from the other investors in the Japanese property investment vehicle mainly to fund the investment in the Legal Itachibori Building.

The Group's cash position at the end of the year was strong, with cash on hand of S\$46.2 million as compared to S\$29.8 million as at 31 December 2016. Cash pledged against bank loans and facilities also reduced from S\$22.0 million as at 31 December 2016 to S\$8.9 million as at the end of the year. The Group saw net outflows of cash from operating activities of S\$9.6 million for the year compared to net inflows of S\$4.0 million in the previous financial year, mainly due to the increase in inventories and trade receivables in this year.

Osaka's office market has shown strong rental growth in FY2017, backed by solid demand and limited supply in the market. This has attracted both domestic and overseas investors to the market. The Group's investments in real estate in Japan saw a significant valuation gain during FY2017, with the value of its available-for-sale investments rising to S\$34.2 million as at 31 December 2017 compared to S\$18.7 million at the previous year end. The Japanese entity had further invested in a retail and hotel property in Osaka in the last quarter of FY2017 as well as the Legal Itachibori Building in the first quarter of FY2018. The Group has provided for a management fee of about S\$1.5 million during the latest quarter for the management of the pooled investment vehicle.

Net Asset Value

Net Asset Value per share as at 31 December 2017 increased to 100.80 cents, compared to 73.72 cents as at 31 December 2016, reflecting the enhancement in value from the disposal of the warehouse properties as well as the strong growth in the valuation of the Japanese investment.

Performance Summary

Investments

Settlements at the Fortitude Valley project in Brisbane progressed well during Q4-FY17 with senior lender and 3rd party investor funds being paid down. It is expected that the Group would receive its settlement from this project by about end-FY18.

As previously reported, the Gemlife joint venture started recognizing sales for the Bribie Island retirement homes project in Q4-FY2017 as buyers commenced moving into their properties. Stage 1 construction works at Bribie Island (excluding the Community Facilities) are 80% completed, with 80 out of 85 stage 1 homes contracted. Stage 1 construction works at Highfields (excluding the Community Facilities) are 56% completed, with 17 out of 50 stage 1 homes contracted. Marketing campaigns at the two newly acquired sites at Woodend and Lennox Head continue to result in strong sales enquiries and a significant number of holding deposits. Woodend construction works have commenced with 12 deposits in place. Lennox Head has not yet received its Development Approval but has over 40 deposits in place.

The division achieved revenue of S\$37.7 million for the year compared to S\$36.2 million for the previous financial year, a growth of 4%. Segment operating result – before disposal gain and valuation loss, bonuses and management fees stated above – was about level with the S\$27.2 million earned in the previous financial year.

Lifestyle

The division narrowed its segment loss to S\$1.3 million for the latest financial year compared to S\$6.6 million in the previous financial year, a reduction of about 80%. The division is making gradual progress to achieve breakeven and eventual profitability. The division is now selling a few new brands of skincare, haircare and beauty devices and expects to see growth from these going forward.

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

The performance of both Divisions met management's expectations. The Lifestyle Division continues its efforts to expand and return to profitability.

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

For 2018, the Investment Division remains focused on achieving its construction and sales targets for its retirement homes business. It will also consider selective investments in residential or commercial projects that meet its return criteria.

The continuing strengthening of the global economies is expected to provide support to Chinese exports in 2018. In an expanding economy, the Chinese consumer, buoyed by wage growth, low cost of living and a strong yuan, is expected to support healthy spending. This provides a favourable business environment for the Lifestyle Division's business in China and Hong Kong, which will continue its attempts to expand its business in the year to return to profitability. However, the possibility of additional US trade measures in 2018 affecting China cannot be discounted, which could adversely impact the Chinese consumer and economy.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? No; a special interim dividend of S\$0.03 per share and an interim dividend of S\$0.02 per share were paid to shareholders on 27 November 2017 and 21 August 2017 respectively.

(b) Corresponding Period of the Immediately Preceding Financial Year

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

For the previous corresponding period, the Company had declared an interim dividend of S\$0.02 per share which was paid on 7 December 2016 to shareholders.

(c) Date payable

Not applicable

(d) Books closure date

Not applicable

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

No dividend declared for the quarter. A special interim dividend of S\$0.03 per share and an interim dividend of S\$0.02 per share were paid to shareholders on 27 November 2017 and 21 August 2017 respectively.

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

Name of interested person	Aggregate value of all interested person transactions during the year ended 31 December 2017 (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than S\$100,000)
Thakral Brothers Pte Ltd and subsidiaries	S\$'000	S\$'000
Purchases, net of returns	-	14,628
Co-investment in loans receivable	1,176	-
In Sewa Foundation Limited		
Co-investment in loans receivable	1,675	-

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**(This part is not applicable to Q1, Q2, Q3 or Half Year Results)****14. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year**

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

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

Group's reportable segments**S\$'000****Year ended 31 December 2017**

	INV	LIFE	OTH	TOTAL
Revenue				
External sales	37,691	115,539	-	153,230
Result				
Segment operating result	23,177	(1,255)	(1,309)	20,613
Gain on disposal of assets held for sale	33,858	-	-	33,858
Valuation loss on investment properties	(6,883)	-	-	(6,883)
Share of loss of joint ventures	(116)	-	-	(116)
Segment result	50,036	(1,255)	(1,309)	47,472
Unallocated corporate expenses				(1,446)
Finance income				493
Finance costs				(5,432)
Foreign exchange loss				(741)
Profit before income tax				40,346
Income tax expenses				(640)
Profit for the year				39,706
Other information				
Capital expenditure:				
Property, plant and equipment	27	401	2	430
Depreciation expense	24	214	8	246
Assets				
Segment assets	186,931	66,274	1,964	255,169
Total assets				255,169
Liabilities				
Segment liabilities	56,602	30,144	659	87,405
Income tax payable				554
Deferred tax liability				4,500
Total liabilities				92,459

THAKRAL CORPORATION LTD AND SUBSIDIARIES

S\$'000

Year ended 31 December 2016

	INV	LIFE	OTH	TOTAL
Revenue				
External sales	36,246	178,647	-	214,893
Result				
Segment operating result	27,223	(6,571)	(1,452)	19,200
Valuation loss on investment properties	(7,318)	-	-	(7,318)
Share of loss of joint ventures	(400)	-	-	(400)
Segment result	19,505	(6,571)	(1,452)	11,482
Unallocated corporate expenses				(1,538)
Finance income				991
Finance costs				(5,330)
Foreign exchange loss				(1,391)
Profit before income tax				4,214
Income tax expenses				(770)
Profit for the year				3,444

Other information				
Capital expenditure:				
Property, plant and equipment	5	318	12	335
Depreciation expense	17	380	6	403

Assets				
Segment assets	176,348	63,060	291	239,699
Total assets				239,699
Liabilities				
Segment liabilities	51,537	65,433	452	117,422
Income tax payable				721
Deferred tax liability				1,143
Total liabilities				119,286

Geographical information

S\$'000

Geographical segments:	Revenue		Capital expenditure		Non-current assets *	
	31 Dec		31 Dec		31 Dec	
	2017	2016	2017	2016	2017	2016
People's Republic of China (including Hong Kong)	133,336	191,674	353	231	3,106	2,974
Australia	12,512	12,632	27	5	45,122	52,169
Others	7,382	10,587	50	99	1,201	1,280
	153,230	214,893	430	335	49,429	56,423

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

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

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

See item 8 on review of performance

16. A breakdown of revenue

	S\$'000		%
	Year ended 31 Dec 2017	Year ended 31 Dec 2016	Increase / (Decrease)
a) Revenue reported for first half year	71,382	134,386	(47)
b) Net profit after tax before deducting non-controlling interests reported for first half year	3,772	1,121	236
c) Revenue reported for second half year	81,848	80,507	2
d) Net profit after tax before deducting non-controlling interests reported for second half year	35,934	2,323	1,447

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

	Year ended 31 Dec 2017 S\$'000	Year ended 31 Dec 2016 S\$'000
Ordinary shares (tax-exempt one-tier)		
- Interim (paid on 21 Aug 2017; last year paid on 7 Dec 2016)	2,617	2,617
- Special interim (paid on 27 Nov 2017)	3,926	-
Total	6,543	2,617

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

Name	Age	Family relationship with any director and / or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Satbir Singh Thakral	30	Son of the Company's Director, Mr. Inderbethyl Singh Thakral	Marketing Director of Thakral Lifestyle group	Launching and managing marketing activities of Lifestyle Division
Kuldip Singh Thakral	88	Brother of the Company's Director, Mr. Kartar Singh Thakral	Chairman of Thakral Brothers Limited, Osaka – General strategic management since the incorporation of Thakral Brothers Limited Osaka in 1972	No change

Confirmation pursuant to Rule 720(1)

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

ON BEHALF OF THE BOARD

Kartar Singh Thakral
Director

Inderbethyl Singh Thakral
Director
27 February 2018

BY ORDER OF THE BOARD

Chan Wan Mei
Chan Lai Yin
Company Secretaries
27 February 2018