



CHUAN HUP HOLDINGS LIMITED

(Company Registration No.: 197000572R)

Unaudited Financial Statements for the Year Ended 30 June 2020

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

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

1(a)(i) Statement of comprehensive income for the year ended 30 June 2020

	Group		
	Year ended 30 June		
	2020	2019	+/(−)
	USD'000	USD'000	%
Continuing operations			
Revenue	25,234	18,286	38.0
Property development expense	(17,690)	(12,539)	41.1
Other operating expenses	(494)	(226)	nm
Changes in fair value of investment properties	(3,588)	(1,009)	nm
Changes in fair value of investment securities	(3,594)	3,266	nm
Changes in fair value of derivative financial instruments	(1,235)	496	nm
Impairment loss on financial asset	(8,832)	-	nm
Employee benefits expense	(1,444)	(11,086)	(87.0)
Depreciation expense	(196)	(128)	53.1
Other expenses	(1,473)	(1,357)	8.5
Other losses, net (note 1(a)(ii))	(2,371)	(1,228)	93.1
Finance costs	(1)	(239)	(99.6)
Share of results of associates	(1,107)	(20,476)	(94.6)
Loss before tax from continuing operations	(16,791)	(26,240)	(36.0)
Income tax expense	(333)	(745)	(55.3)
Loss from continuing operations, net of tax	(17,124)	(26,985)	(36.5)
Discontinued operations			
Profit from discontinued operations, net of tax	-	73,004	nm
(Loss)/profit for the year	(17,124)	46,019	nm
Other comprehensive income:			
Items that will not be reclassified to profit or loss:			
Financial assets, at FVOCI:			
Changes in fair value	2,029	(1,519)	nm
Fair value changes reclassified to accumulated profits	(115)	51	nm
Items that may be reclassified subsequently to profit or loss:			
Currency translation	(2,768)	(2,073)	33.5
Share of currency translation reserves of associate	76	239	(68.2)
Other comprehensive income for the year, net of tax	(778)	(3,302)	(76.4)
Total comprehensive income for the year	(17,902)	42,717	nm
(Loss)/profit attributable to:			
Equity holders of the Company			
Continuing operations, net of tax	(17,124)	(26,985)	(36.5)
Discontinued operations, net of tax	-	70,916	nm
	(17,124)	43,931	nm
Non-controlling interests			
Discontinued operations, net of tax	-	2,088	nm
	(17,124)	46,019	nm

nm: not meaningful

1(a)(i) Statement of comprehensive income for the year ended 30 June 2020 (cont'd)

	Group		
	Year ended 30 June		
	2020	2019	+ / (-)
	USD'000	USD'000	%
Total comprehensive income attributable to:			
Equity holders of the Company			
Continuing operations, net of tax	(17,902)	(30,493)	(41.3)
Discontinued operations, net of tax	-	71,074	nm
	(17,902)	40,581	nm
Non-controlling interests			
Discontinued operations, net of tax	-	2,136	nm
	(17,902)	42,717	nm

1(a)(ii) (Loss)/profit for the year ended 30 June 2020 included the following items:

	Group		
	Year ended 30 June		
	2020	2019	+ / (-)
	USD'000	USD'000	%
Loss on disposal of plant and equipment	-	(26)	nm
Allowance for expected credit losses	(55)	-	nm
Plant and equipment written off	(5)	(99)	(94.9)
Other income	9	2	nm
Foreign exchange loss	(2,320)	(1,105)	nm
Other losses, net	(2,371)	(1,228)	93.1

nm: not meaningful

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.

	Group		Company	
	30/6/2020	30/6/2019	30/6/2020	30/6/2019
	USD'000	USD'000	USD'000	USD'000
Assets				
Current assets				
Development properties	22,161	15,077	-	-
Trade and other receivables	2,765	15,670	105	331
Tax recoverable	153	7	-	-
Amounts due from subsidiaries	-	-	65,828	164,083
Investment securities	16,846	16,375	15,924	16,375
Derivative financial instruments	-	900	-	-
Cash and cash equivalents	109,357	124,641	43,623	27,791
	<u>151,282</u>	<u>172,670</u>	<u>125,480</u>	<u>208,580</u>
Non-current assets				
Plant and equipment	937	609	937	609
Right-of-use assets	-	-	1,907	-
Investment properties	50,155	55,455	-	-
Subsidiaries	-	-	81,386	26,657
Associates and joint venture	55,174	38,350	34,682	38,513
Investment securities	2,505	21,460	619	586
Other receivables	9,503	-	-	-
	<u>118,274</u>	<u>115,874</u>	<u>119,531</u>	<u>66,365</u>
Total assets	<u>269,556</u>	<u>288,544</u>	<u>245,011</u>	<u>274,945</u>
Equity and liabilities				
Current liabilities				
Borrowings	-	49	194	49
Trade and other payables	23,307	18,337	4,620	9,914
Amounts due to subsidiaries	-	-	41,453	44,175
Income tax payable	512	353	-	-
Derivative financial instruments	1,062	-	1,062	-
	<u>24,881</u>	<u>18,739</u>	<u>47,329</u>	<u>54,138</u>
Non-current liabilities				
Borrowings	-	-	1,655	-
Other payables	322	157	-	-
Deferred tax liabilities	146	409	-	-
	<u>468</u>	<u>566</u>	<u>1,655</u>	<u>-</u>
Total liabilities	<u>25,349</u>	<u>19,305</u>	<u>48,984</u>	<u>54,138</u>
Equity				
Share capital	150,863	150,863	150,863	150,863
Treasury shares	(413)	-	(413)	-
Reserves	(9,594)	4,075	(2,747)	(1,996)
Accumulated profits	103,351	114,301	48,324	71,940
Total equity	<u>244,207</u>	<u>269,239</u>	<u>196,027</u>	<u>220,807</u>
Total equity and liabilities	<u>269,556</u>	<u>288,544</u>	<u>245,011</u>	<u>274,945</u>

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

	As at 30/6/2020		As at 30/6/2019	
	Secured	Unsecured	Secured	Unsecured
	USD'000	USD'000	USD'000	USD'000
Amount repayable in one year or less, or on demand	-	-	49	-
Amount repayable after one year	-	-	-	-

Details of any collateral

Finance leases in prior year was secured by a charge over the related leased assets.

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

	Year ended 30 June	
	2020	2019
	USD'000	USD'000
Operating activities		
Loss before tax from continuing operations	(16,791)	(26,240)
Profit before tax from discontinued operations	-	75,944
(Loss)/profit before tax, total	(16,791)	49,704
Adjustments for:		
Share of results of associates	1,107	20,476
Depreciation/amortisation expense	196	3,175
Dividend income	(421)	(2,155)
Interest income	(2,120)	(2,090)
Finance costs	1	239
Unrealised translation loss	2,823	314
Plant and equipment written off	5	99
Gain on disposal of plant and equipment	-	(49)
Gain on disposal of subsidiaries	-	(63,545)
Changes in fair value of investment properties	3,588	1,009
Changes in fair value of investment securities	3,594	(3,266)
Changes in fair value of derivative financial instruments	1,235	(496)
Allowance for expected credit losses	55	-
Impairment loss on financial asset	8,832	-
Operating cash flows before changes in working capital	2,104	3,415
Changes in working capital:		
(Increase)/decrease in development properties	(7,051)	10,805
Increase in inventories	-	(2,278)
(Increase)/decrease in investment securities	(3,338)	5,827
Decrease in receivables	3,709	4,161
Increase/(decrease) in payables	4,739	(10,627)
Cash flows from operations	163	11,303
Interest paid	(1)	(271)
Interest received	2,182	2,134
Dividends received from investment securities	433	610
Income tax paid	(544)	(5,309)
Net cash flows from operating activities	2,233	8,467
Investing activities		
Purchase of plant and equipment	(533)	(2,893)
Proceeds from disposal of plant and equipment	4	207
Proceeds from disposal of financial assets, at FVOCI	655	15,943
Dividends received from financial assets, at FVOCI	3	1,564
Purchase of investment properties	-	(32,020)
Net cash inflow from disposal of subsidiaries	-	92,864
Dividends received from an associate	1,856	2,418
Additional investment in an associate	-	(597)
Increase in property development loan to an associate	(7,491)	-
Increase in property development loan to joint venture	(5,098)	-
Repayment of property development loan by an associate	2,661	-
Repayment of property development loan by joint venture	401	-
Net cash flows (used in)/from investing activities	(7,542)	77,486
Financing activities		
Purchase of treasury shares	(413)	-
Dividends paid to equity holders of the Company	(6,717)	(68,136)
Dividends paid to non-controlling interests of a subsidiary	-	(1,675)
Drawdown of borrowings	-	18,524
Repayment of borrowings	(49)	(25,812)
Net cash flows used in financing activities	(7,179)	(77,099)
Net (decrease)/increase in cash and cash equivalents	(12,488)	8,854
Effect of exchange rate changes on cash and cash equivalents	(2,796)	(1,171)
Cash and cash equivalents at beginning of the year	124,641	116,958
Cash and cash equivalents at end of the year	109,357	124,641

- 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.

Consolidated statement of changes in equity for the year ended 30 June 2020

Group	Share capital	Treasury shares	Currency translation reserve	FVOCI reserve	Accumulated profits	Total equity
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2019	150,863	-	(3,871)	7,946	114,301	269,239
Loss for the year	-	-	-	-	(17,124)	(17,124)
Other comprehensive income						
Financial assets, at FVOCI						
Changes in fair value	-	-	-	2,029	-	2,029
Fair value changes reclassified to accumulated profits	-	-	-	-	(115)	(115)
Currency translation	-	-	(2,768)	-	-	(2,768)
Share of reserves of associate	-	-	76	-	-	76
Other comprehensive income, net of tax	-	-	(2,692)	2,029	(115)	(778)
Total comprehensive income for the year	-	-	(2,692)	2,029	(17,239)	(17,902)
Contributions by and distributions to owners						
Dividends paid to equity holders of the Company	-	-	-	-	(6,717)	(6,717)
Purchase of treasury shares	-	(413)	-	-	-	(413)
Total contributions by and distributions to owners	-	(413)	-	-	(6,717)	(7,130)
Others						
Transfer of fair value reserves of financial assets at FVOCI on reclassification	-	-	-	(13,006)	13,006	-
Total others	-	-	-	(13,006)	13,006	-
Balance at 30 June 2020	150,863	(413)	(6,563)	(3,031)	103,351	244,207

1(d)(i) Consolidated statement of changes in equity for year ended 30 June 2019

Group	Attributable to equity holders of the Company						Non-controlling interests	Total equity
	Share capital	Currency translation reserve	Investment revaluation reserve	FVOCI reserve	Capital reserve	Accumulated profits		
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2018	150,863	(1,485)	(280)	-	343	136,145	23,476	309,062
(As previously stated)								
Adoption of SFRS(I) 1	-	(273)	-	-	-	273	-	-
Adoption of SFRS(I) 9	-	-	280	7,073	-	4,730	-	12,083
Adoption of SFRS(I) 1-23	-	-	-	-	-	(301)	-	(301)
Balance at 1 July 2018	150,863	(1,758)	-	7,073	343	140,847	23,476	320,844
(As restated)								
Profit for the year	-	-	-	-	-	43,931	2,088	46,019
<u>Other comprehensive income</u>								
Financial assets, at FVOCI								
Changes in fair value	-	-	-	(1,519)	-	-	-	(1,519)
Fair value changes reclassified to accumulated profits	-	-	-	-	-	51	-	51
Currency translation	-	(2,121)	-	-	-	-	48	(2,073)
Share of reserves of associate	-	239	-	-	-	-	-	239
Other comprehensive income, net of tax	-	(1,882)	-	(1,519)	-	51	48	(3,302)
Total comprehensive income for the year	-	(1,882)	-	(1,519)	-	43,982	2,136	42,717
<u>Contributions by and distributions to owners</u>								
Dividends paid to equity holders of the Company	-	-	-	-	-	(68,136)	-	(68,136)
Dividends paid to non-controlling interests of a subsidiary	-	-	-	-	-	-	(1,675)	(1,675)
Total contributions by and distributions to owners	-	-	-	-	-	(68,136)	(1,675)	(69,811)
<u>Changes in ownership interests in subsidiaries</u>								
Disposal of subsidiaries	-	(231)	-	(4)	(343)	4	(23,937)	(24,511)
Total changes in ownership interests in subsidiaries	-	(231)	-	(4)	(343)	4	(23,937)	(24,511)
Total transactions with owners in their capacity as owners	-	(231)	-	(4)	(343)	(68,132)	(25,612)	(94,322)
<u>Others</u>								
Transfer of fair value reserves of financial assets at FVOCI upon disposal	-	-	-	2,396	-	(2,396)	-	-
Total others	-	-	-	2,396	-	(2,396)	-	-
Balance as at 30 June 2019	150,863	(3,871)	-	7,946	-	114,301	-	269,239

1(d)(i) Statement of changes in equity for the year ended 30 June 2020

Company	Share capital USD'000	Treasury shares USD'000	FVOCI reserve USD'000	Accumulated profits USD'000	Total equity USD'000
Balance at 1 July 2019	150,863	-	(1,996)	71,940	220,807
Loss for the year	-	-	-	(16,899)	(16,899)
<u>Other comprehensive income</u>					
Financial assets, at FVOCI					
Changes in fair value	-	-	(751)	-	(751)
Other comprehensive income, net of tax	-	-	(751)	-	(751)
Total comprehensive income for the year	-	-	(751)	(16,899)	(17,650)
<u>Contributions by and distributions to owners</u>					
Dividends paid to equity holders of the Company	-	-	-	(6,717)	(6,717)
Purchase of treasury shares	-	(413)	-	-	(413)
Total contributions by and distributions to owners	-	(413)	-	(6,717)	(7,130)
Balance at 30 June 2020	150,863	(413)	(2,747)	48,324	196,027

Statement of changes in equity for the year ended 30 June 2019

Company	Share capital USD'000	Investment revaluation reserve USD'000	FVOCI reserve USD'000	Accumulated profits USD'000	Total equity USD'000
Balance at 1 July 2018 (As previously stated)	150,863	(2)	-	51,898	202,759
Adoption of SFRS(I) 9	-	2	(2,906)	2,904	-
Balance at 1 July 2018 (As restated)	150,863	-	(2,906)	54,802	202,759
Profit for the year	-	-	-	86,961	86,961
<u>Other comprehensive income</u>					
Financial assets, at FVOCI					
Changes in fair value	-	-	(776)	-	(776)
Fair value changes reclassified to accumulated profits	-	-	-	(1)	(1)
Other comprehensive income, net of tax	-	-	(776)	(1)	(777)
Total comprehensive income for the year	-	-	(776)	86,960	86,184
<u>Contributions by and distributions to owners</u>					
Dividends paid to equity holders of the Company	-	-	-	(68,136)	(68,136)
Total contributions by and distributions to owners	-	-	-	(68,136)	(68,136)
<u>Others</u>					
Transfer of fair value reserves of financial assets at FVOCI upon disposal	-	-	1,686	(1,686)	-
Total others	-	-	1,686	(1,686)	-
Balance at 30 June 2019	150,863	-	(1,996)	71,940	220,807

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

Group and Company	Number of ordinary shares	
	Issued share capital	Treasury shares
At 30 June 2019 and 31 December 2019	928,272,850	-
Treasury shares purchased	-	2,991,700
At 30 June 2020	928,272,850	2,991,700

During FY2020, the Company purchased 2,991,700 (FY2019: nil) of its ordinary shares by way of on-market purchases at prices ranging from SGD 0.1911 to SGD 0.1988 per share (FY2019: nil). The total amount paid to purchase the shares was SGD 586,439.61 (including transaction costs) (FY2019: nil). The Company holds the shares bought back as treasury shares. As at 30 June 2020, the treasury shares held represented 0.3% (30 June 2019: nil) of the total number of issued shares (excluding treasury shares).

There are no outstanding convertibles as at 30 June 2020 and 30 June 2019.

There are no subsidiary holdings of the Company as at 30 June 2020 and 30 June 2019.

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

Group and Company	30 June 2020	30 June 2019
Total number of issued shares	928,272,850	928,272,850
Treasury shares	2,991,700	-
Total number of issued shares, excluding treasury shares	925,281,150	928,272,850

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

Not applicable.

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

Not applicable.

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

The figures have neither been audited nor reviewed by the auditors.

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

Not applicable.

- 3A Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:**

- (a) Updates on the efforts taken to resolve each outstanding audit issue.**

Not applicable.

- (b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed. This is not required for any audit issue that is a material uncertainty relating to going concern.**

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.**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as those of the audited financial statements for the year ended 30 June 2019 except as stated in paragraph 5 below.

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

The adoption of these new and revised SFRS (I) and SFRS (I) INT does not result in significant changes to the Group's accounting policies and has no material effect on the amounts reported for the current financial period ended 30 June 2020 or prior periods except for the adoption of SFRS (I) 16 Leases.

SFRS (I) 16 requires lessees to recognise most leases on balance sheet. At commencement date of a lease, a lessee will recognise a liability to make a lease payments (i.e. the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e. the right-of-use asset). Lessees will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset. There is no significant impact on the Group level. However, at Company level, the Company has recognised right-of-use assets of USD 1,907,000 and lease liabilities of USD 1,852,000 for its leases previously classified as operating leases as of 30 June 2020.

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

	Group	
	Year ended 30 June	
	2020	2019
(Loss)/earnings per ordinary share for the period based on (loss)/profit attributable to equity holders of the Company after deducting any provision for preference dividends:	US cents	US cents
<u>Continuing operations</u>		
(i) Based on weighted average number of ordinary shares on issue	(1.85)	(2.91)
(ii) On a fully diluted basis	(1.85)	(2.91)
<u>Discontinued operations</u>		
(i) Based on weighted average number of ordinary shares on issue	-	7.64
(ii) On a fully diluted basis	-	7.64

Group basic and fully diluted earnings per ordinary share for the year ended 30 June 2020 are calculated based on the weighted average number of ordinary shares on issue during the period of 927,742,339 (2019: 928,272,850) shares respectively.

Note: Group basic earnings per share was the same as the fully diluted earnings per share as the Group did not have any potential dilutive ordinary shares outstanding as at 30 June 2020 and 2019.

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

	Group		Company	
	30/6/2020	30/6/2019	30/6/2020	30/6/2019
	US cents	US cents	US cents	US cents
Net asset value per ordinary share based on existing issued share capital (excluding treasury shares)	26.39	29.00	21.19	23.79

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

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

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Year ended 30 June 2020 ("FY2020") vs year ended 30 June 2019 ("FY2019")

Net loss of USD 17.12 million was recorded for FY2020, a decline from the profit of USD 46.02 million last year. This was mainly attributable to the absence of one-off gain from the divestment of electronics manufacturing business, recognition of impairment loss of USD 8.83 million on the loan receivable from Major Star Holdings Ltd, mark-to-market losses of USD 4.83 million on financial investments, fair value losses of USD 3.59 million on investment properties, foreign exchange loss of USD 2.32 million, and absence of one-off sale of land. These were partly offset by lower share of losses from associated companies, and reduced employee benefits expense.

Group revenue of USD 25.23 million was 38.0% higher than FY2019. This was attributable to the completion and commencement of settlement of One Kennedy Maylands project in May 2020, ongoing sale of Concerto apartment units as well as investment trading.

Depreciation had increased due to fixed assets acquired in the previous financial year. Lower finance costs was incurred as bank loans related to investments in leveraged bond funds and acquisition of investment properties were fully repaid in FY2019. Other losses comprised mainly foreign exchange loss on the back of weaker Singapore and Australian dollars against US dollar.

Other comprehensive income of USD 0.78 million comprised mainly currency translation loss due to weaker Singapore and Australian dollars against US dollar, partly offset by fair value gain on financial investments measured at fair value through other comprehensive income.

Loss per share was US cents 1.85, compared to loss per share of US cents 2.91 in FY2019 for continuing operations.

Share of results of associates

Share of results of associates recorded a loss of USD 1.11 million compared to a net loss of USD 20.48 million in FY2019, due to contribution from Finbar Group Limited and Keyland Ayala Properties Inc. ("Keyland"), offset by share of losses from Pacific Star Development Limited of USD 2.5 million. The investment in Pacific Star Development Limited has been fully written off. As such, no further share of associates loss is expected going forward for this investment.

Keyland became an associated company in 2Q20. It was previously accounted for as a financial asset at fair value through other comprehensive income. The share of profit recorded on Keyland amounted to USD 0.6 million.

Review of financial position and cash flow

As at 30 June 2020, the Group continued to be in a healthy position. Net assets attributable to equity holders of the Company decreased by 9.3% to USD 244.21 million.

Cash and cash equivalents had decreased 12.3% to USD 109.36 million from the previous year end. Net cash from operating activities was USD 2.23 million. Net cash used in investing activities was USD 7.54 million. This was mainly attributable to property development loans granted to an associate and joint venture, partly offset by dividends received from the associate. Net cash used in financing activities of USD 7.18 million resulted mainly from payment of dividends in respect of financial year 2019 and the purchase of treasury shares.

Group total assets of USD 269.56 million as at 30 June 2020 had decreased by USD 18.99 million from 30 June 2019. The decrease in current assets of USD 21.39 million was due to decrease in cash balance, and reduced trade and other receivables as a result of full impairment loss of USD 8.83 million on loan receivable from Major Star Holdings Limited. The investment in Pacific Star Development Limited has been fully written off. As such, no further impairments are expected going forward for this investment. Development properties had increased as One Kennedy Maylands project was completed in May 2020.

The increase in non-current assets of USD 2.40 million was due mainly to increase in other receivables related to property development loans granted to an associate and joint venture. Investment properties had decreased due to recognition of fair value losses on the Group's investment in office units in GB Building and The Central.

Keyland Ayala Properties Inc. ("Keyland") became an associated company in 2Q20. Hence the Group's 32.52% interest in Keyland of USD 20.21 million was reclassified from investment securities (non-current asset) to associate (non-current asset). The accumulated fair value gains on the investment of USD 13.01 million was also reclassified from fair value through other comprehensive income reserve to accumulated profits.

Group total liabilities of USD 25.35 million as at 30 June 2020 had decreased by USD 6.04 million from 30 June 2019. This was mainly due to an increase in trade and other payables from higher accrual for property development costs only partly offset by lower accrual for staff cost.

Net asset value per share was US cents 26.39, as compared to US cents 29.00 as at 30 June 2019.

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

Not applicable.

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

Reference is made to the Company's announcement on 19 March 2020 on Update on Loan to Major Star Holdings Limited. The appointed trustee is currently in the process of taking control of Mr Chan Fook Kheong's assets. Progress of the debt recovery process has been affected by the Covid-19 situation. The Company will make the appropriate announcements as and when there are any material updates or developments.

The effects of Covid-19 continue to be felt in the geographic locations and the financial markets in which the Group operates. The situation and the impact on the fair value on development properties, investment properties and investment securities continues to be volatile. Whilst the Group is unable to provide guidance on the future value of these assets, the Group will continue to exercise prudence in ensuring sufficient working capital to continue as a going concern.

In view of the evolving Covid-19 situation and ongoing trade and geopolitical tensions, the directors will continue to exercise prudence when considering new investments. Save as disclosed herein, there are no known material factors or events which may affect the earnings of the Group between this date up to which the report refers and the date on which the report is issued.

- 11 If a decision regarding dividend has been made:**

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

Yes

- (b)(i) Amount per share**

Name of Dividend	Proposed final special tax-exempt (one tier)
Dividend type	Cash
Dividend amount per share	1 SG cent

- (b)(ii) Previous corresponding period**

Name of Dividend	Interim special tax-exempt (one tier)	Final tax-exempt (one-tier)
Dividend type	Cash	Cash
Dividend amount per share	9 SG cent	1 SG cent

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

The proposed final special dividend is tax exempt.

- (d) The date the dividend is payable.**

The dividend payment date will be announced later.

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

The date will be announced later.

- 12 If no dividend has been declared (recommended), a statement to that effect.**

Not applicable.

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

Not applicable as the Group has not obtained a general mandate from shareholders for Interested Person Transactions.

- 14 Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).**

The Company hereby confirms that it has procured undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

- 15 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.**

15(a) Business segments

2020	Investment USD'000	Property USD'000	Eliminations USD'000	Total USD'000
Revenue				
External sales	5,688	19,546	-	25,234
Inter-segment sales	2,815	121	(2,936)	-
Total revenue	<u>8,503</u>	<u>19,667</u>	<u>(2,936)</u>	<u>25,234</u>
Results				
Finance costs	(1)	-	-	(1)
Fair value losses on investment properties	-	(3,588)	-	(3,588)
Impairment loss on financial asset	(8,832)	-	-	(8,832)
Allowance for expected credit losses	(55)	-	-	(55)
Depreciation expense	(196)	-	-	(196)
Share of results of associates	-	(1,107)	-	(1,107)
Segment loss	<u>(13,145)</u>	<u>(3,979)</u>	<u>-</u>	<u>(17,124)</u>
Assets and liabilities				
Associates	-	55,174	-	55,174
Additions to plant and equipment	533	-	-	533
Segment assets	<u>137,741</u>	<u>131,815</u>	<u>-</u>	<u>269,556</u>
Segment liabilities	<u>6,178</u>	<u>19,171</u>	<u>-</u>	<u>25,349</u>

	Electronics manufacturing services (Discontinued operation)	Investment *	Property *	Adjustments and Eliminations	Total
2019	USD'000	USD'000	USD'000	USD'000	USD'000
Revenue					
External sales	175,892	1,261	17,025	(175,892)	18,286
Inter-segment sales	29	10,904	-	(10,933)	-
Total revenue	<u>175,921</u>	<u>12,165</u>	<u>17,025</u>	<u>(186,825)</u>	<u>18,286</u>
Results					
Finance costs	-	(163)	(76)	-	(239)
Gain on disposal of subsidiaries	63,545	-	-	(63,545)	-
Fair value losses on investment properties	-	-	(1,009)	-	(1,009)
Depreciation/amortisation expense	(3,047)	(128)	-	3,047	(128)
Share of results of associates	-	-	(20,476)	-	(20,476)
Segment (loss)/profit	<u>73,004</u>	<u>(8,759)</u>	<u>(18,226)</u>	<u>(73,004)</u>	<u>(26,985)</u>
Assets and liabilities					
Associates	-	-	38,350	-	38,350
Additions to plant and equipment	2,277	616	-	-	2,893
Addition to investment property	-	-	32,020	-	32,020
Segment assets	<u>-</u>	<u>155,551</u>	<u>132,993</u>	<u>-</u>	<u>288,544</u>
Segment liabilities	<u>-</u>	<u>10,321</u>	<u>8,984</u>	<u>-</u>	<u>19,305</u>

* Restated as loan receivable was reclassified to the investment segment.

15(b) Geographical segments

	Revenue		Non-current assets ⁽¹⁾	
	2020	2019	2020	2019
	USD'000	USD'000	USD'000	USD'000
Singapore	4,728	6,004	51,092	58,515
Australia	18,680	15,123	33,999	35,899
ASEAN (excluding Singapore)	-	2,392	21,175	-
People's Republic of China	-	17,006	-	-
United States of America	1,495	121,311	-	-
Europe	152	30,212	-	-
Others	179	2,130	-	-
Discontinued operations	-	(175,892)	-	-
Total	25,234	18,286	106,266	94,414

⁽¹⁾ Non-current assets exclude financial and deferred tax assets.

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

Revenue increased by 38.0% to USD 25.23 million for FY2020, mainly due to higher property sales and investment trading. Despite the higher revenue, the Group recorded a net loss of USD 17.12 million for FY2020 on the back of impairment loss on a loan receivable, mark-to-market losses on investments, fair value losses on investment properties and foreign exchange loss.

17 A breakdown of sales.

	Group		
	Year ended 30 June		
	2020	2019	+ / (-)
	USD'000	USD'000	%
<u>Continuing operations</u>			
(a) Sales reported for first half year	7,555	12,762	(40.8)
(b) Loss after tax before deducting non-controlling interests reported for first half year (restated)	(319)	(3,516)	(90.9)
(c) Sales reported for second half year	17,679	5,524	nm
(d) Loss after tax before deducting non-controlling interests reported for the second half year	(16,805)	(23,469)	(28.4)

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

	Year ended 30 June	
	2020	2019
	USD'000	USD'000
Interim special	-	61,347
Ordinary	-	6,864
Final special	6,630	-
Total	6,630	68,211

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 issuer pursuant to Rule 704(13). If there are no such persons, the issuer must make an appropriate negative statement.

Pursuant to Rule 704(13) of the Listing Manual, the Company confirms that there are no persons occupying a managerial position in the Company or in any of its principal subsidiaries who is a relative of a director, chief executive officer or substantial shareholder of the Company.

BY ORDER OF THE BOARD

Valerie Tan
Company Secretary
28 August 2020