

**UNAUDITED RESULTS FOR FULL YEAR ENDED 31 DECEMBER 2019**
**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, together with a comparative statement for the corresponding period of the immediately preceding financial year**

	Note	Group					
		Fourth Quarter Ended		+ / (-) %	Financial Year Ended		+ / (-) %
		31.12.2019 \$'000	31.12.2018 \$'000		31.12.2019 \$'000	31.12.2018 \$'000	
<b>Revenue</b>		5,875	2,571	n.m.	14,524	10,424	39.3
Cost of sales	1	(1,339)	(996)	34.4	(4,239)	(3,830)	10.7
Changes in fair value of investment securities	2	93	(1,334)	n.m.	470	(2,863)	n.m.
<b>Gross profit</b>		4,629	241	n.m.	10,755	3,731	n.m.
Other income	3	(287)	1,153	n.m.	3,619	8,866	(59.2)
General and administrative costs	4	(1,674)	(1,420)	17.9	(5,957)	(7,496)	(20.5)
Other operating costs	5	(255)	1	n.m.	(310)	(70)	n.m.
Finance costs	6	(609)	(384)	58.6	(2,347)	(1,199)	95.7
Share of after tax results of associates and joint ventures	7	(207)	298	n.m.	1,338	1,035	29.3
Profit/(loss) before taxation		1,597	(111)	n.m.	7,098	4,867	45.8
Taxation	8	495	199	n.m.	(641)	(509)	25.9
<b>Net profit after taxation</b>		<u>2,092</u>	<u>88</u>	n.m.	<u>6,457</u>	<u>4,358</u>	48.2
<b>Attributable to:</b>							
<b>Owners of the Company</b>		2,095	84	n.m.	6,482	4,354	48.9
<b>Non-controlling interests</b>		(3)	4	n.m.	(25)	4	n.m.
<b>Profit for the period/year</b>		<u>2,092</u>	<u>84</u>		<u>6,457</u>	<u>4,358</u>	

n.m. denotes not meaningful.

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

Profit before taxation included the following:

	Group					
	Fourth Quarter Ended			Financial Year Ended		
	31.12.2019	31.12.2018	+ / (-)	31.12.2019	31.12.2018	+ / (-)
	\$'000	\$'000	%	\$'000	\$'000	%
Investment income	3,293	183	n.m.	4,251	1,075	n.m.
Interest income (included in revenue)	159	177	(10.2)	688	644	6.8
Interest on borrowings	(609)	(384)	58.6	(2,347)	(1,199)	95.7
Depreciation on property, plant and equipment and investment properties	(788)	(535)	47.3	(2,677)	(2,179)	22.9
Fair value changes in investment securities	93	(1,334)	n.m.	470	(2,863)	n.m.
Fair value losses on derivative financial instruments	25	-	n.m.	(30)	-	n.m.
(Over)/underprovision (net) of taxation in prior years	(184)	(209)	(12.0)	(184)	(209)	(12.0)
Foreign exchange gain/(loss)	(538)	665	n.m.	(206)	724	n.m.
Goodwill written off	-	1	n.m.	-	(70)	n.m.
Other income:						
- (Loss)/gain on disposal of investment properties	(54)	-	n.m.	3,119	1,572	98.4
- Gain on disposal of property, plant and equipment	5	-	-	5	30	n.m.
- Gain on remeasurement of investment in joint operation to fair value upon business combination achieved in stages	-	(34)	n.m.	-	4,755	n.m.
- Gain on disposal of a subsidiary and its related joint operation	-	-	n.m.	-	1,037	n.m.
- Gain on liquidation of an associated company	-	464	n.m.	-	464	n.m.

### Notes to Group Profit and Loss Statement:

1. Cost of sales increased by \$0.4 million year-on-year ("yoy") and \$0.3 million quarter-to-quarter ("qoq") mainly due to increase in depreciation of investment properties. Depreciation increased mainly due to full year depreciation of 20 Garrett Street, a property that was purchased in Dec 2018.
2. Changes in fair value of investment securities of \$0.5 million in FY2019 and \$0.1 million in 4Q 2019 was due to net increases in fair values for fair value through profit and loss ("FVPL") investment securities arising from favourable market conditions on the investment securities that were being held by the Group. The STI Index increased from 3,068.76 as at 31 December 2018 to 3,119.99 as at 30 Sept 2019 and to 3,222.83 as at 31 December 2019 and KOSPI Index increased from 2,041.04 as at 31 December 2018 to 2,063.05 as at 30 September 2019 and to 2,197.67 as at 31 December 2019.
3. Other income comprised the following:

	4Q2019	4Q2018	+ / (-)	FY2019	FY2018	+ / (-)
	\$'000	\$'000	%	\$'000	\$'000	%
Interest income	16	1	n.m.	22	19	n.m.
Gain on disposal of investment properties	(54)	-	n.m.	3,119	1,572	98.4
Gain on disposal of property, plant and equipment	5	-	-	5	30	n.m.
Gain on remeasurement of investment in joint operation to fair value upon business combination achieved in stages ("remeasurement gain")	-	(34)	n.m.	-	4,755	n.m.
Gain on disposal of a subsidiary and its related joint operation	-	-	n.m.	-	1,037	n.m.
Gain on liquidation of an associated company	-	464	n.m.	-	464	n.m.
Other investment income	2	-	n.m.	218	-	n.m.
Foreign exchange (loss)/gain (net)	(332)	665	n.m.	-	724	n.m.
Rental income from an associated company	13	-	n.m.	13	-	n.m.
Management fees from an associated company	3	-	n.m.	3	-	n.m.
Reimbursement of expenses from an associated company	3	-	n.m.	3	-	n.m.
Sundry income	57	57	n.m.	236	265	(10.9)
	<u>(287)</u>	<u>1,153</u>		<u>3,619</u>	<u>8,866</u>	

- Remeasurement gain arose from the acquisition of 30% remaining interests in Capital Eagle Limited ("CEL") in 2Q2018. The Group recorded a gain as a result of remeasuring its existing 70% interest in CEL held before the business combination to fair value upon completion of the acquisition pursuant to SFRS(I) 3.
- Gain on disposal of a subsidiary and its related joint operation refers to the disposal of the Group's interests in Capital Herbal Limited in 2Q2018.
- Gain on liquidation of an associated company refers to the completion of the liquidation of Norwest Holdings Pte Ltd ("NH") in 4Q2018. NH was placed under liquidation since 2007.
- The weakening of the Singapore Dollars against Sterling Pound in FY2019 resulted in unrealised translation loss of \$0.5 million in Q4 2019 of which \$0.3 million was reflected in Q4 2019 "Other income" being reversal of unrealised translation gain of \$0.3 million previously reflected in Q3 2019 and the other \$0.2 million was reflected in "General and administrative costs". The weakening of the Singapore Dollars against Sterling Pound in FY2019 resulted in unrealised translation loss of \$0.2 million in FY2019. The unrealised translation loss arose mainly due to the translation of receivables denominated in Singapore Dollars of a UK subsidiary arising from the weakening of the Singapore Dollars against Sterling Pounds. Sterling Pound has increased from 1.743628 as at 31 December 2018 to 1.767736 as at 31 December 2019.

4. General and administrative costs decreased by \$1.5 million yoy mainly due to 2018 transaction costs and advisory costs incurred in the acquisition of 30% interest in CEL. General and administrative costs increased by \$0.3 million qoq mainly due to foreign exchange loss of \$0.2 million classified within general and administrative costs in 4Q2019 (refer to Note 3 above for more information).

5. Other operating costs comprised the following:

	4Q2019 \$'000	4Q2018 \$'000	+ / (-) %	FY2019 \$'000	FY2018 \$'000	+ / (-) %
Fair value loss on derivatives	25	-	n.m.	(30)	-	n.m.
Fund management fees	(280)	-	n.m.	(280)	-	n.m.
Goodwill written off	-	1	n.m.	-	(70)	n.m.
	<u>(255)</u>	<u>1</u>		<u>(310)</u>	<u>(70)</u>	

- Goodwill written off relates to the differences in the purchase consideration versus the fair value of the net assets acquired in CEL.
  - Fund management fees relates to carried interest payment in relation to an unquoted investment securities.
6. Finance costs increased by \$1.1 million yoy and \$0.2 million qoq mainly due to higher average loan balance during the respective periods.
7. Share of results of associates and joint ventures increased by \$0.3 million yoy and decreased by \$0.5 million qoq mainly due to:
- a. higher share of profits of \$1.1 million yoy from one of its associated companies, Hong Property Investments Pte Ltd ("Hong Property") arising from the disposal of one medical unit at Lucky Plaza; partially offset by
  - b. start up losses of \$0.8 million yoy and \$0.4 million qoq from one of its associated companies, Shorea Capital Pte Ltd.
8. The effective tax rate for FY2019 was 9.0% (2018: 10.5%). The taxation charge for the Group for FY2019 was lower than that arrived at by applying the statutory tax rate of 17% to the profit before taxation mainly due to certain gains being capital in nature, absence of tax effect on share of results of associates and joint ventures, offset by certain non-deductible expenses and losses incurred by foreign subsidiaries which are not available for set off against profits of local subsidiaries. The taxation charge for 4Q2019 was credit balance mainly due to reversal of tax resulting from a prior overprovision.

## Statement of Comprehensive Income

	Note	Group					
		Fourth Quarter Ended			Financial Year Ended		
		31.12.2019 \$'000	31.12.2018 \$'000	+ / (-) %	31.12.2019 \$'000	31.12.2018 \$'000	+ / (-) %
<b>Net profit after taxation</b>		2,092	88	n.m.	6,457	4,358	48.2
<u>Other comprehensive income:</u>							
<i>Items that will not be reclassified subsequently to profit or loss:</i>							
Net change on investment securities	1	(1,914)	(1,650)	16.0	529	(3,030)	n.m.
<i>Items that may be reclassified subsequently to profit or loss:</i>							
Exchange difference arising from							
- consolidation	2	948	(1,929)	n.m.	488	(2,294)	n.m.
- revaluation of net investment in foreign operation	2	1,066	(1,164)	n.m.	524	(1,594)	n.m.
- reclassification of foreign currency translation on disposal of a joint operation	3	-	-	n.m.	-	1,463	n.m.
- reclassification of foreign currency translation on liquidation of an associated company	4	-	464	n.m.	-	464	n.m.
Revaluation gain realised by an associate to income statement		55	-	n.m.	(132)	(110)	20.0
Other comprehensive income/(loss), net of tax		155	(4,279)		1,409	(5,101)	
<b>Total comprehensive income/(loss) for the period</b>		<b>2,247</b>	<b>(4,191)</b>		<b>7,866</b>	<b>(743)</b>	
Total comprehensive income/(loss) for the period attributable to:							
Owner of the Company		2,250	(4,195)	n.m.	7,891	(747)	n.m.
Non-controlling Interests		(3)	4.00	n.m.	(25)	4	n.m.
		<u>2,247</u>	<u>(4,191)</u>		<u>7,866</u>	<u>(743)</u>	

## Notes to Statement of Comprehensive Income

- Net gain on FVOCI investment securities of \$0.5 million in FY2019 was mainly due to increases in fair values arising from favourable market conditions and net loss of \$1.9 million in 4Q 2019 was mainly due to decrease in fair values arising from unfavourable market conditions on certain investment securities held by the Group under FVOCI.
- Exchange differences arising from consolidation of \$0.5 million in FY2019 and \$0.9 million in 4Q 2019 and revaluation of net investment in foreign operation of \$0.5 million in FY2019 and \$1.1 million in 4Q 2019 were mainly due to favourable foreign exchange impact arising from the translation of Sterling Pound against Singapore Dollars for those UK net investments and assets. The strengthening of the Sterling Pound against Singapore Dollar resulted in overall net foreign exchange gain of approximately \$0.8 million for FY2019. This is made up of \$0.5 million and \$0.5 million in Other Comprehensive Income, which is partially offset by a translation loss in the profit and loss of \$0.2 million. For 4Q 2019, the overall net foreign exchange gain was approximately \$1.5 million made up of \$0.9 million and \$1.1 million in Other Comprehensive Income, partially offset by a translation loss in the profit and loss of \$0.5 million.
- The currency translation reserve of Capital Herbal Limited was reclassified arising from the disposal of this entity in 2Q 2018.
- The currency translation reserve of Norwest Holdings Pte Ltd was reclassified arising from the liquidation of this entity in 4Q2018.

**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		Company	
		31.12.2019 \$'000	31.12.2018 \$'000	31.12.2019 \$'000	31.12.2018 \$'000
<b>Non-current assets</b>					
Property, plant and equipment		4,264	4,443	-	-
Investment properties	1	153,026	156,089	-	-
Investment in subsidiaries	2	-	-	169,025	167,849
Investment in joint ventures	3	3,470	3,107	-	-
Investment in associates	4	22,158	23,699	746	746
Investment securities	5	25,190	26,799	-	-
Other receivables	6	15,323	13,936	-	-
		<b>223,431</b>	<b>228,073</b>	<b>169,771</b>	<b>168,595</b>
<b>Current assets</b>					
Tax recoverable		17	17	-	-
Trade receivables	7	490	1,861	-	-
Prepayments and deposits		154	180	42	48
Other receivables	8	3,041	4,067	6	-
Amounts due from subsidiaries	9	-	-	5,044	11,264
Amounts due from associates	10	5,168	6,383	-	-
Investment securities	11	17,811	18,426	-	-
Cash and bank balances	12	39,465	32,371	7,524	674
		<b>66,146</b>	<b>63,305</b>	<b>12,616</b>	<b>11,986</b>
<b>Current liabilities</b>					
Bank overdraft (secured)		(200)	(100)	-	-
Trade payables		(560)	(317)	-	-
Other payables		(2,711)	(2,983)	(375)	(372)
Accrued operating expenses		(2,396)	(2,382)	(275)	(279)
Derivatives		(31)	-	-	-
Amounts due to associates		(1,979)	(1,983)	(366)	(366)
Bank loans (secured)	13	(61,311)	(65,120)	-	-
Tax payable		(1,401)	(1,698)	-	-
		<b>(70,589)</b>	<b>(74,583)</b>	<b>(1,016)</b>	<b>(1,017)</b>
<b>Net current (liabilities)/assets</b>		<b>(4,443)</b>	<b>(11,278)</b>	<b>11,600</b>	<b>10,969</b>
<b>Non-current liabilities</b>					
Bank loans (secured)	14	(17,886)	(17,217)	-	-
Deferred tax liabilities		(5,072)	(4,915)	-	-
Other payables		(5,571)	(5,543)	-	-
		<b>(28,529)</b>	<b>(27,675)</b>	<b>-</b>	<b>-</b>
<b>Net assets</b>		<b>190,459</b>	<b>189,120</b>	<b>181,371</b>	<b>179,564</b>

	Group		Company	
	31.12.2019 \$'000	31.12.2018 \$'000	31.12.2019 \$'000	31.12.2018 \$'000
<b>Equity attributable to owner of the Company</b>				
Share capital	172,154	172,154	172,154	172,154
Treasury shares	(260)	(260)	(260)	(260)
Capital reserve	759	891	-	-
Revenue reserve	42,328	42,373	9,477	7,670
Fair value reserve	(1,678)	(2,207)	-	-
Currency translation reserve	(22,823)	(23,835)	-	-
	190,480	189,116	181,371	179,564
Non-controlling interests	(21)	4	-	-
<b>Share capital and reserves</b>	<b>190,459</b>	<b>189,120</b>	<b>181,371</b>	<b>179,564</b>

**Notes to Statement of Financial Position:**

1. Investment properties decreased by \$3.1 million mainly due to:
  - a. disposal of a residential property in Singapore;
  - b. disposal of a UK residential property in London;
  - c. disposal of a land in Sheffield;
  - d. depreciation of the investment properties in this year; offset by
  - e. additions during the year; and
  - f. translation gain arising from the UK properties as Sterling Pound had strengthened against Singapore Dollar.
2. Investment in subsidiaries increased by \$1.2 million arising from a reversal of impairment made on the cost of investment in a subsidiary further to an assessment made on the carrying values of all the subsidiaries.
3. Investment in joint ventures increased by \$0.4 million mainly due to additional investment of \$0.3 million made during the year.
4. Investment in associates decreased by \$1.5 million mainly due to distribution of dividends from an associate of \$4 million, partially offset by share of currency translation loss of associated companies of \$0.1 million, share of results of \$1.4 million and a further investment made to an associated company of \$1.0 million during the year.
5. Non-current investment securities decreased by \$1.6 million mainly due to distribution and return of capital of \$2.3 million from some of the investment securities, partially offset by a fair value gain of \$0.5 million during the year.
6. Non-current other receivables increased by \$1.4 million mainly due to increase in deferred rental receivable of \$0.5 million from 20 Midtown property in UK and amount due from a joint venture of \$0.8 million.
7. Trade receivables decreased by \$1.4 million mainly due to:
  - (a) receipt of 1.0 million being GST refundable arising from the purchase of the freehold land and
  - (b) a lower receivable of \$0.4 million due from tenants.

8. Current other receivables decreased by \$1.0 million mainly due to receipt of \$0.7 million due from a joint venture and a \$0.3 million from a joint venture partner.
9. Amounts due from subsidiaries decreased by \$6.2 million mainly due to net receipts from a subsidiary and the receipts was utilised mainly for dividend payments.
10. Amounts due from associates decreased by \$1.2 million mainly due to repayment of \$2.3 million from Hong Property partially offset by loan of \$1.0 million to another associated company, Shorea Capital Pte Ltd during the year.
11. Current investment securities decreased by \$0.6 million mainly due to net disposal of investment of \$1.1 million made during the year partially offset by \$0.5 million of fair value gains.
12. Increase in Group's cash at bank balances of \$7.1 million was mainly due to proceeds from disposal of a residential properties in Singapore and London, dividends received from investment securities, partially offset by payment of dividends, additional investment in an associate and payment of bank loans. Increase in Company's cash at bank balances of \$6.9 million was mainly due to receipts of dividends during the year.
13. Current bank loans decreased by \$3.8 million mainly due to loan repayment of \$4.5 million partially offset by translation loss of \$0.7 million as Sterling Pound had strengthened against Singapore Dollar.
14. Long term bank loans increased by \$0.7 million mainly due to new loan of \$0.3 million obtained for development of the property purchased in Jalan Besar, and a translation loss of \$0.2 million as Sterling Pound had strengthened against Singapore Dollar.



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

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

	31.12.2019		31.12.2018	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Bank overdrafts	200	-	100	-
Short term bank loans	61,311	-	65,120	-
	61,511	-	65,220	-

**Amount repayable after one year**

	31.12.2019		31.12.2018	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Long term bank loans	17,886	-	17,217	-

The Group has the ability to repay the bank overdrafts, short-term and long-term bank loans as and when they fall due.

**Details of any collateral**

Short term bank loans comprised:

- a) An amount of \$25.2 million (2018: \$24.9 million) secured by a pledge of \$15 million (2018: \$15 million) on a subsidiary's fixed deposits and a corporate guarantee from the Company.
- b) An amount of \$24.6 million (2018: \$24.2 million) secured by a legal charge over a subsidiary's investment property and assignment of tenancy agreement in respect of the property.
- c) An amount of \$3.5 million (2018: \$3.5 million) secured by a pledge of \$4 million (2018: \$4 million) on a subsidiary's fixed deposits.
- d) An amount of \$8.0 million (2018: \$12.5) secured by a legal charge over a subsidiary's investment properties, assignment of tenancy agreement in respect of the property and a corporate guarantee from another subsidiary company of the Group.

Long term bank loans comprised:

- a) \$17.6 million (2018: \$17.2 million) is secured by a pledge of \$0.3 million (2018: \$0.3 million) on a subsidiary's fixed deposits, a corporate guarantee from a subsidiary and a legal charge over a subsidiary's investment property.
- b) \$0.3 million (2018: Nil) is secured by a legal charge over the investment properties, assignment of construction contracts, performance bonds in respect to the development of the investment properties and a corporate guarantee from one of the subsidiary companies.

Bank overdraft is secured by a legal charge over a subsidiary's property and assignment of tenancy agreement in respect of the property.

**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.**

	Group			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	\$'000	\$'000	\$'000	\$'000
<b>Cash flows from operating activities:</b>				
Profit before taxation	1,597	(111)	7,098	4,867
Adjustments for:				
Interest income	(175)	(178)	(710)	(663)
Interest expense	609	384	2,347	1,199
Fair value changes in investment securities	(93)	1,334	(470)	2,863
Fair value (gain)/loss on derivatives	(25)	-	30	-
Dividend income from investment securities	(3,293)	(183)	(4,251)	(1,075)
Depreciation of property, plant and equipment and investment properties	788	535	2,677	2,179
Share of results of associates and joint ventures	207	(298)	(1,338)	(1,035)
Gain on disposal of property, plant and equipment	(5)	-	(5)	(30)
Gain on disposal of a subsidiary and its related joint operation	-	-	-	(1,037)
Gain on remeasurement of investment in joint operation to fair value upon business combination achieved in stages	-	34	-	(4,755)
Gain on disposal of investment properties	54	-	(3,119)	(1,572)
Gain on dilution of an associated company	-	(464)	-	(464)
Goodwill written off	-	(1)	-	70
Unrealised exchange differences	746	(920)	284	(1,227)
	(1,187)	243	(4,555)	(5,547)
<b>Operating cash flows before changes in working capital</b>	410	132	2,543	(680)
Decrease/(increase) in receivables and current investments	865	(134)	2,191	(3,104)
Increase/(decrease) in payables	235	(131)	(34)	950
	1,100	(265)	2,157	(2,154)
<b>Cash flows from/(used in) operations</b>	1,510	(133)	4,700	(2,834)
Interest received	313	130	588	473
Interest paid	(519)	(384)	(2,257)	(1,199)
Dividend income from investment securities	3,293	183	4,251	1,075
Income taxes paid	(9)	-	(812)	(1,111)
	3,078	(71)	1,770	(762)
<b>Net cash flows from/(used in) operating activities carried forward</b>	4,588	(204)	6,470	(3,596)

	Group			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	\$'000	\$'000	\$'000	\$'000
<b>Net cash flows from/(used in) operating activities brought forward</b>	4,588	(204)	6,470	(3,596)
<b>Cash flows from investing activities:</b>				
Decrease/(increase) in investment securities, net	1,590	(10)	2,305	(3,229)
Increase in investment in associate	-	-	(1,000)	-
Dividends and distributions received from associates	1,250	1,900	4,000	4,650
Increase in investment in associate	-	-	-	-
Decrease in amounts due from associates	6	90	1,338	210
Increase in amounts due to associates	-	(1,444)	-	-
Increase in investment in joint ventures	(328)	-	(328)	-
Decrease/(increase) in amounts due from joint ventures	-	219	-	(7,149)
Net cash inflows on disposal of subsidiary and its related joint operation	-	-	-	11,754
Net cash outflows on acquisition of a subsidiary	-	-	-	(18,650)
Proceeds from disposal of investment properties	782	1	5,744	2,469
Proceeds from disposal of property, plant and equipment	4	-	5	30
Proceeds from disposal of non-current investment securities	-	58	-	77
Subsequent expenditure on investment properties	(131)	(595)	(703)	(954)
Purchased of property, plant and equipment	(66)	(2)	(125)	(288)
Acquisition of investment properties	-	(34,091)	-	(48,300)
<b>Net cash flows from/(used in) investing activities</b>	<b>3,107</b>	<b>(33,874)</b>	<b>11,236</b>	<b>(59,380)</b>
<b>Cash flows from financing activities:</b>				
Proceeds from bank loans	339	28,604	339	47,250
Repayments of bank loans	(36)	-	(4,536)	(1,800)
Increased in pledged deposits	-	(279)	-	(279)
Loan from non-controlling interests	-	5,066	-	5,066
Purchase of treasury shares	-	-	-	(95)
Dividends paid on ordinary shares	-	-	(6,527)	(7,183)
<b>Net cash flows from/(used in) financing activities</b>	<b>303</b>	<b>33,391</b>	<b>(10,724)</b>	<b>42,959</b>
Net increase/(decrease) in cash and cash equivalents	7,998	(687)	6,982	(20,017)
Cash and cash equivalents at beginning of the period	10,522	12,311	11,548	31,683
Effects of exchange rate changes on cash and cash equivalents	19	(76)	9	(118)
<b>Cash and cash equivalents at end of the period</b>	<b>18,539</b>	<b>11,548</b>	<b>18,539</b>	<b>11,548</b>

For purposes of presenting consolidated cash flow statements, the consolidated cash and cash equivalents comprise the following:

	Group		Group	
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	\$'000	\$'000	\$'000	\$'000
Cash and bank balances:	39,465	32,371	39,465	32,371
Less: cash and bank balances pledged	(19,282)	(19,279)	(19,282)	(19,279)
Less: bank overdrafts	(200)	(100)	(200)	(100)
Less: restricted cash	(1,444)	(1,444)	(1,444)	(1,444)
Cash and cash equivalents at end of the period	18,539	11,548	18,539	11,548

**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**

	----- Attributable to Owners of the Company -----							
	Share capital	Treasury shares	Capital reserve **	Revenue reserve	Fair value reserve	Currency translation reserve	Non-controlling interests	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Group</b>								
Balance at 1.1.2019	172,154	(260)	891	42,373	(2,207)	(23,835)	4	189,120
Total comprehensive (loss)/gain for the period	-	-	(187)	2,089	962	986	(4)	3,846
Balance at 31.3.2019	172,154	(260)	704	44,462	(1,245)	(22,849)	-	192,966
Total comprehensive gain/(loss) for the period	-	-	-	1,158	(70)	(1,545)	(11)	(468)
Dividends paid	-	-	-	(6,527)	-	-	-	(6,527)
Balance at 30.6.2019	172,154	(260)	704	39,093	(1,315)	(24,394)	(11)	185,971
Total comprehensive gain for the period	-	-	-	1,140	1,551	(443)	(7)	2,241
Balance at 30.9.2019	172,154	(260)	704	40,233	236	(24,837)	(18)	188,212
Total comprehensive gain/(loss) for the period	-	-	55	2,095	(1,914)	2,014	(3)	2,247
Balance at 31.12.2019	<b>172,154</b>	<b>(260)</b>	<b>759</b>	<b>42,328</b>	<b>(1,678)</b>	<b>(22,823)</b>	<b>(21)</b>	<b>190,459</b>
Balance at 1.1.2018	172,154	(165)	1,001	45,202	823	(21,874)	-	197,141
Total comprehensive (loss)/gain for the period	-	-	(110)	696	(1,323)	525	-	(212)
Balance at 31.3.2018	172,154	(165)	891	45,898	(500)	(21,349)	-	196,929
Total comprehensive gain/(loss) for the period	-	-	-	3,433	(305)	(367)	-	2,761
Dividends paid	-	-	-	(7,183)	-	-	-	(7,183)
Balance at 30.6.2018	172,154	(165)	891	42,148	(805)	(21,716)	-	192,507
Purchase of treasury shares	-	(95)	-	-	-	-	-	(95)
Total comprehensive gain for the period	-	-	-	141	248	510	-	899
Balance at 30.9.2018	172,154	(260)	891	42,289	(557)	(21,206)	-	193,311
Total comprehensive gain/(loss) for the period	-	-	-	84	(1,650)	(2,629)	4	(4,191)
Balance at 31.12.2018	<b>172,154</b>	<b>(260)</b>	<b>891</b>	<b>42,373</b>	<b>(2,207)</b>	<b>(23,835)</b>	<b>4</b>	<b>189,120</b>

**\*\*Capital reserve relates to unrealised revaluation gain pertaining to certain properties purchased from an associate.**

	Share capital \$'000	Treasury shares \$'000	Revenue reserve \$'000	Total equity \$'000
<b>Company</b>				
Balance at 1.1.2019	172,154	(260)	7,670	179,564
Total comprehensive loss for the period	-	-	-243	(243)
Balance at 31.3.2019	172,154	(260)	7,427	179,321
Total comprehensive loss for the period	-	-	(327)	(327)
Dividends paid	-	-	(6,527)	(6,527)
Balance at 30.6.2019	172,154	(260)	573	172,467
Total comprehensive gain for the period	-	-	908	908
Balance at 30.9.2019	172,154	(260)	1,481	173,375
Total comprehensive gain for the period	-	-	7,996	7,996
Balance at 31.12.2019	172,154	(260)	9,477	181,371
Balance at 1.1.2018	172,154	(165)	8,955	180,944
Total comprehensive loss for the period	-	-	(241)	(241)
Balance at 31.3.2018	172,154	(165)	8,714	180,703
Purchase of treasury shares	-	-	-	-
Total comprehensive loss for the period	-	-	(287)	(287)
Dividends paid	-	-	(7,183)	(7,183)
Balance at 30.6.2018	172,154	(165)	1,244	173,233
	-	(95)	-	(95)
Total comprehensive gain for the period	-	-	344	344
Balance at 30.9.2018	172,154	(260)	1,588	173,482
Total comprehensive gain for the period	-	-	6,082	6,082
Balance at 31.12.2018	172,154	(260)	7,670	179,564

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

(a)

	31/12/2019 \$'000	31/12/2018 \$'000
Share capital	172,154	172,154
	31/12/2019 '000	31/12/2018 '000
Total number of issued shares	653,504	653,504
Total number of treasury shares	(843)	(843)
Total number of subsidiary holdings	-	-
Total number of issued shares excluding treasury shares and subsidiary holdings	652,661	652,661

**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.**

	31/12/2019	31/12/2018
	'000	'000
Total number of issued shares	653,504	653,504
Total number of treasury shares	(843)	(843)
Total number of issued shares excluding treasury shares	<u>652,661</u>	<u>652,661</u>

As at 31 December 2019 and 31 December 2018, there were no outstanding convertibles.

**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.**

There were no shares buy-backs during the current quarter.

**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 not been audited nor reviewed by the auditors.

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

Not applicable.

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

Except as disclosed below, the Group and the Company have applied the same accounting policies and methods of computation in the financial statements for the current reporting period as those of the most recently audited consolidated financial statements for the financial year ended 31 December 2019.

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

The Group and the Company have adopted the following new SFRS(I)s, amendments to and interpretations of SFRS(I) that are effective for the financial periods beginning on 1 January 2019:-

Description	Effective for annual periods beginning on or after
SFRS(I) 16 <i>Leases</i>	1 January 2019
SFRS(I) INT FRS 23 <i>Uncertainty over Income Tax Treatments</i>	1 January 2019
Amendments to SFRS(I) 9: <i>Prepayment Features with Negative Compensation</i>	1 January 2019
Amendments to SFRS(I) 1-28: <i>Long-term Interests in Associates and Joint Ventures</i>	1 January 2019

The adoption of the new and revised standards did not have any material financial impact on the financial statements of the Group and the Company for the year ended 31 December 2019.

**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			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
Earnings per ordinary share attributable to owners of the Company after deducting any provision for preference dividends:				
(i) Based on the weighted average number of ordinary shares in issue (cents)	0.32	0.01	0.99	0.67
(ii) On a fully diluted basis (cents)	0.32	0.01	0.99	0.67

**7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-**

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

	Group		Company	
	As at 31.12.2019	As at 31.12.2018	As at 31.12.2019	As at 31.12.2018
Net asset value per ordinary share (cents)	29.18	28.98	27.79	27.51

Note: dividend of 1 cent was paid in 2Q 2019.



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

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

**Revenue**

	4Q2019 \$'000	4Q2018 \$'000	+/(-) %	FY2019 \$'000	FY2018 \$'000	+/(-) %
Rental	2,424	2,211	9.6	9,585	8,705	10.1
Investments	3,451	360	n.m.	4,939	1,719	n.m.
Corporate and Others	-	-	-	-	-	-
	<u>5,875</u>	<u>2,571</u>		<u>14,524</u>	<u>10,424</u>	

Increase in revenue for rental segment by \$0.9 million yoy takes into account:-

- increase in rental income from 20 Garrett Street by \$1.0 million yoy, partially offset by
- decrease in rental income from Herbal Hill by \$0.3 million yoy subsequent to the disposal of joint operation in 2Q 2018.

Increase in revenue for investments segment by \$3.2 million yoy and \$3.1 million qoq was mainly due to dividend income received from one of its investment securities, Gaw NP Capital Vietnam Fund 1 LP (Cayman) ("Gaw Fund").

**Profit before tax**

	4Q2019 \$'000	4Q2018 \$'000	+/(-) %	FY2019 \$'000	FY2018 \$'000	+/(-) %
Rental	441	695	(36.5)	6,510	7,403	(12.1)
Investments	2,735	(568)	n.m.	5,124	34	n.m.
Corporate and Others	(436)	(525)	(17.0)	(2,028)	(2,129)	(4.7)
	<u>2,740</u>	<u>(398)</u>		<u>9,606</u>	<u>5,308</u>	
Unallocated items	(1,143)	287	n.m.	(2,508)	(441)	n.m.
	<u>1,597</u>	<u>(111)</u>		<u>7,098</u>	<u>4,867</u>	

Rental segment refers to rental of residential, commercial properties and warehouse. Profit before taxation for Rental segment decreased by \$0.9 million yoy takes into account:-

- absence of re-measurement gain of \$4.8 million yoy;
- increase in gain from disposal of investment properties by \$1.5 million yoy;
- absence of transaction costs and advisory costs of \$1.5 million incurred yoy mainly arising from the acquisition of 30% interest in Capital Eagle Limited;
- increase in other investment income of \$0.2 million yoy;
- Increase in revenue as mentioned under the Revenue section.

Investment segment refers to investment holding. The profit before taxation for Investment segment increased by \$5.1 million yoy and turnaround from a loss of \$0.6 million in 4Q 2018 to a profit position of \$2.7 million in 4Q 2019 takes into account:-

- gain in fair value changes in FVPL of \$3.3 million yoy and \$1.4 million qoq;
- increase in dividend income by \$3.2 million yoy and \$3.1 million qoq;
- increase in share of associates and joint venture by \$0.3 million yoy and decrease of \$0.5 million qoq;
- a fund management fee of \$0.3 million yoy and qoq being the carried interest payment in relation to the investment in Gaw Fund.
- absence of gain on disposal of a subsidiary and its related joint operation of \$1.0 million yoy;
- Absence of gain on liquidation of an associated company of \$0.5 million yoy and qoq.

Corporate segment refers to the provision of management, administrative and support services to related companies and investment holding.

Unallocated items refer to items such as finance costs and certain foreign exchange differences which are managed on a Group basis and were not allocated to the segments. The losses yoy were mainly due to finance cost of \$2.3 million and a \$0.2 million unfavourable foreign exchange impact arising from the translation of Singapore Dollar receivables to Sterling Pound in a UK subsidiary. The losses in 4Q2019 were mainly due to finance cost of \$0.6 million and an unfavourable foreign exchange impact of \$0.5 million arising mainly from the translation of a Singapore Dollar receivables to Sterling Pound in a UK subsidiary.

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.**

The London residential market stabilised following the election results which gave the Conservative Party a clear mandate to conclude its Brexit strategy. Subject to favourable market conditions, the Group expects to be able to sell the remaining apartments in Hornton Street. Enhancement work on our London commercial properties, Loman Street and Neo Pav E Investments LLP, to increase the net lettable area is progressing as planned.

Save for Loman Street, the Group's investment properties in Singapore and UK are fully let.

The coronavirus outbreak is expected to have a negative impact on business sentiments and the equity markets.

## 11. Dividend

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

Any dividend declared for the current financial period reported on? Yes.

Name of Dividend	Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Share (in cents)	1 cent, (one-tier) tax exempt
Tax Rate	Not applicable

### ***(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	Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Share (in cents)	1 cent, (one-tier) tax exempt
Tax Rate	Not applicable

### ***(c) Date payable***

The proposed final dividend, if approved at the forthcoming Annual General Meeting of the Company, will be paid on 15 May 2020.

### ***(d) Books closure date***

NOTICE IS HEREBY GIVEN that the Share Transfer Books and Register of Members of the Company will be closed on 1 May 2020 for the preparation of dividend warrants. Duly completed registrable transfers received by the Company's Share Registrars, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01 Singapore Land Tower Singapore 048623 up to 5.00 p.m. on 30 April 2020 will be registered before entitlements to the dividend are determined. In respect of shares in securities accounts with The Central Depository (Pte) Limited ("CDP"), the said dividend will be paid by the Company to CDP which will in turn distribute the dividend entitlements to holders of shares in accordance with its practice.

### ***(e) Interim dividend declared and paid for the current reporting period***

Not applicable.

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

Not applicable.

**PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT  
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)**

**13. 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 has 3 reportable segments, as described below, which are the Group’s strategic business units. The strategic business units offer different products and services and are managed separately because they require different strategies.

The following summary describes the operations in each of the Group’s reportable segments:

- rental: rental of residential, commercial properties and warehouse
- investment: investment holding
- corporate and others: investment holding.

For purposes of monitoring segment performance and allocating resources between segments, the chief operating decision maker monitors performance based on segment profit before income tax. Segment profit is measured as management believes that such segment transactions are determined on an arm’s length basis.

There are no asymmetrical allocations to reportable segments.

Unallocated items such as cash at bank, bank overdrafts, bank loans, provision for tax, deferred taxation, finance costs and certain foreign exchange differences are managed on a Company and Group basis and were not allocated to the segments.

	Rental	Investments	Corporate & Others	Note	Eliminations	Total
FY2019	\$'000	\$'000	\$'000		\$'000	\$'000
<b><u>Income Statement</u></b>						
Revenue						
- external	9,585	4,939	-		-	14,524
- inter-segment	-	4,350	8,167	A	(12,517)	-
Total revenue	9,585	9,289	8,167			14,524
Interest income (in other income)	4	-	18		-	22
Depreciation of property plant and equipment and investment properties	(2,468)	(40)	(168)		-	(2,676)
Fair value changes in investment securities	-	470	-		-	470
Gain on disposal of investment properties	3,119	-	-		-	3,119
Gain from disposal of property, plant and equipment	5		-		-	5
Share of results from associates and joint venture	-	1,338	-		-	1,338
Profit/(loss) before taxation	6,510	5,124	(2,028)	B	(2,508)	7,098
<b><u>Balance Sheet</u></b>						
Investment in joint ventures	-	3,470	-		-	3,470
Investment in associates	-	22,158	-		-	22,158
Additions to non-current assets	762	2	64	C	-	828
Segment assets	184,347	179,056	180,583	D	(254,409)	289,577
Segment liabilities	(161,314)	(26,524)	(3,217)	E	91,937	(99,118)

	Rental	Investments	Corporate & Others	Note	Eliminations	Total
FY2018	\$'000	\$'000	\$'000		\$'000	\$'000
<b><u>Income Statement</u></b>						
Revenue						
- external	8,705	1,719	-		-	10,424
- inter-segment	-	4,500	9,608	A	(14,108)	-
Total revenue	8,705	6,219	9,608			10,424
Interest income (in other income)	2	1	16		-	19
Depreciation of property plant and equipment and investment properties	(1,980)	(43)	(156)		-	(2,179)
Fair value changes in investment securities	-	(2,863)	-		-	(2,863)
Gain on disposal of investment properties	1,572	-	-		-	1,572
Gain from disposal of subsidiary and its related joint operation	-	1,037	-		-	1,037
Gain on remeasurement of investment in joint operation to fair value upon business combination achieved in stages	4,755	-	-		-	4,755
Gain from liquidation of an associated company	-	464	-		-	464
Gain from disposal of property, plant and equipment	21	9	-		-	30
Share of results from associates and joint venture	-	1,035	-		-	1,035
Profit/(loss) before taxation	7,403	34	(2,129)	B	(441)	4,867
<b><u>Balance Sheet</u></b>						
Investment in joint ventures	-	3,107	-		-	3,107
Investment in associates	-	23,699	-		-	23,699
Additions to non-current assets	73,715	64	75	C	-	73,854
Segment assets	189,823	180,641	185,406	D	(264,492)	291,378
Segment liabilities	(122,304)	(34,080)	(3,207)	E	57,333	(102,258)

A. Inter-segment revenues are eliminated on consolidation.

B. The following items are (deducted from)/added to segment profit to arrive at "profit before taxation" presented in the consolidated income statement:

	FY2019 \$'000	FY2018 \$'000
Finance costs	(2,347)	(1,199)
Unallocated income/(expenses)	(161)	758
	<u>(2,508)</u>	<u>(441)</u>

C. Additions to non-current assets consist of additions to property, plant and equipment and investment properties.

D. The following items are added to/(deducted from) segment assets to arrive at total assets reported in the consolidated balance sheet:

	<b>FY2019</b> <b>\$'000</b>	<b>FY2018</b> <b>\$'000</b>
Cash and bank balances	39,465	32,371
Inter-segment assets	(293,874)	(296,863)
	<u>(254,409)</u>	<u>(264,492)</u>

E. The following items are added to/(deducted from) segment liabilities to arrive at total liabilities reported in the consolidated balance sheet:

	<b>FY2019</b> <b>\$'000</b>	<b>FY2018</b> <b>\$'000</b>
Bank loans	79,197	82,337
Bank overdraft	200	100
Tax payable	1,401	1,698
Deferred tax liabilities	5,072	4,915
Inter- segment liabilities	(177,807)	(146,383)
	<u>(91,937)</u>	<u>(57,333)</u>

**Geographical information:**

	<b>FY2019</b>		<b>FY2018</b>	
	<b>Revenue</b> <b>\$'000</b>	<b>Non-current</b> <b>assets</b> <b>\$'000</b>	<b>Revenue</b> <b>\$'000</b>	<b>Non-current</b> <b>assets</b> <b>\$'000</b>
Singapore	9,886	107,961	6,794	115,465
United Kingdom	4,638	115,470	3,630	112,608
	<u>14,524</u>	<u>223,431</u>	<u>10,424</u>	<u>228,073</u>

In presenting information on the basis of geographical segments, segment revenue and non-current assets are based on geographical location of customers and assets respectively.

Information about a major customer

Revenue of \$4.4 million (2018: \$4.4 million) was derived from a single external customer. This revenue was derived in Singapore and relates to rental income.

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

Please refer to Section 8 of this announcement.



**15. A breakdown of sales.**

	<b>GROUP</b>		
	<b>FY2019 \$'000</b>	<b>FY2018 \$'000</b>	<b>+/(-) %</b>
(a) Revenue reported for first half year	5,661	5,498	3.0
(b) Operating profit after tax before deducting minority interests reported for first half year	3,232	4,129	(21.7)
(c) Revenue reported for second half year	8,863	4,926	(80.0)
(d) Operating profit after tax before deducting minority interests reported for second half year	3,225	229	n.m.

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

	<b>GROUP</b>	
	<b>FY2019 \$'000</b>	<b>FY2018 \$'000</b>
Ordinary	6,527	7,183
Preference	-	-
Total	6,527	7,183

## 17. Interested Person Transactions

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than \$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 \$100,000)
Hong Leong Investment Holdings Pte. Ltd. Group – Interest charged on shareholder loan to Hong Property Investment Pte Ltd	\$107,269	Not applicable*

\* There is no subsisting shareholders' mandate for interested person transactions pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

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

Please refer to the Group's other Announcement dated 4 February 2020.

## 19. UNDERTAKINGS CONFIRMATION

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

Submitted by

Lee Soo Wei  
Chief Financial Officer  
4 February 2020