

**Full Year Financial Statement and Dividend Announcement  
for the year ended 31 December 2019 (“FY2019”)**

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

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

**Unaudited Income Statement for the financial year ended 31 December 2019**

	31.12.2019	31.12.2018**	+ / (-)
	\$'000	\$'000	%
Revenue	111,885	122,171	(8.42)
Other Income	7,143	8,103	(11.85)
Other (losses)/gains			
-Impairment loss on financial assets	(583)	(1,273)	(54.20)
-Others	(29)	27	NM
Total other losses	(612)	(1,246)	(50.88)
Expenses			
-Changes in Inventories of finished goods	(1,009)	(211)	378.20
-Purchases of Inventories and related costs	(41,684)	(47,170)	(11.63)
-Employee compensation	(18,084)	(17,701)	2.16
-Depreciation expense*	(24,542)	(6,677)	267.56
-Rental expense*	(6,310)	(31,945)	(80.25)
-Service charge expense	(6,322)	(6,322)	-
-Interest expense*	(3,090)	-	NM
-Impairment loss on property, plant and equipment	(3,808)	(11,887)	(67.97)
-Impairment loss on right-of-use assets	(22,658)	-	NM
-Provision for onerous contracts	(755)	(2,380)	(68.28)
-Other expenses	(17,731)	(18,708)	(5.22)
Total expenses	(145,993)	(143,001)	2.09
Share of profit of an associated company	389	258	50.78
<b>Loss before income tax</b>	<b>(27,188)</b>	<b>(13,715)</b>	98.24
Income tax expense	-	-	-
<b>Net loss after tax for the financial year</b>	<b>(27,188)</b>	<b>(13,715)</b>	98.24
<b>Attributable to :</b>			
Equity holders of the Company	<b>(27,188)</b>	<b>(13,715)</b>	98.24

NM-Not meaningful

\* The new standard SFRS(I) 16 takes effect from 1 January 2019, in which the Company has elected the simplified transition approach from 1 January 2019. Comparatives for 2018 have not been restated. Please refer to Note 5 for more information.

\*\* Following the completion of the strike-off of a subsidiary on 7 May 2018, the Company ceased to hold any investment in subsidiary. Accordingly, the investment in an associated company is accounted using the equity method of accounting less impairment in the Company's financial statements for the year ended 31 December 2019, to reflect the Company's economic interests in the associated company. Please refer to Note 5 for more information on the change in accounting policy for the Company's investment in the associated company.

**Unaudited Statement of Comprehensive Income for the financial year ended 31 December 2019**

	31.12.2019	31.12.2018	+ / (-)
	\$'000	\$'000	%
Net loss for the financial year	(27,188)	(13,715)	98.24
<b>Other Comprehensive loss:</b>			
Items that may be reclassified subsequently to profit or loss:			
Foreign currency translation differences	(49)	(6)	NM
Items that will not be reclassified subsequently to profit or loss:			
Financial assets, fair value through other comprehensive Income			
-Fair value gain/(loss)	358	(125)	NM
Actuarial gain on the retirement benefit obligation	-	11	NM
<b>Other comprehensive income/(loss), net of tax</b>	<u>309</u>	<u>(120)</u>	NM
<b>Total comprehensive loss for the financial year</b>	<u>(26,879)</u>	<u>(13,835)</u>	94.28
<b>Total comprehensive loss attributable to:</b>			
Equity holders of the Company	(26,879)	(13,835)	94.28

NM-Not meaningful

**Additional Disclosure**

(i)

	31.12.2019	31.12.2018	+ / (-)
	\$'000	\$'000	%
Revenue			
-Sale of goods	58,733	65,528	(10.37)
-Consignment Income	41,967	46,738	(10.21)
-Rental Income	11,185	9,905	12.92
	<u>111,885</u>	<u>122,171</u>	(8.42)
Other Income			
-Dividend Income	119	124	(4.03)
-Other rental Income	3,019	4,052	(25.49)
-Interest Income	3,374	3,125	7.97
-Sundry Income	631	802	(21.32)
	<u>7,143</u>	<u>8,103</u>	(11.85)

(ii) There was no interest on borrowings and extraordinary items during the period and the preceding year.

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

**Unaudited Balance Sheet as at 31 December 2019**

	31.12.2019 \$'000	31.12.2018 \$'000 (Restated)
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	39,319	50,706
Trade and other receivables	5,386	7,874
Other Investments at amortised cost	20,200	4,007
Rental deposit	748	-
Inventories	8,800	9,809
Other current assets	2,636	2,945
	<u>77,089</u>	<u>75,341</u>
<b>Non-current assets</b>		
Other receivables	99	119
Financial assets, FVOCI	4,417	3,744
Other Investments at amortised cost	49,429	64,468
Club memberships	205	235
Investment in an associated company*	1,852	1,512
Rental deposits	5,525	6,357
Investment properties	35,290	28,820
Property, plant and equipment	26,945	27,984
Right-of-use assets*	64,654	-
	<u>188,416</u>	<u>133,239</u>
<b>Total assets</b>	<u>265,505</u>	<u>208,580</u>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Trade and other payables	40,938	43,026
Provisions for other liabilities and charges	1,214	2,035
Lease liabilities*	19,892	-
	<u>62,044</u>	<u>45,061</u>
<b>Non-current liabilities</b>		
Trade and other payables	3,520	3,884
Provisions for other liabilities and charges	1,856	2,348
Lease liabilities*	69,740	-
	<u>75,116</u>	<u>6,232</u>
<b>Total liabilities</b>	<u>137,160</u>	<u>51,293</u>
<b>NET ASSETS</b>	<u>128,345</u>	<u>157,287</u>
<b>EQUITY</b>		
Share capital	91,710	91,710
General reserve	17,000	17,000
Fair value reserve	1,841	1,483
Currency translation reserve	(64)	(15)
Other reserves	291	291
Retained earnings	17,567	46,818
<b>Total equity</b>	<u>128,345</u>	<u>157,287</u>

\*Please refer to Note 5 for more details

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

**Amount repayable in 1 year or less, or on demand**

As at 31.12.19		As at 31.12.18	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

**Amount repayable after 1 year**

As at 31.12.19		As at 31.12.18	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

**Details of any collateral**

Not applicable.

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

**Unaudited Statement of Cash Flows for the financial year ended 31 December 2019**

	31.12.2019 \$'000	31.12.2018 \$'000
<b>Cash flows from operating activities</b>		
Loss before Income tax	(27,188)	(13,715)
Adjustments for:		
Depreciation expense	24,542	6,677
Dividend Income	(119)	(124)
Amortisation of capitalised letting fees	10	93
Interest Income	(3,374)	(3,125)
Changes in provision for other liabilities and charges	(393)	73
Interest expense*	3,090	-
Gain on disposal of club memberships	-	(28)
Impairment loss on club membership	30	16
Impairment loss on right-of-use assets	22,658	-
Impairment loss on property, plant and equipment	3,808	11,887
Impairment loss on financial assets	583	1,273
Property, plant and equipment written-off	108	52
Increases in provision for onerous contracts	755	2,380
Share of profit of an associated company	(389)	(258)
	<u>24,121</u>	<u>5,201</u>
Changes in working capital		
Trade and other receivables	1,894	3,172
Inventories	1,009	211
Other assets and rental deposits	393	(68)
Trade and other payables	(5,539)	(1,822)
Provisions	(1,030)	-
<b>Net cash generated by operating activities</b>	<u>20,848</u>	<u>6,694</u>
<b>Cash flow from investing activities</b>		
Dividends received	119	124
Payments for investment property	(889)	(1,447)
Payments for property, plant and equipment	(8,517)	(429)
Payments for club membership	-	(9)
Payments for investment in an associate	-	(920)
Payments for letting fees	-	(6)
Purchases of other investments at amortised cost	(5,278)	(17,817)
Proceeds from maturity/ early redemption by issuers of other investments at amortised cost	4,000	5,750
Proceeds from disposal of club membership	-	45
Purchase of financial assets, FVOCI	(315)	(5)
Interest received	3,493	2,982
Net repayments from employees	36	80
<b>Net cash used in investing activities</b>	<u>(7,351)</u>	<u>(11,652)</u>
<b>Cash flow from financing activities</b>		
Payment of Interest element of lease liabilities*	(3,090)	-
Payment of finance lease liabilities	(19,731)	-
Dividend paid	(2,063)	(2,063)
<b>Net cash used in financing activities</b>	<u>(24,884)</u>	<u>(2,063)</u>
<b>Net decrease in cash and cash equivalents</b>	(11,387)	(7,021)
<b>Cash and cash equivalents at beginning of the financial year</b>	50,706	57,727
<b>Cash and cash equivalents at end of the financial year</b>	<u>39,319</u>	<u>50,706</u>

\*Interest expense relating to lease liabilities under SFRS(I) 16

- 1 (d)(i) A statement 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.**

**Unaudited Statement of Changes in Equity for the financial year ended 31 December 2019**

	Share Capital	General Reserve	Fair Value Reserve	Currency			Total
				Translation Reserve	Other Reserves	Retained Earnings	
<b>Balance as at 1 January 2019</b>	91,710	17,000	1,483	(15)	291	46,818	157,287
Total comprehensive income/(loss) for the year	-	-	358	(49)	-	(27,188)	(26,879)
Dividend paid	-	-	-	-	-	(2,063)	(2,063)
<b>Balance as at 31 December 2019</b>	<b>91,710</b>	<b>17,000</b>	<b>1,841</b>	<b>-64</b>	<b>291</b>	<b>17,567</b>	<b>128,345</b>
<b>Restated balance as at 1 January 2018</b>	91,710	17,000	1,608	(9)	280	62,596	173,185
(Pls see note 5, Change in accounting policy)							
Total comprehensive Income/(loss) for the year	-	-	(125)	(6)	11	(13,715)	(13,835)
Dividend paid	-	-	-	-	-	(2,063)	(2,063)
<b>Balance as at 31 December 2018</b>	<b>91,710</b>	<b>17,000</b>	<b>1,483</b>	<b>(15)</b>	<b>291</b>	<b>46,818</b>	<b>157,287</b>

- 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.**

Not applicable.

- 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.**

	As at the end of current financial year ended 31 December 2019	As at the end of current financial year ended 31 December 2018
Total number of ordinary shares issued	41,250,000	41,250,000

There were no treasury shares held as at the end of the current financial year reported on and as at the end of the immediately preceding year.

- 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 not been audited or reviewed by the auditors.

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

**(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.**

Except as disclosed in Note 5 below, the company has applied the same accounting policies and methods of computation in preparing this financial statement for the current accounting year compared with the most recently audited financial statements for the year ended 31 December 2018.

- 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 Company adopted the mandatory standards, amendments and interpretations to existing standards that are relevant to the Company for annual accounting periods beginning on or after 1 January 2019 and which the Company did not previously opt to adopt earlier.

The adoption of the new/revised Singapore Financial Reporting Standards (International) (“SFRS(I)s”), SFRS(I) Interpretations and amendments to SFRS(I)s did not have any significant impact on the financial statements of the Company except for the following.

***SFRS(I) 16 Leases (effective for annual periods beginning on or after 1 January 2019)***

The Company has elected the simplified transition approach for transition to the new standard on leases. In accordance with the transition provisions in SFRS(I) 16, the new rules have been adopted with any effect of initially applying the new standard recognised on 1 January 2019. Comparatives for the 2018 financial year have not been restated.

In accordance with SFRS(I) 16, the Company has accounted for one property lease as a short-term lease which continues to be recognised on a straight-line basis as an expense item in the income statement.

For the remaining property leases, right-of-use assets are measured on transition at the amount of lease liabilities on adoption (adjusted for any prepaid or accrued lease expenses).

On 1 January 2019, the Company recognised right-of-use assets of approximately \$32,524,000 (net of provision for onerous rental contracts of \$1,350,000 and accrued lease expense of \$154,000) and lease liabilities of \$34,028,000 (after adjustments for prepayments and accrued lease payments recognised). The adoption of SFRS(I)16 on the Company’s activities as a lessor has no significant impact on the quarterly results.

***Change in accounting policy for the Company’s investment in an associated company***

Following the completion of strike-off of a subsidiary on 7 May 2018, the Company ceased to hold any investment in subsidiary and the Company level financial statements will be prepared for the financial year ended 31 December 2019. Accordingly, from 1 January 2019, as the Company is no longer able to qualify for exemption from applying the equity method of accounting to its investment in an associated company, the Company accounted for its

investment in an associated company in the financial statements using the equity method of accounting less impairment losses, if any.

Before 1 January 2019, the Company applied the exemption from equity accounting for its investment in an associated company as consolidated financial statements were prepared. As such, the investment in associated company was carried at cost less accumulated impairment losses in the Company’s balance sheet.

In accordance with SFRS(I) 1-8 *Accounting Policies, Changes in Accounting Estimates and Errors*, the Company has accounted for the change in accounting policy retrospectively. The changes and modifications to comparative financial statements presentation are summarised below:



	<u>As previously reported</u>	<u>Adjustments</u>	<u>As restated</u>
	(\$'000)	(\$'000)	(\$'000)
<b>Balance sheet</b>			
31 December 2018			
Investment in an associated company	3,517	(2,005)	1,512
Currency translation reserve	-	(15)	(15)
Retained earnings	48,808	(1,990)	46,818
<b>Income statement</b>			
Year ended 31 December 2018			
Share of profit	-	258	258
<b>Statement of comprehensive income</b>			
Year ended 31 December 2018			
Currency translation difference	-	(6)	(6)

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

	31.12.2019	31.12.2018
Earnings per ordinary share for the financial period based on net profits attributable to shareholders :-		
(i) Based on weighted average number of ordinary shares in issue (cents)#	(65.91)	(33.25)
(ii) On a fully diluted basis (cents)##	(65.91)	(33.25)

# The earnings per share are calculated based on the issued ordinary shares of 41,250,000 (31 December 2018:41,250,000)

## The fully diluted earnings per share are calculated based on the issued ordinary shares of 41,250,000 (31 December 2018:41,250,000)

**7. Net asset value per ordinary share based on issued share capital of the issuer at the end of the:-**  
**(a) current financial year reported on; and**  
**(b) immediately preceding financial year.**

	31.12.2019	31.12.2018
Net asset value per ordinary share (dollars) based on issued share capital at the end of the financial year :-	3.11	3.81

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

#### **Review of Company Performance**

##### **Unaudited income Statement**

The Company made a loss before income tax of \$27,188,000 for the year ended 31 December 2019 ("FY2019") compared to a loss of \$13,715,000 for the year ended 31 December 2018 ("FY2018") mainly attributed to impairment losses on right-of-use assets and property, plant and equipment.

##### ***Revenue***

Revenue for FY2019 was \$111,885,000, a decrease of 8.42% over FY2018. The decrease in revenue was due to lower sale of goods and consignment income from the retail segment, caused substantially by exiting brands due to store-wide renovation works done at the Company's flagship store at Shaw House. Majority of the renovation work was completed by end 2019 and the outstanding work will be expected to complete by June 2020.

##### ***Depreciation expense***

Depreciation expense for FY2019 was higher than FY2018 due to the adoption of SFRS(I) 16 (Please refer to note 5). The capitalisation of leases as right-of-use assets and the consequent depreciation of these assets resulted in higher depreciation. Without this adoption, depreciation expense is estimated to be \$4,606,000 for FY2019 as compared to \$6,677,000 in FY2018; it is lower due to the impairment of property, plant and equipment ("PPE") in the previous year, resulting in lower PPE depreciation in FY2019.

##### ***Rental expense***

Rental expense for FY2019 was lower than FY2018 due to the adoption of SFRS(I) 16 (Please refer to note 5). Without this adoption, the rental expense is estimated to be \$30,377,000 for FY2019 as compared to \$31,945,000 for FY2018. The Company has accounted for one property lease as a short-term lease which continues to be recognised on a straight-line basis as an expense item in the income statement.

##### ***Impairment loss***

Losses in the retail segment is reflective of the continuing challenges in the retail industry. Accordingly, an impairment charge of S\$3,808,000 on property, plant and equipment ("PPE") and \$22,658,000 on right-of-use assets ("ROU") (2018: Impairment charge of S\$11,887,000 on PPE) was recorded to reduce the carrying value of these assets in the retail segment.

### **Unaudited Balance sheet**

#### ***Investment properties***

Investment properties increased by 22.45% from \$28,820,000 as at 31 December 2018 to \$35,289,000 at 31 December 2019 primarily due to reclassification of half of Kallang Pudding warehouse from property, plant and equipment to investment properties as management has intentions to lease out half of the building for rental income in the long term.

#### ***Right-of-use assets***

Due to the adoption of SFRS(I) 16 from 1 January 2019, a right of use assets of \$64,654,000, after impairment of \$22,658,000 is recognised on the balance sheet as at 31 December 2019 (Please refer to note 5 for more details).

#### ***Lease liabilities***

Due to the adoption of SFRS(I) 16 from 1 January 2019, lease liabilities of \$89,632,000 (of which \$19,892,000 are current liabilities and \$69,740,000 are non-current liabilities) have been recognised on the balance sheet as at 31 December 2019 (Please refer to note 5 for more details).

#### ***Trade and other payables***

Trade and other payables under current liabilities had decreased by 4.85% from \$43,026,000 as at 31 December 2018 to \$40,938,000 at 31 December 2019. This is primarily due to decreases in purchasing activities for the year.

### **Unaudited Statement of Cash Flows**

There was a net decrease in cash and cash equivalents amounting to \$11,387,000 in FY2019, compared to a smaller net decrease of \$7,021,000 in FY2018.

Net cash generated from operating activities increased from \$6,694,000 in FY2018 to \$20,848,000 in FY2019 mainly due to reclassification of rental expenses under operating activities as “payment of Interest element of lease liabilities” and “payment of finance lease liabilities” under financing activities. This reclassification, which followed the adoption of SFRS(I) 16 (please see note 5) also resulted in a net increase in cash used in financing activities of \$24,884,000 in FY2019 compared to \$2,063,000 in FY2018.

Net cash used in investing activities for FY2019 was \$7,351,000 compared to \$11,652,000 in FY2018 due to lesser amounts spent on purchases of financial assets.

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

No forecast was made previously.

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

With the current uncertain global economic climate not showing clear signs of resolution in the near future, combined with rising business costs and intense competition within the retail industry, the Company expects operating conditions will continue to be challenging in the next 12 months.

In addition, unforeseen circumstances such as the COVID-19 outbreak is expected to adversely affect the retail industry. The Company has and will continue to take measures as advised by the Ministry of Health to safeguard our employees and customers.

In view of the challenging environment in the retail industry, the Company will continue to actively review its business strategies and make changes as appropriate.

**11. Dividend**

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

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

The directors have proposed a final dividend of 5 cents per ordinary share, tax exempt (1-tier) for approval by shareholders at the forthcoming annual general meeting to be convened.

Name of Dividend	Final
Dividend Type	Cash
Dividend Rate	5.0 cents per ordinary share
Tax rate	Tax exempt (1-tier)

The final dividend, payable in cash, is subject to shareholders' approval at the Company's forthcoming Annual General Meeting to be convened for the final year ended 31 December 2019.

***(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
Dividend Type	Cash
Dividend Rate	5.0 cents per ordinary share
Tax rate	Tax exempt (1-tier)

**(c) Date payable**

Payment of the final dividend, if approved by shareholders at the forthcoming annual general meeting to be convened for the financial year ended 31 December 2019, will be made on 18<sup>th</sup> May 2020.

**(d) Books closure date**

The Share Transfer Books and Register of Members of the Company, will be closed on 11<sup>th</sup> May 2020 for the purpose of determining Members' entitlements to the proposed final dividend. Duly completed registrable transfer of shares in the Company (the "Shares") received up to the close of business at 5.00 pm on 8<sup>th</sup> May 2020 by the Company's Share Registrar at 112 Robinson Road, #05-01, Singapore 068902, will be registered to determine Members' entitlements to such dividend. Subject to the aforesaid, members whose Securities Accounts with The Central Depository (Pte) Ltd are credited with the Shares as at 8th May 2020 will be entitled to such proposed dividend.

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

Not applicable.

**13. If the company 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.**

No IPT mandate has been obtained.

**14. Negative confirmation pursuant to rule 705(5).(Not required for announcement on full year results)**

Not applicable.

**15. Confirmation of Directors and Executive Officers' undertakings pursuant to Listing Rule 720(1)**

The Company has procured undertakings from all its directors and executive officers in compliance with Listing Rule 720(1).

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

**16. Segmental revenue and results for business or geographical segments in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

	Retail \$'000	Property \$'000	Combined \$'000
<b>2019</b>			
<b>Segment revenue</b>			
Sales to external customers	100,700	-	100,700
Rental Income - Investment property	-	11,185	11,185
Other rental income	3,019	-	3,019
<b>Segment results</b>			
Other Income	(36,119)	5,030	(31,089)
Other losses	(547)	(65)	(612)
Share of profit of an associated company			389
Net loss			<u>(27,188)</u>
<b>Other segment items</b>			
Capital expenditure	12,696	656	13,352
Depreciation	22,166	2,376	24,542
Impairment charge on right-of-use asset	22,658	-	22,658
Impairment charge on property, plant and equipment	3,808	-	3,808
Provision for onerous contracts	755	-	755
<b>Assets and Liabilities</b>			
Segment assets	112,860	37,428	150,288
Unallocated assets:			
Investment in an associated company			1,852
Cash and cash equivalents			39,319
Other investments at amortised costs			69,629
Financial assets, FVOCI			4,417
			<u>265,505</u>
<b>Total combined assets</b>			
Segment liabilities	133,161	3,999	137,160
<b>Total combined liabilities</b>			
			<u>137,160</u>
<b>2018</b>			
<b>Segment revenue</b>			
Sales to external customers	112,266	-	112,266
Rental Income - Investment property	-	9,905	9,905
Other rental income	4,052	-	4,052
<b>Segment results</b>			
Other Income	(21,227)	4,449	(16,778)
Other losses			4,051
Share of profit of an associated company			(1,246)
Net loss			<u>258</u>
			<u>(13,715)</u>
<b>Other segment items</b>			
Capital expenditure	429	1,447	1,876
Depreciation	4,432	2,245	6,677
Impairment charge on property, plant and equipment	11,887	-	11,887
Provision for onerous contracts	2,380	-	2,380
<b>Assets and Liabilities</b>			
Segment assets	53,023	31,103	84,126
Unallocated assets:			
Investment in an associated company			1,512
Cash and cash equivalents			50,706
Other investments at amortised costs			68,475
Financial assets, FVOCI			3,744
Others			17
			<u>208,580</u>
<b>Total combined assets</b>			
Segment liabilities	47,368	3,925	51,293
<b>Total combined liabilities</b>			
			<u>51,293</u>

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

The retail segment continued to face stiff competition. Revenue for this segment declined 10.30% in FY 2019 as compared to FY 2018. Despite efforts to reduce operating expenses, net loss of the Company widened from \$13.715 million in FY 2018 to \$27.188 million in FY 2019 due to impairment losses of property, plant and equipment (“PPE”), right-of-use (“ROU”) assets and provision for onerous contracts.

**18 A breakdown of sales.**

	2019	2018	+ / (-)
	\$'000	\$'000	%
(a) Revenue reported for first half year	56,253	60,106	(6.41)
(b) Operating profit/(loss) after tax reported for first half year	1,575	(209)	NM
(c) Revenue reported for second half year	55,632	62,065	(10.36)
(d) Operating (loss)/profit after tax reported for second half year	(28,763)	(13,506)	112.96

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

**Total Annual Dividend**

	Latest full year	Previous full year
Ordinary	\$2,062,500*	\$2,062,500**
Preference	-	-
Total:	\$2,062,500	\$2,062,500

\*Relates to the final dividend for the financial year ended 31 December 2018 that was approved for payment to shareholders at the Annual General Meeting held on 26<sup>th</sup> April 2019.

\*\*Relates to the final dividend for the financial year ended 31 December 2017 that was approved for payment to shareholders at the Annual General Meeting held on 27<sup>th</sup> April 2018.

- 20 Disclosures 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 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
Nil			Not applicable	

**BY ORDER OF THE BOARD**

Lun Chee Leong  
Company Secretary  
27 February 2020