



FIGTREE HOLDINGS LIMITED

(Company Registration Number : 201315211G)

**Unaudited Financial Statement and Dividend Announcement
For the Financial Period Ended 31 March 2017**

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

1(a)(i) 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

Consolidated Income Statement

| | Note | Group | | |
|-------------------------------------|-----------|--------------------|------------------|---------|
| | | Three Months Ended | | |
| | | 31 March 2017 | 31 March 2016 | Change |
| | | S\$ | S\$ | % |
| Revenue | 8(a)(i) | 7,213,736 | 10,973,680 | (34.3) |
| Cost of sales | 8(a)(ii) | (5,057,686) | (7,195,405) | (29.7) |
| Gross profit | 8(a)(ii) | 2,156,050 | 3,778,275 | (42.9) |
| Other income | 8(a)(iii) | 349,298 | 332,250 | 5.1 |
| General and administrative expenses | 8(a)(iv) | (883,062) | (1,341,851) | (34.2) |
| Finance costs | | – | (1,274) | NM |
| Share of results of an associate | 8(a)(v) | (349,817) | 173,998 | (301.0) |
| Profit before taxation | | 1,272,469 | 2,941,398 | (56.7) |
| Tax expense | 8(a)(vi) | (192,857) | (364,103) | (47.0) |
| Profit for the period | | 1,079,612 | 2,577,295 | (58.1) |
| Attributable to: | | | | |
| Owners of the Company | | 1,101,400 | 2,545,842 | (56.7) |
| Non-controlling interests | | (21,788) | 31,453 | (169.3) |
| | | 1,079,612 | 2,577,295 | (58.1) |

NM – Not Meaningful

Consolidated Statement of Comprehensive Income

| | Group | | |
|--|--------------------|---------------|---------|
| | Three Months Ended | | |
| | 31 March 2017 | 31 March 2016 | Change |
| | S\$ | S\$ | % |
| Profit for the period | 1,079,612 | 2,577,295 | (58.1) |
| Other comprehensive income: | | | |
| Items that may be reclassified subsequently to profit or loss: | | | |
| - Exchange differences on translation of foreign operations | (504,270) | (337,539) | 49.4 |
| Other comprehensive income for the period, net of tax | (504,270) | (337,539) | 49.4 |
| Total comprehensive income for the period | 575,342 | 2,239,756 | (74.3) |
| Attributable to: | | | |
| Owners of the Company | 597,130 | 2,208,303 | (73.0) |
| Non-controlling interests | (21,788) | 31,453 | (169.3) |
| | 575,342 | 2,239,756 | (74.3) |

NM – Not Meaningful

Notes to the Consolidated Income Statement

The following items have been included in arriving at profit before taxation:

| | Note | Group | | |
|--|-----------|--------------------|---------------|--------|
| | | Three Months Ended | | |
| | | 31 March 2017 | 31 March 2016 | Change |
| | | S\$ | S\$ | % |
| Depreciation of property, plant and equipment | | 45,185 | 46,242 | (2.3) |
| Foreign exchange (gain)/loss, net | 8(a)(vii) | (216,142) | 206,007 | 204.9 |
| Interest income from loans to an associate | | (290,599) | (272,131) | 6.8 |
| Operating lease expense | | 14,572 | 21,152 | (31.1) |
| Employee benefits expense presented in the consolidated income statement as: | | | | |
| - Cost of sales | | 604,962 | 624,441 | (3.1) |
| - General and administrative expenses | | 840,324 | 819,683 | 2.5 |

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

| | Note | Group | | Company | |
|---|------------|-------------------------------|-------------------------------------|-------------------------------|-------------------------------------|
| | | As at 31 March 2017 S\$ | As at 31 December 2016 S\$ | As at 31 March 2017 S\$ | As at 31 December 2016 S\$ |
| ASSETS | | | | | |
| Non-current assets | | | | | |
| Property, plant and equipment | 8(b)(i) | 3,455,371 | 3,443,916 | – | 52 |
| Investments in subsidiaries | | – | – | 9,152,597 | 9,152,597 |
| Interests in an associate | 8(b)(ii) | 3,222,517 | 3,855,893 | – | – |
| Loans to an associate | 8(b)(iii) | 17,163,212 | 6,411,343 | – | – |
| Loans to a subsidiary | | – | – | – | 1,837,415 |
| Other receivables | 8(b)(iv) | 8,784,102 | 5,732,716 | – | – |
| Total non-current assets | | 32,625,202 | 19,443,868 | 9,152,597 | 10,990,064 |
| Current assets | | | | | |
| Development properties | 8(b)(v) | 24,927,388 | 22,502,370 | – | – |
| Trade receivables | 8(b)(vi) | 17,860,832 | 19,345,263 | – | – |
| Other receivables | 8(b)(iv) | 581,168 | 122,912 | – | – |
| Prepayments | | 61,014 | 64,078 | 9,469 | 2,821 |
| Loans to a subsidiary | | – | – | – | – |
| Amounts due from subsidiaries | | – | – | 21,855,153 | 20,282,649 |
| Loans to an associate | 8(b)(iii) | 6,843,661 | 16,599,298 | – | – |
| Cash and short-term deposits | 8(b)(vii) | 13,102,964 | 13,353,237 | 1,454,070 | 723,505 |
| Total current assets | | 63,377,027 | 71,987,158 | 23,318,692 | 21,008,975 |
| Total assets | | 96,002,229 | 91,431,026 | 32,471,289 | 31,999,039 |
| LIABILITIES | | | | | |
| Current liabilities | | | | | |
| Gross amount due to customers for contract work-in-progress | 8(b)(viii) | 9,719,703 | 9,063,885 | – | – |
| Trade and other payables | 8(b)(ix) | 22,817,190 | 24,890,689 | 2,030,066 | 1,829,874 |
| Bank borrowings | 8(b)(x) | 1,000,000 | – | – | – |
| Provision for taxation | 8(b)(xi) | 1,895,284 | 1,807,489 | 8,830 | 7,590 |
| Total current liabilities | | 35,432,177 | 35,762,063 | 2,038,896 | 1,837,464 |
| Net current assets | | 27,944,850 | 36,225,095 | 21,279,796 | 19,171,511 |
| Non-current liability | | | | | |
| Trade and other payables | 8(b)(ix) | 10,874,803 | 6,627,130 | – | – |
| Deferred tax liabilities | | 615,505 | 552,985 | 43,580 | 39,485 |
| Total non-current liabilities | | 11,490,308 | 7,180,115 | 43,580 | 39,485 |
| Total liabilities | | 46,922,485 | 42,942,178 | 2,082,476 | 1,876,949 |
| Net assets | | 49,079,744 | 48,488,848 | 30,388,813 | 30,122,090 |

| | Group | | Company | |
|---|-------------------|-------------------|-------------------|-------------------|
| | As at 31 | As at 31 | As at 31 | As at 31 |
| | March 2017 | December 2016 | March 2017 | December 2016 |
| | S\$ | S\$ | S\$ | S\$ |
| EQUITY | | | | |
| Equity attributable to owners of the Company | | | | |
| Share capital | 26,083,664 | 26,083,664 | 26,083,664 | 26,083,664 |
| Accumulated profits | 31,431,988 | 30,330,588 | 4,227,719 | 3,976,550 |
| Merger deficit ⁽¹⁾ | (8,152,595) | (8,152,595) | - | - |
| Share option reserve | 77,430 | 61,876 | 77,430 | 61,876 |
| Foreign currency translation reserve | (840,016) | (335,746) | - | - |
| Other reserves | 488,000 | 488,000 | - | - |
| | 49,088,471 | 48,475,787 | 30,388,813 | 30,122,090 |
| Non-controlling interests | (8,727) | 13,061 | - | - |
| Total equity | 49,079,744 | 48,488,848 | 30,388,813 | 30,122,090 |

Note:

- (1) The difference between the consideration paid / transferred and the issued and paid up share capital of Figtree Projects Pte. Ltd. during the pre-IPO Restructuring Exercise is reflected as a Merger Deficit under the Equity of the Group.

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

Amount repayable in one year or less, or on demand

| As at 31 March 2017 | | As at 31 December 2016 | |
|---------------------|-----------|------------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| S\$ | S\$ | S\$ | S\$ |
| - | 1,000,000 | - | - |

Amount repayable after one year

| As at 31 March 2017 | | As at 31 December 2016 | |
|---------------------|-----------|------------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| S\$ | S\$ | S\$ | S\$ |
| - | - | - | - |

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 | |
|---|--------------------|--------------------|
| | Three Months Ended | |
| | 31 March 2017 | 31 March 2016 |
| | S\$ | S\$ |
| Cash flows from operating activities | | |
| Profit before taxation | 1,272,469 | 2,941,398 |
| Adjustments for: | | |
| Depreciation of property, plant and equipment | 45,185 | 46,242 |
| Share of results of an associate | 349,817 | (173,998) |
| Share-based expense | 15,554 | 10,540 |
| Interest income | (310,658) | (288,334) |
| Finance costs | – | 1,274 |
| Unrealised exchange gain | (96,933) | (1,642) |
| Operating cash flows before changes in working capital | 1,275,434 | 2,535,480 |
| (Increase)/decrease in: | | |
| Development properties | (590,805) | (163,471) |
| Trade receivables | 1,484,431 | 6,887,109 |
| Other receivables and prepayments | (43,970) | 112,354 |
| Increase/(decrease) in: | | |
| Gross amount due to customers for contract work-in-progress | 655,818 | (1,019,136) |
| Trade and other payables | (3,122,648) | (6,556,661) |
| Cash flows (used in)/generated from operations | (341,740) | 1,795,675 |
| Income tax (paid)/refunded | (42,542) | 170,361 |
| Interest received | 20,059 | 16,203 |
| Net cash flows (used in)/generated from operating activities | (364,223) | 1,982,239 |
| Cash flows from investing activities | | |
| Purchases of property, plant and equipment | (57,790) | (15,506) |
| Loans to an associate | (828,260) | (1,839,750) |
| Net cash flows used in investing activities | (886,050) | (1,855,256) |
| Cash flows from financing activities | | |
| Proceeds from bank borrowing | 1,000,000 | 500,000 |
| Repayment of bank borrowing | – | (500,000) |
| Interest paid | – | (1,274) |
| Net cash flows generated from/(used in) financing activities | 1,000,000 | (1,274) |
| Net (decrease)/increase in cash and cash equivalents | (250,273) | 125,709 |
| Cash and cash equivalents at the beginning of period | 13,353,237 | 13,110,502 |
| Cash and cash equivalents at the end of period | 13,102,964 | 13,236,211 |

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

| Group | Attributable to equity holders of the Company | | | | | | | Total equity attributable to owners of the Company S\$ | Non-controlling interests S\$ | Total equity S\$ |
|--|---|----------------------------|-----------------------|-----------------------------|---|----------------|-----------------------|---|----------------------------------|---------------------|
| | Share capital S\$ | Accumulated profits S\$ | Merger deficit S\$ | Share option reserve S\$ | Foreign currency translation reserve S\$ | Other reserves | Total reserves S\$ | | | |
| Balance as at 1 January 2016 | 22,485,430 | 24,764,951 | (8,152,595) | 14,107 | 327,860 | | 16,954,323 | 39,439,753 | 19,149 | 39,458,902 |
| Profit for the period | - | 2,545,842 | - | - | - | | 2,545,842 | 2,545,842 | 31,453 | 2,577,295 |
| <u>Other comprehensive income</u> | | | | | | | | | | |
| Foreign currency translation | - | - | - | - | (337,539) | | (337,539) | (337,539) | - | (337,539) |
| Total comprehensive income for the period | - | 2,545,842 | - | - | (337,539) | | 2,208,303 | 2,208,303 | 31,453 | 2,239,756 |
| <u>Contributions by and distributions to owners</u> | | | | | | | | | | |
| Share-based staff costs | - | - | - | 10,540 | - | | 10,540 | 10,540 | - | 10,540 |
| Total contributions by and distributions to owners | - | - | - | 10,540 | - | | 10,540 | 10,540 | - | 10,540 |
| Total transactions with owners in their capacity as owners | - | - | - | 10,540 | - | | 10,540 | 10,540 | - | 10,540 |
| Balance as at 31 March 2016 | 22,485,430 | 27,310,793 | (8,152,595) | 24,647 | (9,679) | | 19,173,166 | 41,658,596 | 50,602 | 41,709,198 |
| Balance as at 1 January 2017 | 26,083,664 | 30,330,588 | (8,152,595) | 61,876 | (335,746) | 488,000 | 22,392,123 | 48,475,787 | 13,061 | 48,488,848 |
| Profit for the period | - | 1,101,400 | - | - | - | - | 1,101,400 | 1,101,400 | (21,788) | 1,079,612 |
| <u>Other comprehensive income</u> | | | | | | | | | | |
| Foreign currency translation | - | - | - | - | (504,270) | - | (504,270) | (504,270) | - | (504,270) |
| Total comprehensive income for the period | - | 1,101,400 | - | - | (504,270) | - | 597,130 | 597,130 | (21,788) | 575,342 |
| <u>Contributions by and distributions to owners</u> | | | | | | | | | | |
| Share-based staff costs | - | - | - | 15,554 | - | - | 15,554 | 15,554 | - | 15,554 |
| Total contributions by and distributions to owners | - | - | - | 15,554 | - | - | 15,554 | 15,554 | - | 15,554 |
| Total transactions with owners in their capacity as owners | - | - | - | 15,554 | - | - | 15,554 | 15,554 | - | 15,554 |

Balance as at 31 March 2017

| | | | | | | | | | |
|------------|------------|-------------|--------|-----------|---------|------------|------------|---------|------------|
| 26,083,664 | 31,431,988 | (8,152,595) | 77,430 | (840,016) | 488,000 | 23,004,807 | 49,088,471 | (8,727) | 49,079,744 |
|------------|------------|-------------|--------|-----------|---------|------------|------------|---------|------------|

| Company | Share capital S\$ | Accumulated profits S\$ | Share option reserve S\$ | Total S\$ |
|---|----------------------|-------------------------------|--------------------------------|-------------------|
| Balance as at 1 January 2016 | 22,485,430 | 5,236,302 | 14,107 | 27,735,839 |
| Loss, representing total comprehensive income, for the period | - | (64,368) | - | (64,368) |
| <u>Contributions by and distributions to owners</u> | | | | |
| Share-based staff costs | - | - | 10,540 | 10,540 |
| Total transactions with owners in their capacity as owners | - | - | 10,540 | 10,540 |
| Balance as at 31 March 2016 | 22,485,430 | 5,171,934 | 24,647 | 27,682,011 |
| Balance as at 1 January 2017 | 26,083,664 | 3,976,550 | 61,876 | 30,122,090 |
| Profit, representing total comprehensive income, for the period | - | 251,169 | - | 251,169 |
| <u>Contributions by and distributions to owners</u> | | | | |
| Share-based staff costs | - | - | 15,554 | 15,554 |
| Total transactions with owners in their capacity as owners | - | - | 15,554 | 15,554 |
| Balance as at 31 March 2017 | 26,083,664 | 4,227,719 | 77,430 | 30,388,813 |

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

| | Company | |
|----------------------|------------------|--|
| | Number of shares | Issued and paid-up share capital (S\$) |
| As at 1 January 2017 | 315,656,244 | 26,083,664 |
| As at 31 March 2017 | 315,656,244 | 26,083,664 |

Figtree Employee Share Option Scheme (the "ESOS")

The movement in share options during the period was as follows:

| | 2017 Number '000 | 2016 Number '000 |
|-----------------------------|------------------------|------------------------|
| Outstanding as at 1 January | 4,435,000 | 1,790,000 |
| Outstanding as at 31 March | 4,435,000 | 1,790,000 |

The outstanding share options of 4,435,000 as at 31 March 2017 (31 March 2016: 1,790,000) are convertible into 4,435,000 (31 March 2016: 1,790,000) ordinary shares of the Company.

Other than the unexercised share options under the ESOS as stated above, the Company had no other outstanding convertibles, subsidiary holdings or treasury shares as at 31 March 2017 and 31 March 2016.

1(d)(iii) To show the 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

| | Company | |
|---|------------------------|---------------------------|
| | As at 31 March 2017 | As at 31 December 2016 |
| Total number of issued shares excluding treasury shares | 315,656,244 | 315,656,244 |

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

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. The Company does not have any treasury shares during and as at the end of the current financial period reported on.

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. The Company did not hold any subsidiary holdings as at the end of the current financial period reported on.

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

These figures have not been audited or reviewed.

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

Not applicable.

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

Save as disclosed on Section 5 below, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as compared with the audited financial statements for the year ended 31 December 2016.

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

The Company has adopted certain Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that are mandatory for the financial year beginning on or after 1 January 2017. The adoption of these FRS and INT FRS has no significant impact on the financial position or performance of the Group.

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

| | Group Three Months Ended | |
|---|-----------------------------|---------------|
| | 31 March 2017 | 31 March 2016 |
| | S\$ | S\$ |
| Profit attributable to owners of the Company | 1,101,400 | 2,545,842 |
| Weighted average number of ordinary shares for basic earnings per share computation | 309,926,946 | 289,063,263 |
| Effects of dilution: | | |
| - Share options | 1,117,867 | 484,000 |
| Weighted average number of ordinary shares for diluted earnings per share computation | 311,044,813 | 289,547,263 |
| Basic earnings per share (cents) | 0.36 | 0.88 |
| Diluted earnings per share (cents) | 0.35 | 0.88 |

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 March 2017 | As at 31 December 2016 | As at 31 March 2017 | As at 31 December 2016 |
| Net asset value per ordinary share based on issued share capital (cents) | 15.55 | 15.36 | 9.63 | 9.54 |
| Number of issued ordinary shares | 315,656,244 | 315,656,244 | 315,656,244 | 315,656,244 |

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.**

(a) Review of the Consolidated Income Statement

Financial period from 1 January 2017 to 31 March 2017 ("1Q2017") vs 1 January 2016 to 31 March 2016 ("1Q2016")

- (i) The Group's revenue decreased by 34.3%, from S\$10.97 million in 1Q2016 to S\$7.21 million in 1Q2017 due to higher revenue that was recognised in 1Q2016 from various projects completed in the financial year ended 2016 ("FY2016").
- (ii) The decrease in cost of sales from S\$7.20 million in 1Q2016 to S\$5.06 million in 1Q2017 is in line with the decrease in revenue, coupled with cost savings from design and build projects completed. The Group's gross profit decreased by 42.9% from S\$3.78 million in 1Q2016 to S\$2.16 million in 1Q2017 mainly due to the completion of projects during FY2016.
- (iii) The Group's other income increased from S\$0.33 million in 1Q2016 to S\$0.35 million in 1Q2017 mainly due to increase in interest income recognised from an increase in shareholders' loans extended to an associate.
- (iv) The Group's general and administrative expenses decreased by 34.2% from S\$1.34 million in 1Q2016 to S\$0.88 million in 1Q2017 largely due to a foreign exchange gain of S\$0.22 million in 1Q2017 as compared to a foreign exchange loss of S\$0.21 million in 1Q2016.
- (v) Share of results of associates relates to the profit/loss from the Company's associate, Vibrant Properties Pte. Ltd. ("VPPL"). The loss incurred by VPPL in 1Q2017 arose mainly from general and administrative expenses as the property developments are still in progress. However, the profit in 1Q2016 arose mainly from the revaluation gain of the investment property in China, the Changshu Fervent Industrial Park (Phase 1), partially offset by interest expenses incurred by VPPL from shareholder loans extended to VPPL.
- (vi) Tax expense decreased by 47.0% from S\$0.36 million in 1Q2016 to S\$0.19 million in 1Q2017, which was in line with the lower profits recognised in 1Q2017.
- (vii) Foreign exchange gain increased by 204.9% from a loss of S\$0.21 million in 1Q2016 to a gain of S\$0.22 million in 1Q2017 mainly due to the weaker Australian Dollar against the Singapore Dollar in 1Q2017 compared to 1Q2016.

(b) Review of the Financial Position of the Group

- (i) The net book value of the Group's property, plant and equipment increased from S\$3.44 million as at 31 December 2016 to S\$3.46 million as at 31 March 2017 mainly due to the upgrading of accounting software during the period.
- (ii) The decrease in interests in an associate from S\$3.86 million as at 31 December 2016 to S\$3.22 million as at 31 March 2017 arose from the Group's share of associates' losses for the period, as well as the Group's share of the foreign currency translation reserve of VPPL.
- (iii) Total loans to an associate increased from S\$23.01 million as at 31 December 2016 to S\$24.01 million as at 31 March 2017 mainly due to additional shareholders' loans extended to VPPL.

- (iv) Other receivables as at 31 March 2017 and 31 December 2016 comprised the following :

| | Group | |
|--------------------------------|-------------------------------|----------------------------------|
| | As at 31 March 2017 S\$ | As at 31 December 2016 S\$ |
| Non-current: | | |
| Deposits held in trust | 8,784,102 | 5,732,716 |
| Current: | | |
| Refundable deposits | 501,370 | 91,217 |
| GST receivables | 19,270 | – |
| Sundry receivables | 60,528 | 31,695 |
| | 581,168 | 122,912 |
| Total other receivables | 9,365,270 | 5,855,628 |

Total other receivables increased by S\$3.51 million from S\$5.86 million as at 31 December 2016 to S\$9.37 million as at 31 March 2017 mainly due to deposits received from customers arising from the sales of residential units at 303 La Trobe, in Melbourne, Australia.

- (v) Development properties increased from S\$22.50 million as at 31 December 2016 to S\$24.93 million as at 31 March 2017 mainly due to the capitalisation of preliminary costs incurred in the planning stages of the re-development of 303 La Trobe and commission payable to sales agents for the sale of residential units.
- (vi) Trade receivables as at 31 March 2017 and 31 December 2016 comprised the following :

| | Group | |
|-----------------------------------|----------------------------|----------------------------------|
| | As at 31 March 2017 S\$ | As at 31 December 2016 S\$ |
| Trade receivables | 3,512,088 | 4,315,172 |
| Accrued receivables | 5,404,536 | 6,148,246 |
| Retention receivables | 11,398,840 | 11,336,477 |
| | 20,315,464 | 21,799,895 |
| Less: Allowance for doubtful debt | (2,454,632) | (2,454,632) |
| Total trade receivables | 17,860,832 | 19,345,263 |

Total trade receivables decreased by S\$1.49 million from S\$19.35 million as at 31 December 2016 to S\$17.86 million as at 31 March 2017 mainly due to two major design and build projects, namely the completion of the project with Crystal Freight Services Distripark Pte Ltd ("CFSDPL") in 1Q2016 and the substantial completion of the project with Hankyu Hanshin Properties Singapore Pte Ltd ("HHPPL") during 1Q2017.

- (vii) Cash and short term deposits decreased by S\$0.25 million from S\$13.35 million as at 31 December 2016 to S\$13.10 million as at 31 March 2017 mainly due to net cash flows used in operating and investing activities.

(viii) The net increase in gross amount due to customers for contract work-in-progress from S\$9.06 million as at 31 December 2016 to S\$9.72 million as at 31 March 2017 was mainly due to the project with LTH Logistics (Singapore) Pte Ltd, which commenced in the 4th quarter of FY2016.

(ix) Trade and other payables as at 31 March 2017 and 31 December 2016 comprised the following :

| | Group | |
|---------------------------------------|----------------------------|----------------------------------|
| | As at 31 March 2017 S\$ | As at 31 December 2016 S\$ |
| Non-current: | | |
| Deposits received from customers | 9,195,325 | 5,732,716 |
| Accrued operating expenses | 1,679,478 | 894,414 |
| | 10,874,803 | 6,627,130 |
| Current: | | |
| Trade payables | 6,448,838 | 6,332,340 |
| Accrued subcontractors' costs | 12,791,858 | 13,979,274 |
| Accrued operating expenses | 3,502,074 | 4,194,946 |
| GST payables | – | 289,869 |
| Sundry payables | 74,420 | 94,260 |
| | 22,817,190 | 24,890,689 |
| Total trade and other payables | 33,691,993 | 31,517,819 |

Total trade and other payables increased by S\$2.17 million from S\$31.52 million as at 31 December 2016 to S\$33.69 million as at 31 March 2017 mainly due to an increase in deposits received from customers arising from the sales of residential units at 303 La Trobe.

(x) Bank borrowings relate to the drawdown of facilities extended by banks. The amount is denominated in Singapore Dollars, unsecured and bears interest at 2.6% per annum. The amount is repayable on 28 May 2017.

(xi) Provision for taxation increased by S\$0.09 million from S\$1.81 million as at 31 December 2016 to S\$1.90 million as at 31 March 2017 due to current tax and deferred tax provisions made during the 1Q2017.

(c) Review of the Cash Flow Statement of the Group

In 1Q2017, the Group recorded a net cash outflow from operating activities of S\$0.36 million, which was a result of operating cash flows before changes in working capital of S\$1.28 million, adjusted for working capital outflows of S\$1.62 million, income tax paid of S\$0.04 million and interest received of S\$0.02 million. Working capital outflows were mainly due to an increase in development properties of S\$0.59 million, an increase in other receivables and prepayments of S\$0.04 million, and a decrease in trade and other payables of S\$3.12 million. This was partially offset by a decrease in trade receivables of S\$1.48 million and an increase in gross amount due to customers for contract work-in-progress of S\$0.66 million.

Net cash used in investing activities amounted to S\$0.89 million, which was mainly due to the purchases of property, plant and equipment of S\$0.06 million and loans extended to an associate of S\$0.83 million.

Net cash generated from financing activities was due to proceeds from bank borrowings of S\$1.00 million.

As a result of the above, there was a net decrease of S\$0.25 million in the Group's cash and cash equivalents, from S\$13.35 million as at 31 December 2016 to S\$13.10 million as at 31 March 2017.

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

The financial results are in line with the Group's discussion presented under Section 10 of the Company's full year unaudited financial results announcement for the full year ended 31 December 2016, dated 28 February 2017.

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

For FY2017, the Group remains cautiously positive as it continues to explore new property development opportunities in China and Australia, and building its order book for Design and Build industrial and commercial projects in Singapore. Notwithstanding the challenging business landscape, the Group expects to remain profitable in this current financial year.

Design and Build

The Group's Design and Build project, the S\$65 million Hankyu Hanshin Regional Logistics Hub, is scheduled to complete by the second quarter of 2017.

Presently, the management is in the process of evaluating several industrial and commercial Design and Build opportunities, and will make appropriate announcements as and when ready.

Property Development and Investment – China

The Group's first property investment project in China, Phase 1 of the Changshu Fervent Industrial Park in Jiangsu province, has during the last 2 months secured new tenants from Japan and France. The latest occupancy rate for Phase 1 is almost 75%. Construction of Phase 2, which has been reserved for build-to-suit industrial facilities based on clients' specifications, will begin in the third quarter of 2017 for our first build-to-suit tenant. The Group has an effective interest of 32% in this project.

In October 2016, the Group entered into a joint venture to secure a mixed residential and commercial development site in Jiangyin. This development of 508 units of residential apartments, 148 units of commercial units and 400 basement car park lots, is strategically located along 中山路, South of 环城南路 and North of 毗陵路, close to hotels, schools, city garden and parks, public hospitals and the central commercial hub. The residential units have been launched and currently more than 80% of the units have been sold. The Group has an effective stake of 24% in this project, which has commenced construction.

In March 2017, the Group entered into a joint venture agreement with the shareholders of 重庆埔程物流有限公司 ("Pucheng") to subscribe for new shares in Pucheng, amounting to a 20% stake in the enlarged share capital. Pucheng currently owns and operates a multi-modal transportation hub in 重庆市江北区鱼嘴镇东风路 within the 两江新区 in Yufu Industrial Park, on a leased land area of approximately 189,810 sqm. 两江新区 is located in the main city of Chongqing, to the north of the Yangtze River and east of the Jialing River. In line with the Chongqing Connectivity Initiative (CCI) between Singapore and China, the Group plans to jointly develop the site into a state-of-the-art Multi-Modal Distribution and Connectivity Centre (DC) in 两江新区.

Property Development – Australia

In Australia, the Group launched its 100%-owned mixed development project, 303 La Trobe, in October 2016 which is approximately 90% sold. Strategically situated near the Melbourne Central Railway Station which is in the heart of the central business district, this development will comprise retail and café outlets on the ground floor, 215 residential units consisting of one-, two- and three-bedroom apartments, and other recreational facilities. Construction is expected to commence in the third quarter of 2017 and projected to complete by end 2019.

11. Dividend**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on?

No.

(b) Corresponding Period of the Immediately Preceding Financial Year

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

No.

(c) Date payable:

Not applicable.

(d) Books closure date:

Not applicable.

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

No dividend has been declared for the three months ended 31 March 2017.

13. If the group has obtained a general mandate from shareholders for Interested Person Transactions ("IPT"), 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.

The Company does not have an existing general mandate pursuant to Rule 920 of the Catalist Listing Manual.

| Name of Interested Person | Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) (\$'000) | Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000) (\$'000) |
|--|--|--|
| Singapore Enterprises Private Limited in relation to the provision of proportionate shareholders' loans to VPPL ¹ | 1,178 | – |
| Design and build contract between Figtree Projects and LTH Logistics (Singapore) Pte Ltd ² | 1,830 | – |
| Update on IPT as disclosed in the Offer Document | | |
| Design and build contract between Figtree Projects and Crystal Freight Services Distripark Pte Ltd ³ | – | – |

Notes:

1. The transactions are not required to comply with Rule 906 of the Listing Manual (Section B: Rules of Catalist) of the Singapore Exchange Securities Trading Limited (“Catalist Rules”) pursuant to Rule 916(3)(c) of the Catalist Rules (please refer to the announcement made on 12 May 2014).
2. LTH Logistics (Singapore) Pte Ltd is a wholly owned subsidiary of Vibrant Group Limited that also wholly owns Singapore Enterprises Private Limited.
3. As disclosed in Page 122 of the Offer Document.

14. Confirmation by Directors pursuant to Rule 705(5) of the Listing Manual of the Singapore Exchange Securities Trading Limited

The Board of Directors of the Company confirms that, to the best of their knowledge, nothing has come to the attention of the Board of Directors that may render the unaudited financial statements for the three months ended 31 March 2017 to be false or misleading in any material aspect.

15. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1) of the Catalist Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1) of the Catalist Listing Manual.

By Order of the Board

Siaw Ken Ket @ Danny Siaw
Executive Chairman & Managing Director
12 May 2017

This announcement has been prepared by Figtree Holdings Limited (the “Company”) and its contents have been reviewed by PrimePartners Corporate Finance Pte. Ltd. (the “Sponsor”) for compliance with the Singapore Exchange Securities Trading Limited (the “SGX-ST”) Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Ms Gillian Goh, Director, Head of Continuing Sponsorship, at 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, telephone (65) 6229 8088.