



Half-Year Financial Statement Announcement 2021

Part 1 - INFORMATION REQUIRED FOR HALF-YEAR ANNOUNCEMENT

No.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.

Statement of Comprehensive Income

**Group
6 months ended 30 June**

	2021 S\$'000	2020 S\$'000	Variance %
Income			
Sales of goods and services	10,324	7,489	38%
Membership related fees and management fees	5,360	4,554	18%
Other income	463	1,432	-68%
Total income	16,147	13,475	20%
<u>Item of expenses</u>			
Salaries and other employee benefits	(5,377)	(5,427)	-1%
Advertising, publication and event expenses	(267)	(328)	-19%
Depreciation of property, plant and equipment	(3,084)	(2,933)	5%
Cost of sales	(1,999)	(1,277)	57%
Repair, maintenance and cleaning expenses	(784)	(697)	12%
Utilities	(402)	(312)	29%
Property tax	(458)	(86)	433%
Allowance for doubtful debts	(13)	(77)	-83%
Loan interest, bank and credit card charges	(305)	(238)	28%
Other expenses	(727)	(834)	-13%
Total expenses	(13,416)	(12,209)	10%
Profit before tax	2,731	1,266	116%
Income tax expense	(580)	(268)	116%
Profit after tax	2,151	998	116%
<u>Other comprehensive income:</u>			
Foreign currency translation gain	31	13	nm
Total comprehensive income	2,182	1,011	116%
<u>Profit / (Loss) attributable to:</u>			
Owners of the company	2,570	1,397	84%
Non-controlling interests	(419)	(399)	5%
	2,151	998	116%
<u>Other comprehensive income attributable to:</u>			
Owners of the company	19	8	nm
Non-controlling interests	12	5	nm
	31	13	nm

nm : not meaningful

Notes to Statement of Comprehensive Income

(i) The following items (with appropriate breakdowns and explanations), if significant, must either be included in the income statement or in the notes to the income statement for the current financial period reported on and the corresponding period of the immediately preceding financial year:—

	Group		
	6 months ended 30 June		
	2021	2020	Variance
	S\$'000	S\$'000	%
Interest income	99	223	-56%
Depreciation of property, plant and equipment	(3,084)	(2,933)	5%
Loan interest, bank and credit card charges	(305)	(238)	28%
Foreign currency exchange loss	(72)	(32)	nm

(ii). Segment and revenue information

a) Business segments

The Group is principally engaged in the business of marina operations. The assets, liabilities and capital expenditure of the Group are employed in this sole business segment.

b) Geographical segments

Segment revenue is based on the location where goods and services are provided. Segment non-current assets and capital expenditure are based on the location of those assets.

	Singapore		Malaysia		Total	
	6 months ended		6 months ended		6 months ended	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue	15,495	11,907	189	136	15,684	12,043
Non-current asset	68,043	69,811	7,427	6,108	75,470	75,919
Capital expenditure	<u>797</u>	<u>397</u>	<u>230</u>	<u>376</u>	<u>1,027</u>	<u>773</u>

c) Information about major customers

The Group does not have revenue concentration from major customers. Revenue is spread over a large number of customers.

No.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.

Statement of Financial Position

	Group		Company	
	Unaudited 30-Jun-21 S\$'000	Audited 31-Dec-20 S\$'000	Unaudited 30-Jun-21 S\$'000	Audited 31-Dec-20 S\$'000
<u>ASSETS</u>				
Non-current assets				
Property, plant and equipment	75,470	77,620	-	-
Investments in subsidiaries	-	-	26,163	41,262
	<u>75,470</u>	<u>77,620</u>	<u>26,163</u>	<u>41,262</u>
Current assets				
Inventories	134	119	-	-
Trade and other receivables	2,646	2,770	26	1
Prepayments	465	409	7	-
Amounts due from related companies	33	56	60	-
Cash and cash balances	48,638	50,372	40,148	26,971
	<u>51,916</u>	<u>53,726</u>	<u>40,241</u>	<u>26,972</u>
Total assets	<u>127,386</u>	<u>131,346</u>	<u>66,404</u>	<u>68,234</u>
<u>EQUITY AND LIABILITIES</u>				
Current liabilities				
Trade and other payables	7,727	11,143	174	340
Amounts due to related companies	49	114	-	-
Loan from a subsidiary	-	-	14,500	14,390
Deferred membership income	3,597	3,597	-	-
Bank borrowing	299	119	-	-
Income tax payable	3,091	2,540	4	32
	<u>14,763</u>	<u>17,513</u>	<u>14,678</u>	<u>14,762</u>
Net current assets	37,153	36,213	25,563	12,210
Non-current liabilities				
Loan from non-controlling interests	4,264	4,210	-	-
Bank borrowing	1,181	1,360	-	-
Deferred membership income	46,500	48,070	-	-
Deferred tax liabilities	1,598	1,605	-	-
	<u>53,543</u>	<u>55,245</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>68,306</u>	<u>72,758</u>	<u>14,678</u>	<u>14,762</u>
Net assets	<u>59,080</u>	<u>58,588</u>	<u>51,726</u>	<u>53,472</u>
Equity attributable to owners of the Company				
Share capital	46,780	46,780	40,810	40,810
Treasury shares	(471)	(431)	(471)	(431)
Retained earnings	13,607	12,748	11,143	12,910
Employee share option reserve	244	183	244	183
Other reserve	172	153	-	-
	<u>60,332</u>	<u>59,433</u>	<u>51,726</u>	<u>53,472</u>
Non-controlling interests	(1,252)	(845)	-	-
Total equity	<u>59,080</u>	<u>58,588</u>	<u>51,726</u>	<u>53,472</u>
Total equity and liabilities	<u>127,386</u>	<u>131,346</u>	<u>66,404</u>	<u>68,234</u>

No.1(b)(ii) Aggregate amount of group's borrowings and debt securities.

	As at 30.06.2021		As at 31.12.2020	
	Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
(a) Bank borrowing repayable in one year or less*	299	-	119	-
(b) Bank borrowing repayable after one year*	1,181	-	1,360	-
(c) Loan from non-controlling interests of a subsidiary repayable after one year	-	4,264	-	4,210
	<u>1,480</u>	<u>4,264</u>	<u>1,479</u>	<u>4,210</u>

*Bank borrowing is secured by corporate guarantees by the Company and ultimate holding company.

There was no covenant breaches on bank borrowings for the period ended 30 June 2021.

No.1(b)(iii) Property, plant and equipment

During the six months ended 30 June 2021, the Group acquired assets amounting to \$1,027,000 (30 June 2020: \$773,000).

There was no capital commitment as at 30 June 2020 and 30 June 2021

No.1(b)(iv) Provision for expected credit losses of trade receivables

There were no significant changes in the assumptions and design of expected credit loss model relating to the trade receivables.

No.1(b)(v) Contingent liabilities

	Company	
	30.06.2021 S\$'000	31.12.2020 S\$'000
Corporate guarantee given to a bank for credit facilities granted to a subsidiary	<u>1,480</u>	<u>1,479</u>

No.1(b)(vi) Subsequent events

There are no known subsequent events which have led to adjustments to this set of interim financial statements.

No.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	
	6 months ended 30 June	
<u>Statement of Cash Flows</u>	2021	2020
	S\$'000	S\$'000
Operating activities		
Profit before tax	2,731	1,266
Adjustments for:		
Depreciation of property, plant and equipment	3,084	2,933
Deferred membership income recognised	(1,570)	(1,765)
Allowance for doubtful receivables	13	77
Interest expenses	60	71
Interest income	(99)	(223)
Share-based payment expense	61	61
Currency realignment	126	66
Operating cash flows before changes in working capital	4,406	2,486
Changes in working capital:		
Decrease in inventories	(15)	36
Decrease in trade and other receivables and prepayments	55	706
Decrease in due from related companies	23	(88)
Increase in due to related companies	(65)	(18)
Increase in trade and other payables	(3,416)	(2,321)
Total changes in working capital	(3,418)	(1,685)
Cash flows generated from operations	988	801
Interest paid	(7)	-
Interest received	99	223
Income tax paid	(36)	(34)
Net cash flows generated from operating activities	1,044	990
Investing activity		
Purchase of property, plant and equipment, net	(1,027)	(773)
Net cash flows used in investing activities	(1,027)	(773)
Financing activities		
Purchase of treasury shares	(40)	-
Dividend paid to shareholders	(1,711)	-
Loan from non-controlling interests	-	-
Net cash flows used in financing activities	(1,751)	-
Net increase / (decrease) in cash and cash equivalents	(1,734)	217
Cash and cash balances at 1 January	50,372	48,129
Cash and cash balances at 30 June	48,638	48,346

Note to the statement of cash flows

Cash and cash equivalents included in the statement of cash flows comprise the following amounts:

	30 June 2021	30 June 2020
	S\$'000	S\$'000
Fixed deposits	7,550	20,494
Cash and bank balances	41,088	27,852
	48,638	48,346

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

Statement of changes in equity

	Equity Total S\$'000	Equity attributable to owners of the Company S\$'000	Share capital S\$'000	Treasury shares S\$'000	Retained earnings S\$'000	Employee share option reserve S\$'000	Other reserve S\$'000	Non- controlling interests S\$'000
The Group								
Balance as at 1 January 2021	58,588	59,433	46,780	(431)	12,748	183	153	(845)
Profit / (loss) for the period	2,151	2,570	-	-	2,570	-	-	(419)
Purchase of treasury shares	(40)	(40)	-	(40)	-	-	-	-
Share based payment expense	61	61	-	-	-	61	-	-
<u>Other comprehensive income</u>								
Foreign currency translation	31	19	-	-	-	-	19	12
Dividends on ordinary shares	(1,711)	(1,711)	-	-	(1,711)	-	-	-
Balance as at 30 June 2021	59,080	60,332	46,780	(471)	13,607	244	172	(1,252)

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

Statement of changes in equity

	Equity Total S\$'000	Equity attributable to owners of the Company S\$'000	Share capital S\$'000	Retained earnings S\$'000	Employee share option reserve S\$'000	Other reserve S\$'000	Non- controlling interests S\$'000
Balance as at 1 January 2020	58,218	58,286	46,780	11,293	59	154	(68)
Profit / (loss) for the period	998	1,397	-	1,397	-	-	(399)
Share-based payment expense	61	61	-	-	61	-	-
<u>Other comprehensive income</u>							
Foreign currency translation	13	8	-	-	-	8	5
Balance as at 30 June 2020	59,290	59,752	46,780	12,690	120	162	(462)

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

Statement of changes in equity

	Equity, Total S\$'000	Share capital S\$'000	Treasury shares S\$'000	Retained earnings S\$'000	Share based compensation reserve S\$'000
The Company					
Balance as at 1 January 2021	53,472	40,810	(431)	12,910	183
Loss for the period, representing total comprehensive income for the period	(56)	-	-	(56)	-
Dividends on ordinary shares	(1,711)	-	-	(1,711)	-
Share-based payment expense	61	-	-	-	61
Purchase of treasury shares	(40)	-	(40)	-	-
Balance as at 30 June 2021	51,726	40,810	(471)	11,143	244
The Company					
Balance as at 1 January 2020	55,835	40,810	-	14,966	59
Loss for the period, representing total comprehensive income for the period	(52)	-	-	(52)	-
Share-based payment expense	61	-	-	-	61
Balance as at 30 June 2020	55,844	40,810	-	14,914	120

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.

	No. of Shares	Resultant Share Capital S\$	No. of Treasury Shares
Issued and Paid-Up Capital			
Issued and paid-up capital as at 31 December 2020	86,460,602	40,809,630	900,400
Issued and paid-up capital as at 30 June 2021	86,460,602	40,809,630	980,800

The Company has 462,500 (2020: 462,500) outstanding share options convertible into 462,500 ordinary issued shares of the Company as at 30 June 2021 (31 December 2020: 462,500).

The Company does not have any subsidiary that holds shares issued by the Company as at 31 December 2020 and 30 June 2021.

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.

	30-Jun-21	31-Dec-20
Total number of issued shares	86,460,602	86,460,602
Less : Treasury shares	(980,800)	(900,400)
Total number of issued shares excluding treasury shares	<u>85,479,802</u>	<u>85,560,202</u>

1(d)(iv) A statement showing all the 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 matter).

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

The accounting policies adopted are consistent with those of the previous financial year except that in the current financial year, the Group has adopted all the new and revised standards which are effective for annual financial periods beginning on or after 1 January 2021. The adoption of these standards did not have any material effect on the financial performance or position of the Group and the Company.

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.

Not applicable.

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.

	For the 6 months ended 30 June	
	2021	2020
Profit per ordinary share (cents),		
(i) Basic earnings per share	3.00	1.62
(ii) Diluted earnings per share	3.00	1.62
Number of shares		
Weighted average number of ordinary shares in issue applicable to basic EPS	85,553,502	86,460,602
Potential dilutive shares from share option scheme	138,673	-

*925,000 share options granted to and accepted by employees under the employee share option plans have not been included in the calculation of diluted earning per share because they are anti-dilutive.

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 period reported on and (b) immediately preceding financial year.

	Group		Company	
	As at 30.06.21	As at 31.12.20	As at 30.06.21	As at 31.12.20
(Based on 85,479,802 shares 2020: 85,560,202 shares) Net asset value per share** (S\$ cents)	70.58	69.46	60.51	62.50

** Net asset value attributable to the Company's shareholders excluding net assets attributable to non-controlling interests.

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.

(1) Sales of goods and services

Sales of goods and services increased by \$2,835k from \$7,489k in 1H FY2020 to \$10,324k in 1H FY2021. The increase was due mainly to increase in F&B, chartering, room and marina income.

(2) Membership related fees and management fees

Membership related fees and management fees increased by \$806k from \$4,554k in 1H FY2020 to \$5,360k in 1H FY2021. The increase was due to increase in number of membership transfers and non-recurrence of membership subscription rebates given in 1H FY 2020.

(3) Other income

Other income decreased by \$969k from \$1,432k in 1H FY2020 to \$463k in 1H FY2021. The decrease was due mainly to reduction of government grants and non-recurrence of an insurance claim.

(4) Cost of sales

Cost of sales increased by \$722k from \$1,277k in 1H FY2020 to \$1,999k in 1H FY2021. The increase was due mainly to the increase in chartering and F&B sales.

(5) Property tax

Property tax increased by \$372k from \$86k in 1H FY2020 to \$458k in 1H FY2021. The increase was due to one-off property tax rebate granted to ONE15 Sentosa Marina in 1H FY2020.

(6) Other expenses

Other expenses decreased by \$107k from \$834k in 1H FY2020 to \$727k in 1H FY2021. The decrease was mainly due to lower professional fees.

(7) Income tax expense

Income tax expense increased by \$312k from \$268k in 1H FY2020 to \$580k in 1H FY2021. The increase was mainly due to the increase in taxable profit in 1H FY2021.

(8) Statement of financial position

As at 30 June 2021, the Group's net assets attributable to the Company's shareholders were \$60.33m as compared to \$59.43m as at 31 December 2020. The net assets of \$60.33m as at 30 June 2021 included cash and cash equivalents of \$48.64m. The net assets as at 31 December 2019 of \$59.43m included cash and cash equivalents of \$50.37m.

(9) Trade and other payables

Trade and other payables decreased by \$3,416k from \$11,143k at the end of FY2020 to \$7,727k at the end of 1H FY2021. The decrease was due mainly to payment to suppliers.

(10) Income tax payables

Income tax payables increased by \$551k from \$2,540k at the end of FY2020 to \$3,091k at the end of 1H FY2021. The increase was due mainly to the provision for income tax in 1H FY2021.

(11) Non-controlling interests

Non-controlling interests decreased by \$407k from deficit \$845k at the end of FY2020 to deficit \$1,252k at the end of 1H FY2021. The decrease was mainly due to the non-controlling interests' share of loss in subsidiaries in 1H FY2021.

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

The Company did not make any forecast or prospect statement in respect of the Group's results in its 2020 fourth quarter financial results announcement.

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 Group derives its revenue mainly from operating the ONE15 Marina Club in Sentosa, Singapore ("ONE15 Sentosa") and providing consultancy to and managing of third-party owned marinas located in China and Indonesia under the ONE15 brand.

The Covid-19 situation in the region is evolving and is expected to continue to affect our operations in banquet and F&B sales in One 15 Sentosa, delay the development of the One 15 Puteri Marina and its membership sales, as well as delay the completion of some third-party marinas managed by One 15 Management. However, as countries ramp up their vaccination drives to meet the challenges of Covid-19, the Group is cautiously optimistic that as more countries bring this pandemic under control, our business operations will gradually return to normal soon.

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

(a) Whether a dividend has been declared (recommended) for the current financial period reported for

Yes

(b) (i) Amount per share ... cents;

Special dividend of 10 cents per ordinary share.

(ii) Previous corresponding financial period.... cents.

NIL

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

The dividend is net of Singapore tax (17%)

(d) The date the dividend is payable.

1 October 2021

(e) The date on which Registrable Transfers received by the company (up to 5:00pm) will be registered before entitlements to the dividend are determined.

17 September 2021

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

Not Applicable.

13. Interested Person Transactions

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

There were no interested person transactions (above \$100k each) during the financial period of 1H FY2021 reported on.

We refer to the Company's announcement dated 25 April 2019 in relation to the resolutions passed or not passed at the Annual General Meeting of the Company held on 25 April 2019. With effect from 25 April 2019, the Company has no general mandate from shareholders for IPTs.

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

The Company confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).

15. Negative Assurance Confirmation

The Board of Directors has confirmed that to the best of their knowledge, nothing has come to their attention which may render the unaudited financial results for the period ended 30 June 2021 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Arthur Tay Teng Guan

Executive Director and Chief Executive Officer

10-Aug-2021

Press and analysts enquiries

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