Trustable

ANNUAL REPORT 2019

GOODLAND GROUP LIMITED
良園集團

Content
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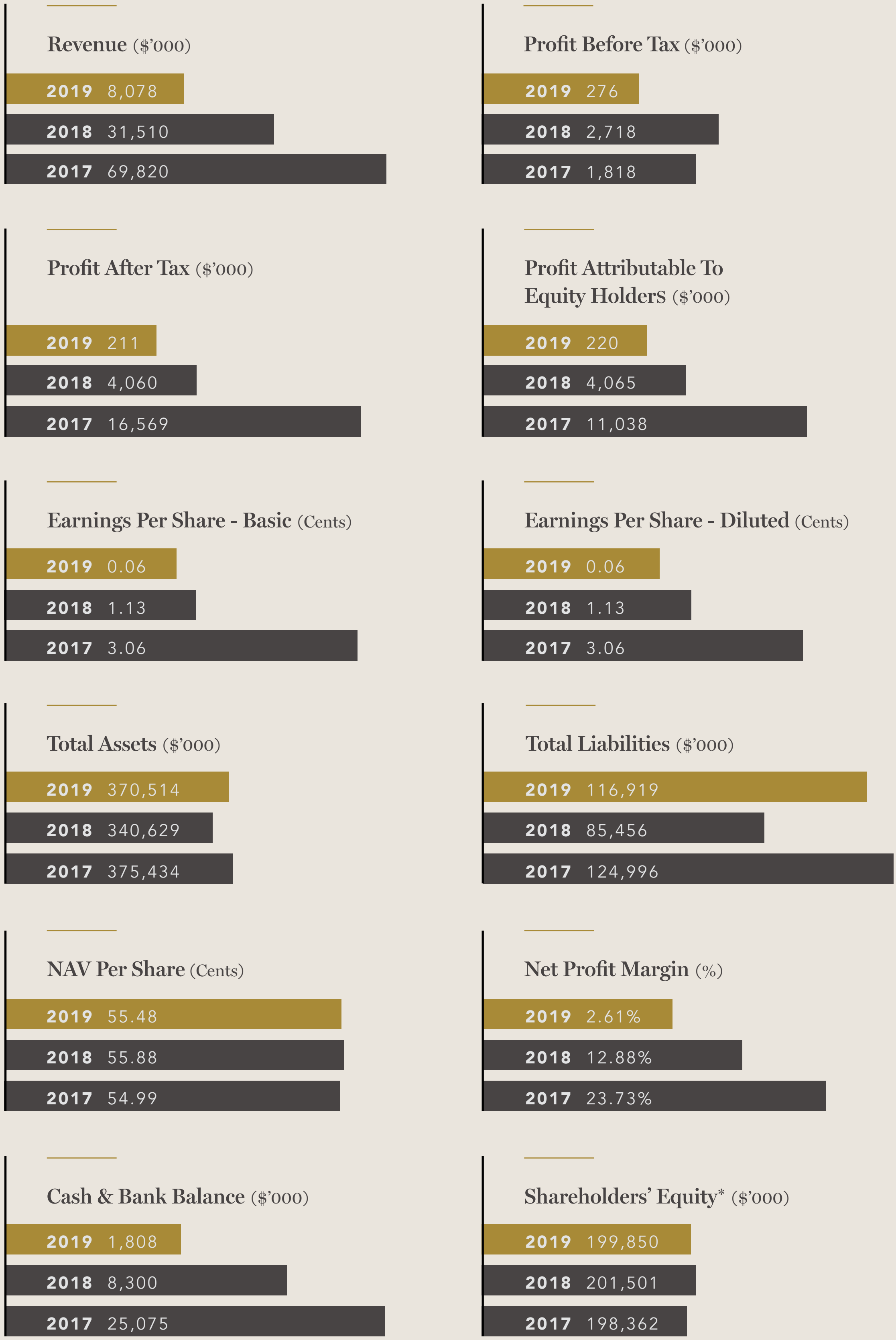
The Group is focused on developing our portfolio through selective acquisitions, strategic partnerships and recuring income streams

Artist's Impression Only

Financial
Highlights



* Shareholders' Equity is represented as Equity attributable to owners of the Company.

Chairman's Statement

DEAR VALUED STAKEHOLDERS,

On behalf of the Board of Directors of Goodland Group Ltd, it is my pleasure to present to you the annual report for the financial year ended 30 September 2019 ("FY2019").

BUSINESS REVIEW

In Singapore, the property cooling measures implemented by the Government have moderated buyers' sentiments although demand for certain projects remains resilient as shown by the recent uptick in the Urban Redevelopment Authority's ("URA") private residential property index.

The Group posted revenue of S$8.1 million in FY2019 compared to S$31.5 million in the financial year ended 30 September 2018 ("FY2018") due to the lower revenue generated from the sale of development properties. The Group registered profit attributable to shareholders of S$0.2 million in FY2019 compared to S$4.1 million in the previous year, partly due to change in share of results of associates, decrease in gross profit and absence of tax credit, partially offset by lower administrative expenses, finance costs and other operating expenses.

FY2019 earnings per share was 0.06 Singapore cent from 1.13 Singapore cent in FY2018, while net asset value per share as at 30 September 2019 was 55.48 Singapore cents compared to 55.88 Singapore cents in the previous year.

The Group remains focused on executing our long-term strategy to develop our portfolio through selective acquisitions and strategic partnerships while expanding our recurring income streams.

PROJECTS IN THE PIPELINE

In Singapore, Goodland continued to build up our development pipeline and supplement our earnings with recurring income streams to lay the foundation for sustainable growth. In FY2019, we redeveloped several terrace and semi-detached properties within our landed housing portfolio. In addition, we acquired a cluster of freehold industrial properties in Tai Seng which we intend to redevelop into modern multi-storey food processing facilities.

In line with our strategy to leverage on our development track record and optimise capital allocation, we have worked with our joint venture partners to recently launch two highly anticipated freehold luxury condominium projects – One Meyer at 1 Meyer Place and Coastline Residences at Amber Road. These are located in the heart of the East Coast within the prestigious and upmarket District 15. We expect them to contribute to the Group's results in the upcoming years.

In Malaysia, the Group has completed the construction of three conservation houses in Penang. We expect this portfolio to generate recurring leasing income for the Group going forward.

CORPORATE SOCIAL RESPONSIBILITY, GOVERNANCE AND SUSTAINABILITY

At Goodland, we believe strongly in giving back to and caring for society. We continue to actively contribute in numerous ways to support the communities within which we operate. In FY2019, we supported several community organisations such as the Zi Jing Cultural Centre, which conducts workshops to educate on moral values based on renowned classical Chinese literature; and donated to Hai Inn Temple and Buddha Sin Tong Fuk Miaoshan Temple, among others. We remain keenly involved in institutional community events such as contributing to the committee development and welfare fund for the benefit and welfare of Punggol East residents; and participating in the Ren Ci Vegetarian Food Fiesta 2018, a fundraiser for Ren Ci Hospital to provide affordable medical, nursing and rehabilitative care services to the elderly community.

As an organisation, we are committed to upholding high standards of corporate governance to enhance shareholder value. During the 10th Singapore Corporate Governance Week 2019 organised by the Securities Investors Association (Singapore) ("SIAS"), Goodland joined SIAS and its partners to publicly endorse the Statement of Support initiative which advocates excellence in corporate governance.

As an affirmation of our strategic approach to integrate sustainability in all aspects of our business and operations, I am also pleased to update that Goodland has published its inaugural Sustainability Report on 30 September 2019. For more information on our sustainability efforts, performance and strategies in FY2019, please refer to the upcoming Sustainability Report FY2019. We remain committed to maintaining and advancing the Group's sustainability efforts and achievements to deliver long-term value to our stakeholders.

Chairman's Statement

OUTLOOK FOR 2020

Looking ahead, the residential property market in Singapore is expected to remain challenging in the next 12 months. In view of the arduous operating climate, the Group will adopt a measured approach to our investment strategy and be highly selective when we evaluate the suitable options to replenish our land bank. Nevertheless, alongside the challenges lie opportunities to create value. While we continue to keep a close tab on the Singapore property market, Goodland intends to step up its diversification efforts to develop its overseas real estate portfolio and strengthen its recurring income streams. This will put the Group in good stead to deliver long-term sustainable value to its shareholders.

DIVIDEND

To reward our loyal shareholders for their continuous support, the Board has proposed a final one-tier tax exempt cash dividend of 0.15 Singapore cent per share. Subject to shareholders' approval at our upcoming Annual General Meeting scheduled on 21 January 2020, the final dividend will be paid to shareholders on or around 7 February 2020. This will bring the total cash dividend payout for FY2019 to 0.30 Singapore cent per share.

WORD OF APPRECIATION

Finally, I would like to take this opportunity to thank our Board members for their guidance in the last financial year. To our bankers, customers and business partners, thank you for your unwavering support for the Group. I am also grateful to our management team and colleagues for their dedication and tremendous efforts during the year.

I believe that the strategic initiatives which we have undertaken in 2019 have positioned Goodland to execute sustainable growth in the years to come. I look forward to work closely with my fellow Board members and management team to scale greater heights in 2020.

Ben Tan Chee Beng
Executive Chairman

CEO's Statement

DEAR VALUED STAKEHOLDERS,

In 2019, overall market sentiment in the Singapore private residential sector continued to be affected by the property cooling measures although we observed pockets of resilience underpinned by buyer demand for choice private residential properties.

Despite the headwinds in the operating environment, the Group has continued to enhance our reputation as a premier lifestyle property developer by consistently delivering signature residential projects in choice locations while maintaining high quality standards and outstanding design. The Group recognises the need to remain nimble in order to navigate the volatile market conditions as we diversify our business through strategic acquisitions and business partnerships as well as enhance recurring income.

FINANCIAL PERFORMANCE

The Group's revenue at S$8.1 million in the financial year ended 30 September 2019 ("FY2019") was mainly driven by sales recognition of the Group's residential projects which include the sale of terrace houses at Jalan Chempedak and Sirat Road. The revenue of S$31.5 million in the financial year ended 30 September 2018 ("FY2018") was S$23.4 million higher than the year under review due to the higher revenue recognised from the sales of strata terrace landed units from the residential project, The Morris Residences, our award winning residential project comprising a portfolio of three-storey freehold cluster terrace houses in Paya Lebar.

In line with the decrease in revenue, the Group recorded a decrease in cost of sales by S$21.0 million to S$6.6 million in FY2019 from S$27.6 million in FY2018. Sale of development properties with higher margins and restatement of borrowing costs contributed to an increase of 5.8% in gross profit margin to 18.4% in FY2019 from 12.6% in FY2018, which translated into gross profit of S$1.5 million in FY2019 compared to S$4.0 million in the previous year.

CEO's Statement

Administrative expenses decreased to S$5.0 million in FY2019 from S$5.5 million in FY2018 mainly due to decrease in salaries and related expenses for employees of the Group, lower donations and depreciation charge. Finance costs decreased by S$1.3 million to S$1.5 million in FY2019 from S$2.8 million in the previous year mainly due to restatement of borrowing costs in FY2018, partially offset by loan interest incurred for completed development projects.

Other operating income remained stable in FY2019 at S$1.2 million, mainly due to contributions from fair value gain on investment properties. Other operating expenses decreased by S$0.4 million to S$0.1 million in FY2019 compared to S$0.5 million in FY2018 mainly due to the write down in value of development properties for sale in the previous year.

Share of results of associate companies changed by S$2.2 million to a profit of S$4.1 million in FY2019 compared to S$6.3 million in FY2018, mainly due to lower contributions from the development project, Sturdee Residences, a high-rise condominium with 305 residential units under our 17%-owned associate company, SL Capital (1) Pte Ltd.

FY2019 earnings per share was 0.06 Singapore cent on a fully diluted basis, compared to earnings per share of 1.13 Singapore cent the previous year.

Net asset value per share attributable to shareholders for FY2019 was 55.48 Singapore cents, compared to 55.88 Singapore cents in FY2018. As of 30 September 2019, Goodland's net assets stood at S$253.6 million with cash and cash equivalents of S$1.8 million as compared to S$255.2 million and S$8.3 million respectively in the previous year.

OPERATING REVIEW

In the year under review, the Group completed the sale of units from its landed housing portfolio which include the terrace houses at Jalan Chempedak and Sirat Road. Together with our joint venture partners, the Group also launched One Meyer at 1 Meyer Place and Coastline Residences at Amber Road, with both freehold luxury developments located in the established East Coast residential area. These quintessential iconic projects underscore the Group's commitment to provide its discerning customers with compelling value propositions in prime locations which suit their modern lifestyles.

The Group also increased our land bank with the acquisition of several industrial properties which are slated for redevelopment. Together with the construction of a portfolio of terrace and semi-detached properties, these projects provide a steady pipeline which are expected to enhance the Group's earnings visibility.

The Group continued to pursue strategic collaborations to leverage on our extensive track record of real estate development. In FY2019, we entered into a joint venture with Maxxillion Investment Holding Pte Ltd to explore real estate opportunities in the region. We believe that this partnership will benefit from the complementary business networks and expertise of both parties which will enhance shareholder value.

REGIONAL INVESTMENTS

In FY2019, the Group completed the redevelopment of three conservation houses located in Georgetown, the capital city of Penang in Malaysia. In addition, we announced the acquisition of a portfolio of freehold properties and double-storey shophouses which are strategically located near several famous tourist attractions in Chinatown, within Georgetown's UNESCO World Heritage Site. The acquisition is subject to obtaining the necessary approvals from the relevant authorities. The Group intends to generate recurring lease income from the rental of the Penang property portfolio, in line with our focus to diversify geographically and broaden our earnings base.

GOING FORWARD

The Group will continue to leverage on our development capabilities in Singapore and position ourselves as the premier housing developer. We remain keen to forge strategic alliances with like-minded business partners to share our deep expertise and capitalise on economies of scale to expand our footprint and undertake more significant projects. We also proactively seek to augment our existing portfolio of investment properties with opportunistic acquisitions to bolster our recurring income streams. This multi-pronged strategy will serve as the blueprint to deliver sustainable growth.

We thank you and look forward to your continued support.

Dr Alvin Tan Chee Tiong
Chief Executive Officer

Attestable

MULTI-PRONGED STRATEGY AND HIGH QUALITY STANDARDS

Our prudent investment strategy and the quality
we deliver is attested to by our customers' trust in us
to make their investment their home

Board of Directors

BEN TAN CHEE BENG
Executive Chairman

Appointed as the Executive Director on 6 May 2004, Mr Tan is the Chairman of the Board of Directors, and is primarily responsible for overseeing the strategic direction and investment of the Group.

He was last re-elected on 29 January 2019.

Prior to joining the Group, Mr Tan worked as a civil engineer with the Housing and Development Board, Singapore. In July 1994, he was appointed as a director of Goodland Development Pte Ltd, which commenced operations as a building and civil engineering company undertaking both private projects and public infrastructure works.

Together with the other cofounder, Dr Alvin Tan, they expanded the company's business operations to include property development.

Mr Tan holds a Bachelor of Engineering (Civil) degree from the National University of Singapore.

DR ALVIN TAN CHEE TIONG
Chief Executive Officer

Appointed as the Executive Director on 6 May 2004, Dr Tan is the Chief Executive Officer and the Managing Director of the Group, and is primarily responsible for the overall management, performance, as well as for the formulation of corporate strategies of the Group. Under his leadership, the Group has seen a significant expansion in its holdings, and a substantial increase in capital base.

He was re-elected on 29 January 2019. Dr Tan possesses more than 20 years of industry experience in both the construction and property development businesses. In January 1993, he became a cofounder and a director of Goodland Development Pte Ltd, which started as a building and civil engineering firm undertaking both private and public work projects.

Together with the other cofounder, Mr Ben Tan, he continued growing the business of the company to include property development in 1994.

Apart from his commitment to the Group, Dr Tan participates in community work. He serves as a grassroots leader in Ponggol East Single Member Constituency as a Patron of the Ponggol East Citizens' Consultative Committee. He also serves as a grassroots leader in Marine Parade Group Representation Constituency as a Patron of the Braddell Heights Community Club Management Committee. He was conferred the Public Service Medal (PBM) by the President of Singapore in the 2016 National Day Awards.

Dr Tan holds a First Class (Honours) Degree in Construction Management from RMIT University Australia and a Doctorate in Business Administration from Apollos University, Montana, USA.

Board of Directors

MELANIE TAN BEE BEE
Executive Director

Ms Melanie Tan was appointed as the Executive Director on 19 August 2009 and was last re-elected on 25 January 2017.

Ms Tan has an accounting background, and is responsible for overseeing the finances of the Group, its strategic investments, acquisitions and finance, including the Company's initial public offering. She joined the Group as Financial Controller in 1995.

Ms Tan also oversees the Group's human resource and administration, and drives service innovation within the Group.

CHARLES CHONG YOU FOOK
Lead Independent Director

Mr. Charles Chong was appointed as the Lead Independent Director on 13 August 2018 and was last re-elected on 29 January 2019.

Mr. Chong was engaged as a Consultant at SIA Engineering Company from August 2015 to June 2018. Prior to that, he served as the Vice President, Quality and Safety at SIA Engineering Company from July 2004 to July 2015. Over the years, he advised several companies in his capacity as board member, including International Engine Component Overhaul Pte Ltd from April 2006 to October 2016, Messier Services Asia Pte Ltd from January 2010 to May 2016 and Pan Asia Pacific Aviation Services Ltd from February 2012 to June 2016. Mr. Chong studied aircraft engineering at Sydney Technical College in Australia on a Qantas Airways Scholarship. He is a qualified aircraft maintenance engineer and served overseas postings with SIA in Dubai, Bahrain, Seattle and Toulouse.

Mr. Chong has been a Member of Parliament (MP) since September 1988. He was elected MP for Sembawang Group Representation Constituency (GRC) from 1988 to 1991, Eunos GRC from 1991 to 1996, Pasir Ris GRC from 1997 to 2001, Pasir Ris-Punggol GRC from 2001 to 2011 and Joo Chiat Single Member Constituency (SMC) from 2011 to 2015. He currently represents Punggol East SMC, and has done so since 2015. He has served as Deputy Speaker of Parliament since 2011.

Mr. Chong served as Chairman of Pasir Ris - Punggol Town Council; North East Community Development Council; National Police Cadet Corps Council; Singapore Institute of Aerospace Engineers; Singapore Quality Institute and National Productivity Association.

DR WU CHIAW CHING
Independent Director

Dr Wu Chiaw Ching was appointed as the Independent Director on 19 August 2009 and was last re-elected on 25 January 2017. Dr Wu is the Partner of Wu Chiaw Ching & Company.

Dr Wu is a fellow member of the Institute of Singapore Chartered Accountants, the Association of Chartered Certified Accountants, United Kingdom and Certified Public Accountants, Australia. In addition, Dr Wu is a member of the Singapore Institute of Directors.

Dr Wu is presently an Independent Director of GDS Global Limited, a company listed on the SGX Catalist and LHT Holdings Limited, a company listed on the Mainboard of the SGX-ST.

Board of Directors

RAYMOND LYE HOONG YIP
Independent Director

Mr Raymond Lye was appointed as the Independent Director on 19 August 2009 and was last re-elected on 25 January 2018. Mr Lye holds a Bachelor of Laws (Hons) from the National University of Singapore and has been in legal practice since 1990. In January 2014, he founded Union Law LLP and become its Managing Partner. He was an Executive Director of CitiLegal LLC from April 2010 to December 2013. Prior to that, Mr Lye served as a Magistrate and Deputy Registrar of the State Courts before going into private practice. His areas of expertise include civil and criminal litigation, commercial work, business disputes including shareholder/director/partner/employment law, building and construction law, family law and intellectual property rights.

Mr Lye also serves as an Independent Director of the SK Jewellery Group Limited as well as 800 Super Holdings Ltd (until it was delisted in Aug 2019), companies listed on the SGX-Catalist.

He is also active in community and public service. Mr Lye is currently the Deputy President of the Strata Titles Board and a member of IMDA's Films Appeals Committee. He is a Resource Panel member of the Government Parliamentary Committee on Defence and Foreign Affairs, and the Chairman of the Punggol East Citizens Consultative Committee. He was also conferred the Public Service Medal (PBM) and the Public Service Star (BBM) by the President of Singapore in the 1998 and 2008 National Day Awards.

IRVING CHOH THIAN CHEE
Independent Director

Mr Irving Choh was appointed as the Independent Director on 10 May 2018 and was last re-elected on 29 January 2019. He is the Managing Director of Optimus Chambers LLC, a Singapore law firm, and has more than 20 years of experience in legal practice, specializing in commercial litigation and international arbitration.

Mr Choh has a Bachelor of Law (Honours) degree from the University of Buckingham, UK and a mediator with the Singapore Mediation Centre.

He is presently an Independent Director of A-Sonic Aerospace Limited, a company listed on the Mainboard of the SGX-ST.

Key Management

KENNETH HOR SWEE LIANG
Chief Financial Officer and Company Secretary

Mr Kenneth Hor was appointed as the Group Financial Controller on 1 February 2012 and as the Group Company Secretary on 10 February 2012. Mr Hor was re-designated as Chief Financial Officer on 1 February 2013.

Mr Hor has more than 20 years of experience in the financial and accounting profession. Prior to joining the Group, Mr Hor worked at an international public accounting firm; at local and foreign financial institutions in Singapore and Hong Kong; at a leading aviation communications, engineering and systems integration US multinational company covering the Asia-Pacific region, including China, India, Korea, Japan, South East Asia and Australia; and at a public listed manufacturing company in Singapore with presence in Indonesia.

Mr Hor holds a Bachelor of Accountancy degree from the Nanyang Technological University and is a fellow Chartered Accountant of Singapore.

MINDY TAN
Director (Property)

Ms Mindy Tan was appointed as the Director (Property) and has been overseeing the Group's property division since July 2009.

She has more than 20 years of real estate experience and has been successful in conceptualising the design, sales and marketing, leasing and managing the Group's portfolio of properties.

Ms Tan is a registered appraiser in Lands and Buildings, licensed by the Inland Revenue Authority of Singapore and a Certified Property and Facility Manager registered with Association of Property & Facility Managers. She holds a Bachelor of Science (Honours) in Estate Management from the University of Reading, United Kingdom and is also a Member of Singapore Institute of Surveyors and Valuers (SISV) and a Member of Association of Property & Facility Managers (APFM).

On-going Projects

ONE MEYER
A JOINT VENTURE PROJECT

Artist Impression Only

COASTLINE RESIDENCES
A JOINT VENTURE PROJECT

Artist Impression Only

On-going Projects

Artist Impression Only **JALAN MELOR**

Artist Impression Only **JALAN TELANG**

Artist Impression Only **CARDIFF GROVE**

Artist Impression Only **LILAC DRIVE**

Leasing and Management

KIM CHUAN LANE , SINGAPORE

ROBERTS LANE, SINGAPORE

GEORGETOWN, PENANG, MALAYSIA

Investable

MEASURED APPROACH AND DIVERSIFICATION

We exercise prudence in replenishing our land bank in view of rising land and costs, ensuring that each new potential land purchase is meticulously studied for its potential

Corporate Information

BOARD OF DIRECTORS

Ben Tan Chee Beng
Executive Chairman

Dr Alvin Tan Chee Tiong
Chief Executive Officer
and Group Managing Director

Melanie Tan Bee Bee
Executive Director

Charles Chong You Fook
Lead Independent Director

Dr Wu Chiaw Ching
Independent Director

Raymond Lye Hoong Yip
Independent Director

Irving Choh Thian Chee
Independent Director

AUDIT COMMITTEE

Dr Wu Chiaw Ching *(Chairman)*
Charles Chong You Fook
Raymond Lye Hoong Yip
Irving Choh Thian Chee

NOMINATING COMMITTEE

Charles Chong You Fook *(Chairman)*
Raymond Lye Hoong Yip
Dr Wu Chiaw Ching
Irving Choh Thian Chee
Dr Alvin Tan Chee Tiong

REMUNERATION COMMITTEE

Raymond Lye Hoong Yip *(Chairman)*
Charles Chong You Fook
Dr Wu Chiaw Ching
Irving Choh Thian Chee

COMPANY SECRETARY

Kenneth Hor Swee Liang, FCA
Claudia Teo Kwee Yee

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CORPORATE SECRETARIAL AGENT

Tricor HEP Corporate Services Pte Ltd
80 Robinson Road #02-00 Singapore 068898

AUDITORS

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Public Accountants and Chartered Accountants
24 Raffles Place #07-03 Clifford Centre
Singapore 048621

Partner-in-charge
Ang Soh Mui
(since financial year ended 30 September 2018)

Financial Contents

Corporate Governance Report

The Board of Directors (the "**Board**") of Goodland Group Limited (the "**Company**" and together with its subsidiaries, the "**Group**") and the management (the "**Management**") of the Company are committed to upholding high standards of corporate governance, to promote corporate transparency and to protect and enhance shareholders' interests, and is guided by the principles and guidelines of the Singapore Code of Corporate Governance 2012 (the "**Code**") issued by the Singapore Council on Corporate Disclosure and Governance.

This corporate governance report (the "**Report**") outlines the Group's corporate governance practices and activities that are in place during the financial year ended 30 September 2019 ("**FY2019**"), with specific references made to the principles and guidelines of the Code.

The Board confirms that, for FY2019, the Company has generally adhered to the principles and guidelines set out in the Code, except where otherwise stated. Where there have been deviations from the Code, the Company has sought to provide an appropriate explanation for each deviation in this Report.

On 6 August 2018, the Monetary Authority of Singapore issued a revised Code of Corporate Governance ("2018 Code"), which will take effect for annual reports covering financial years commencing from 1 January 2019. The Group will review and implement measures to comply with the 2018 Code, where appropriate, for the Company's annual report for the financial year ending 30 September 2020.

BOARD MATTERS

The Board's Conduct of its Affairs

Principle 1: Effective Board to lead and control the company

The Board has the responsibility to oversee the business affairs of the Group and provide oversight, strategic direction and entrepreneurial leadership. It reviews the Group's financial performance, establishes the corporate strategies, sets overall business direction and goals and monitors the performance of these goals to enhance shareholders' value. The Board also has separate and independent access to the Company's senior management and reviews the performance of the Management. In addition, the principle functions of the Board also include, inter alia, the following:

(i) identifying the key stakeholder groups and recognising that their perceptions affect the Group's reputation;

(ii) setting the Group's values and standards (including ethical standards) and ensuring that obligations to shareholder and other stakeholders are understood and met; and

(iii) considering sustainability issues relating to the environment and social factors as part of the strategic formulation of the Group.

The fiduciary responsibilities of the Board include:

(i) to conduct itself with proper due diligence and care;

(ii) to act in good faith;

(iii) to comply with applicable laws; and

(iv) to act in the best interests of the Company and its shareholders at all times.

The Board is also responsible for the overall corporate governance of the Group. The Board has formed three committees, namely: (i) the Audit Committee ("**AC**"), (ii) the Remuneration Committee (the "**RC**") and (iii) the Nominating Committee (the "**NC**") (collectively, the "**Board Committees**"), to assist in the execution of its responsibility. The Board delegates specific responsibilities to the Board Committees. The Board Committees function within clearly defined terms of references and operating procedures, which are reviewed on a regular basis.

The Board will meet at least quarterly every year to coincide with the announcement of the Group's quarterly and full year financial results, with optional meetings scheduled as and when necessary. Board approval is specifically required for the below matters:

(a) Financial results announcements;

(b) Annual report and accounts;

(c) Dividend payment to shareholders;

(d) Interested person transactions;

(e) Major acquisition or disposal;

(f) Corporate strategies and financial restructuring; and

(g) Transactions of a material nature.

The Company's Constitution allows the Board meetings to be conducted in the form of telephone conferencing or other methods of simultaneous communication by electronic or telegraphic means without a member being in the physical presence of another member or members.

During FY2019, the number of Board and Board Committee meetings held and the attendance of each Board member were as follows:-

	Board		**Audit Committee**		**Nominating Committee**		**Remuneration Committee**	
Name of Director	**No. of Meetings Held**	**No. of Meetings Attended**	**No. of Meetings Held**	**No. of Meetings Attended**	**No. of Meetings Held**	**No. of Meetings Attended**	**No. of Meetings Held**	**No. of Meetings Attended**
Ben Tan Chee Beng	4	4	NA	NA	NA	NA	NA	NA
Dr Alvin Tan Chee Tiong	4	4	NA	NA	1	1	NA	NA
Melanie Tan Bee Bee	4	4	NA	NA	NA	NA	NA	NA
Charles Chong You Fook	4	3	4	3	1	1	1	1
Dr Wu Chiaw Ching	4	4	4	4	1	1	1	1
Raymond Lye Hoong Yip	4	4	4	4	1	1	1	1
Irving Choh Thian Chee	4	4	4	4	1	1	1	1

NA : Not applicable

All Board members are provided with regular updates on the changes in the relevant laws and regulations and financial reporting standards to enable them to make well-informed decisions and to ensure they are competent in carrying out their expected roles and responsibilities. In addition, members of the Board are encouraged to attend relevant courses and seminars so as to keep themselves updated on developments and changes in financial and regulatory requirements, and the business environment and outlook.

Newly appointed Directors will be provided a formal letter setting out their duties and obligations and given an orientation program with materials provided to familiarise themselves with the profile of the Group and the Management, business and organisational structure of the Group, and strategic plans and mission of the Company. In addition, the newly-appointed Directors will undergo relevant training to enhance their skills and knowledge, particularly on new laws, regulations and changing risks affecting the Group's operations. First-time Directors will be required to attend training in areas such as accounting, legal and industry-specific knowledge as appropriate.

The Company shall be responsible for arranging and funding the training of Directors.

No new members were appointed to the Board during FY2019.

Board Composition and Balance
Principle 2: Strong and independent Board

Currently, the Board comprises seven members, of whom four are independent directors, thereby fulfilling the Code's recommendation that independent directors make up at least one-third of the Board. The independent directors, namely Mr. Charles Chong You Fook, Dr. Wu Chiaw Ching, Mr. Raymond Lye Hoong Yip and Mr. Irving Choh Thian Chee have confirmed that they do not have any relationship with the Company, its related companies or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of the directors' independent judgment of the Group's affairs with a view to the best interest of the Company. The independence of the independent Directors will be reviewed annually by the NC based on the guidelines set forth in the Code. The NC has reviewed and determined that the said Directors are independent.

The Board comprises the following members:

Ben Tan Chee Beng	Executive Chairman
Dr. Alvin Tan Chee Tiong	Chief Executive Officer and Group Managing Director
Melanie Tan Bee Bee	Executive Director
Charles Chong You Fook	Lead Independent Director
Dr. Wu Chiaw Ching	Independent Director
Raymond Lye Hoong Yip	Independent Director
Irving Choh Thian Chee	Independent Director

The Board members possess core competencies such as financial, accounting, legal, management experiences and industry knowledge. The current composition enables the Management to benefit from a diverse and objective external perspective on issues raised before the Board. The Board considers that its Directors possess the necessary competencies to lead and govern the Company effectively.

The Board is of the opinion that, given the scope and nature of the Group's operations, the present size of the Board is appropriate in facilitating effective decision making.

The NC is of the view that the present Board comprises persons who as a group provide capabilities required for the Board to be effective. Key information regarding the Directors is set out on pages 8 to 10 of the Annual Report.

Non-executive Directors review the performance of Management in meeting agreed goals and objectives. They bring independent judgment to Management's proposals or decisions on business activities and transactions involving conflicts of interest and other complexities.

To facilitate a more effective check on the Management, non-executive Directors meet regularly without the presence of the Management.

Dr Wu Chiaw Ching and Mr Raymond Lye Hoong Yip have served on the Board beyond nine (9) years from the date of their first appointments.

The Nomination Committee has performed a rigorous review and the factors taken into consideration to assess and determine the independence of Dr Wu Chiaw Ching and Mr Raymond Lye Hoong Yip including but not limited to the following:

a) they have no relationship with the Company's related corporations, substantial shareholders or its officers and Management that could impair their fair judgment;

b) they have continued to demonstrate independence in character and judgment when discharging their duties as Independent Directors and in their conduct of the Board's affairs.

c) the Board noted instances of constructive challenge and probing of management by Dr Wu Chiaw Ching and Mr Raymond Lye Hoong Yip at Board meetings; and

d) they have gained valuable insight and understanding of the Company through their involvement with the Company and these together with their accounting expertise will continue to greatly benefit the Company through his impartial and autonomous views.

The Board is of the view that Dr Wu Chiaw Ching and Mr Raymond Lye Hoong Yip should continue to be deemed independent notwithstanding having been on the Board for more than 9 years. The Board nevertheless will on a continual basis, review the need for progressive refreshing of its Board.

Chairman and Chief Executive Officer
Principle 3: Clear division of responsibilities to ensure a balance of power and authority

The chairman of the Board ("**Executive Chairman**") and the chief executive officer ("**CEO**") of the Company are separate persons. Mr. Ben Tan Chee Beng is the Executive Chairman and Dr. Alvin Tan Chee Tiong, brother of Mr. Ben Tan Chee Beng, is the CEO.

The Executive Chairman is responsible for:

- leading Board discussions and deliberation;
- ensuring Board meetings are held when necessary;
- setting meeting agendas;
- ensuring that directors receive complete, and timely information;
- ensuring effective communication with shareholders; and
- promoting high standards of corporate governance and ensuring compliance with the Group's guidelines on corporate governance.

The CEO is responsible for:

- the day-to-day management of the business;
- setting business directions and ensuring operating efficiency of the Group;
- overseeing the execution of the Group's corporate and business strategy set out by the Board; and
- ensuring that the Directors are kept updated and informed of the Group's business.

Although the Executive Chairman and the CEO are siblings, the Board is of the view that the process of decision making by the Board is independent and is based on collective decisions without any individual or group of individuals exercising any considerable concentration of power or influence. With the establishment of the various Board Committees which are chaired by Independent Directors, the Board is of the view that there are adequate accountability safeguards to ensure an appropriate balance of power and authority for good corporate governance.

For good corporate governance, the Board has appointed Mr. Charles Chong You Fook as the Lead Independent Director of the Company to address the concerns of the shareholders and employees in the event the normal interactions with the Executive Chairman and the CEO or the Chief Financial Officer ("**CFO**") of the Company could not satisfactorily resolve their concerns or where such channel of communications is considered inappropriate.

Led by the Lead Independent Director, the independent directors meet periodically without the presence of the other directors, and the Lead Independent Director provides feedback to the Executive Chairman after such meetings.

BOARD COMMITTEES

Nominating Committee

Board membership
Principle 4: Formal and transparent process for appointment and re-appointment of directors

The NC comprises Mr. Charles Chong You Fook, Dr. Wu Chiaw Ching, Mr. Raymond Lye Hoong Yip, Mr. Irving Choh Thian Chee and Dr. Alvin Tan Chee Tiong where the majority, including the chairman of the NC, is independent. The chairman of the NC is Mr. Charles Chong You Fook, the Lead Independent Director.

The NC is responsible for:

(a) making recommendation to the Board on the appointment of new directors with the appropriate profile having regards to their expertise, experiences, industry background, track record and competencies;

(b) reviewing the Board structure, size and composition and making recommendation to the Board;

(c) re-nomination and re-election of the Directors having regard to the Director's contribution and performance;

(d) determining on an annual basis whether or not a Director is independent; and

(e) conducting annual assessment of the effectiveness of the Board and individual director; and

(f) deciding whether or not a Director is able to and has been adequately carrying out his duties as a Director.

The NC decides on how the Board's performance is to be evaluated and proposes objective performance criteria, subject to the approval of the Board, which address how the Board has enhanced long-term shareholders' value.

The NC establishes the process for assessing the effectiveness of the Board and for assessing the contribution by each individual Director to the effectiveness of the Board. Each member of the NC shall abstain from voting on any resolutions and making any recommendations or participating in any deliberations in respect of the assessment of his performance or re-nomination as Director.

Where a vacancy arises under any circumstances, or where it is considered that the Board would benefit from the services of a new Director with particular skills, the NC in consultation with the Board, determines the selection criteria and selects candidates with appropriate expertise and experience. The search and nomination process for new Directors, if any, will be through contacts and recommendations that go through the normal selection process for the right candidate. Upon the review and recommendations of the NC to the Board, the new Directors will be appointed by way of a board resolution.

All Directors are subject to re-nomination and re-election at regular intervals of at least once every three years. At each annual general meeting ("**AGM**") of the Company, at least one third (or the number nearest to a third) of the Directors are required to retire from office and to submit themselves for re-election. However, a retiring Director is eligible for re-election at the meeting at which he retires.

The NC recommended to the Board that the following Directors be nominated for re-election at the forthcoming AGM:

Ms Melanie Tan Bee Bee	(retiring pursuant to Regulation 98)
Dr. Wu Chiaw Ching	(retiring pursuant to Regulation 98)
Mr Raymond Lye Hong Yip	(retiring pursuant to Regulation 98)

In making the recommendation, the NC had considered the said Directors' overall contribution and performance.

There is no alternate Director appointed on the Board.

The Board believes that each individual director is best placed to determine and ensure that he is able to devote sufficient time and attention to discharge his duties and responsibilities as directors of the Company, bearing in mind his other commitments. In considering, the nomination of directors for re-election and re-appointment, the NC will take into account, amongst others, the competing time commitments faced by the directors with multiple board memberships.

When a Director has multiple board representations, the NC also considers whether or not the Director is able to and has adequately carried out his/her duties as a Director of the Company. The NC noted that Board and Board Committee meetings are scheduled in advance to facilitate the Directors' scheduling of their commitments. There was full attendance at the Board and Board Committee meetings during FY2019.

Given the above, the NC is of the view that such multiple board representations do not hinder them from carrying out their duties as Directors. Instead, the NC considers these Directors would widen the expertise and experience of the Board and give it a broader perspective. As such, the NC does not presently consider it necessary to determine the maximum number of listed company board representations which any of the Directors may hold, and is satisfied that sufficient time and attention are being given by the Directors to the affairs of the Company.

The NC meets at least once a year. Meetings of the NC can also be in the form of telephone conferencing or other methods of simultaneous communication by electronic or telegraphic means without a member being in the physical presence of another member or members and participation in a meeting.

Board performance

Principle 5: Formal assessment of the effectiveness of the Board as a whole and the contribution by each director

The NC evaluates the performance of the Board, the Board committees and individual Directors based on performance criteria set by the Board.

The criteria for assessing the Board's and individual Director's performance include Board composition and size, board processes, accountability, standard of conduct and performance of its principle functions and fiduciary duties, and guidance to and communication with the Management. The level of contribution to Board meetings and other deliberations are also considered.

The NC is responsible for assessing the effectiveness of the Board as a whole and for assessing the contribution of each individual Director. The NC proposes objective performance criteria which are approved by the Board. The performance criteria include comparison with industry peers, how the Board has enhanced long-term shareholders' value and the Company's share price performance vis-à-vis the Singapore Straits Times Index or a benchmark index of its industry peers. Other performance criteria may include return on equity. These performance criteria will not be changed from year to year and where circumstances deem it necessary for any of the criteria to be changed, the onus will be on the Board to justify such changes.

Review of the Board's performance is undertaken collectively and individually by the Board annually. The evaluation exercise is carried out annually by way of performance evaluation checklists which are circulated to the Board members for completion and thereafter, for the NC to review and determine the actions required to improve the corporate governance of the Company and effectiveness of the Board and Board Committees as a whole.

The evaluation of individual directors aims to assess whether each director continues to contribute effectively and demonstrate commitment to the role (including commitment of time for Board and Board Committee meetings, and any other duties). The Executive Chairman will act on the results of the performance evaluation, and where appropriate, propose new members be appointed to the Board or seek the resignation of directors, in consultation with the NC.

The NC has assessed the current Board's performance to-date and is of the view that the performance of the Board as a whole was satisfactory. Although some of the Board members have multiple board representations, the NC is satisfied that sufficient time and attention have been given by the Directors to the Group.

No external facilitator was engaged for the evaluation process in FY2019.

Access to information

Principle 6: Provision of complete, adequate and timely information prior to board meetings and on an on-going basis

On an on-going basis, Management provides the Board with complete, adequate and timely information and Board papers prior to Board meetings. Requests for information from the Board are dealt with promptly by the Management. The Management is also involved in preparing the Board papers and can provide additional insight into the matters to be discussed. As such, the Management is invited to attend the Board meetings at the request of the Board.

The Board also receives regular updates on the Group's performance and business activities. Where a decision has to be made, the necessary information is provided to the Directors to enable them to make informed decisions.

The Board has separate and independent access to senior management and the Company Secretary at all times. The Company Secretary is present at all Board meetings to ensure that Board's procedures are followed and the relevant rules and regulations are complied with. The Management deals with requests for information from the Board promptly and consults the Board members regularly whenever necessary and appropriate. The appointment and removal of the Company Secretary is a matter for the Board as a whole.

Should the Directors, whether individually or as a group, require independent advice on specific issues, they may engage independent professionals at the Company's expense to enable them to discharge their duties with adequate knowledge on the matters being deliberated.

Remuneration Committee

Remuneration Matters
Principle 7: Formal and transparent procedure for developing policy on executive remuneration and for fixing the remuneration packages of individual directors

The RC comprises Mr. Raymond Lye Hoong Yip, Dr. Wu Chiaw Ching, Mr. Irving Choh Thian Chee and Mr. Charles Chong You Fook, where the majority, including the Chairman, is independent. All members of the RC are non-executive. The Chairman of the RC is Mr. Raymond Lye Hoong Yip, an Independent Director. Mr. Charles Chong You Fook is the Lead Independent Director.

The RC is responsible for:

(a) reviewing and recommending to the Board a framework of remuneration for the Board and Senior Management;

(b) considering the various disclosure requirements for directors' remuneration; and

(c) reviewing and recommending to the Board for approval by shareholders, the remuneration of non-executive directors.

The RC reviews the Company's obligations arising in the event of termination of an executive Director's and key management personnel's service contracts, to ensure that such contracts contain fair and reasonable termination clauses that are not overly generous. The RC also aims to be fair and avoid rewarding poor performance.

The RC recommends to the Board a framework of remuneration for the Directors and executive officers, and determines specific remuneration packages for the Executive Chairman and each Executive Director. The RC submits its recommendations to the Board for endorsement. All aspects of remuneration, including but not limited to directors' fees, salaries, allowances, bonuses, options and benefits-in-kind are covered by the RC. Each member of the RC shall abstain from voting on any resolutions and making recommendations or participating in any deliberations in respect of his remuneration package.

During FY2019, the RC did not require the service of an external remuneration consultant.

Level and mix of remuneration
Principle 8: Appropriate remuneration to attract, retain and motivate directors and key management

The RC performs an annual review and ensures that the remuneration packages are comparable within the industry and with similar companies and will also take into consideration the Group's relative performance and the contributions and responsibilities of the individual Directors.

The Company's Executive Directors do not receive directors' fees. Instead, the Executive Directors are paid a basic salary and a variable component which is the performance-related bonus, based on the performance of the Group as a whole and their individual performance. Having reviewed and considered the variable components of the Executive Directors and the key management personnel, the RC is of the view that there is no requirement to institute contractual provisions to allow the Company to reclaim incentive components of their remuneration paid in prior years in exceptional circumstances of misstatement of financial results, or of misconduct resulting in financial loss. In addition, the Executive Directors owe a fiduciary duty to the Company. The Company should be able to avail itself to remedies against the Executive Directors in the event of such breach of fiduciary duties.

The non-executive Director and Independent Directors are compensated based on fixed directors' fees taking into consideration their contributions, responsibilities and time spent, and they are not over-compensated to the extent where their independence may be compromised. Their fees are recommended by the RC and endorsed by the Board for approval by the shareholders of the Company at the AGM and paid after the necessary approval has been obtained. The Company does not have any share-based compensation schemes or any long-term scheme involving the offer of shares in place to encourage the non-executive Director and Independent Directors to hold shares in the Company.

On 24 September 2009, the Company entered into separate service agreements with Mr. Ben Tan Chee Beng, Dr. Alvin Tan Chee Tiong and Ms. Melanie Tan Bee Bee in relation to their appointment as Executive Chairman, CEO and Executive Director respectively. The service agreements were valid for an initial period of three years from the date the Company was admitted to the Official List of Catalist, being 8 October 2009, and thereafter shall be renewed annually on such terms and conditions as may be mutually agreed between the parties.

While the Company does not have any share-based compensation scheme or any long-term scheme involving the offer of shares or options in place, the RC recognises that long-term incentive schemes are generally encouraged for Executive Directors and key management personnel, and will evaluate the costs and benefits of long-term incentive schemes and consider implementing such schemes in future.

Disclosure on Remuneration
Principle 9: Clear disclosure on remuneration policy, level and mix of remuneration

The details of the remuneration packages of the Directors, the CEO and top five key management personnel for FY2019 are as follows:

Remuneration of Directors and CEO

Remuneration Bands	Salary %	Variable or Performance-related Income/ Bonus %	Fees %	Other Benefits %	Total %
S$500,000 to below S$750,000					
Ben Tan Chee Beng	89	11	–	–	100
Dr. Alvin Tan Chee Tiong	89	11	–	–	100
S$250,000 to below S$500,000					
Melanie Tan Bee Bee	88	12	–	–	100
Below S$250,000					
Charles Chong You Fook	–	–	100	–	100
Dr. Wu Chiaw Ching	–	–	100	–	100
Raymond Lye Hoong Yip	–	–	100	–	100
Irving Choh Thian Chee	–	–	100	–	100

Remuneration of top five key management personnel

The top five key management personnel of the Group (excluding CEO in the above table) in each remuneration band are:

Remuneration Bands	Salary %	Variable or Performance-related Income/ Bonus %	Fees %	Other Benefits %	Total %
Below S$250,000					
Koh Chin Kim	80	20	–	–	100
Mindy Tan Bee Leng	77	23	–	–	100
Kenneth Hor Swee Liang	79	21	–	–	100
Sim Shang Ni	80	20	–	–	100
Eng Hoong Qi	85	15	–	–	100

In the above table, Mdm. Koh Chin Kim is the mother, and Ms. Mindy Tan Bee Leng is the sister, of the Executive Directors, Mr. Ben Tan Chee Beng, Dr. Alvin Tan Chee Tiong and Ms. Melanie Tan Bee Bee.

In view of the confidentiality and commercial sensitivity attached to remuneration matters, as well as the competitive environment and the nature of the industry which may adversely affect the Group's ability to retain talent, the Board is of the view that full disclosure of the actual remuneration of each Director, the CEO and top five key management personnel pursuant to Rule 1207(15) and Rule 1207(12) of the listing manual (the "**Listing Manual**") of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and Guideline 9.2 of the Code would not be in the interests of the Company, and can be exploited by competitors. The Board is also of the view that a disclosure of the aggregate total remuneration paid to the top five key management personnel (who are not Directors or the CEO) would not be in the interests of the Company, for the same reasons. The remuneration of its Directors, the CEO and its top five key management personnel (who are not Directors or the CEO) of the Company are disclosed in bands of S$250,000.

Save for the above-mentioned, none of the employees who are immediate family members of a Director or the CEO received remuneration exceeding S$50,000 during FY2019.

While the Company currently does not have any employee share option scheme, the RC recognises the benefits of long-term incentive schemes and will evaluate the costs of such schemes and consider implementing such schemes in future.

Remuneration of the Executive Directors and key management personnel commensurate with their performance and that of the Company, giving due regard to the financial and commercial health and business needs of the Group. In structuring the compensation framework, the RC also takes into account the risk policies of the Group, the need for the compensation to be symmetric with the risk outcomes and the time horizon of risks.

ACCOUNTABILITY AND AUDIT

Accountability
Principle 10: Board to present balanced and understandable assessment of the company's performance, position and prospects

The Board is accountable to shareholders and disseminates information on the Group's performance, position and prospects through the quarterly and full year results announcements via SGXNET and the annual reports. The Board also furnishes timely information and ensures full disclosure of material information to shareholders.

The Management provides the Board with management accounts of the Group's performance, position and prospects on a quarterly basis and as and when deemed necessary for FY2019.

Risk Management and Internal Controls
Principle 11: Sound system of internal controls

The AC will ensure that a review of the effectiveness of the Group's material internal controls, including financial, operational, compliance controls and risk management is conducted annually. The AC will review the audit plans, and the findings of the auditors and will ensure that the Group follows up on auditors' recommendations raised, if any, during the audit process. In its review of the external auditors' examination and evaluation of the system of internal controls to the extent as reviewed by them to form an opinion on the financial statements, no significant weakness in the system has come to the attention of the AC to cause to believe that the system of internal controls is inadequate.

The Company believes that the system of internal controls and risk management maintained by the Management and that was in place throughout FY2019 and up to the date of this Report provides reasonable, but not absolute assurance against material financial misstatements or loss, and includes the safeguarding of assets, the maintenance of proper accounting records, the reliability of financial information, compliance with relevant legislation, regulations and best practices, and the identification and containment of business risk.

The Board reviews, at least annually, the overall adequacy and effectiveness of the Group's risk management and internal control systems, including financial, operational, compliance and information technology controls, with the assistance of the Management and the internal and external auditors.

For FY2019, the Board has received assurance from the CEO and the CFO that:

(a) the financial records of the Group have been properly maintained and the financial statements give a true and fair view of the Group's operations and finances;

(b) the system of internal controls in place for the Group is adequate and effective to address financial, operational, compliance and information technology risks which the Group considers relevant and material to its operations; and

(c) the risk management systems in place for the Group are adequate and effective to address risks which the Group considers relevant and material to its operations.

Board opinion on internal controls and risk management systems

Based on the internal controls established and maintained by the Group, work performed by the internal and external auditors, and reviews performed by the Management, various Board Committees and the Board, the Board, in concurrence with the AC, is of the opinion that the Group's internal controls addressing financial, operational, compliance and information technology risks, and risk management systems were adequate and effective as at 30 September 2019. These controls are and will be continually assessed for improvement.

The Board acknowledges that it is responsible for the governance of risks and the overall internal control framework, but recognises that no cost effective internal control system will preclude all errors and irregularities, as the system is designed to manage rather than eliminate the risk of failure to achieve business objectives, and can provide only reasonable and not absolute assurance against the occurrence of material errors, poor judgment in decision-making, human errors, losses, fraud or other irregularities. The Board will, on a continuing basis, endeavour to further enhance and improve the Group's system of internal controls and risk management policies.

Risk Management and Processes

Information relating to risk management, objective and policies is set out on pages 111 to 121 of the Annual Report.

Audit Committee
Principle 12: Establishment of an Audit Committee with written terms of reference

The AC comprises Dr. Wu Chiaw Ching, Mr. Charles You Fook, Mr. Raymond Lye Hoong Yip and Mr. Irving Choh Thian Chee, the majority of whom, including the Chairman, is independent. All members of the AC are non-executive. The Chairman of the AC is Dr. Wu Chiaw Ching, an Independent Director. Mr. Charles You Fook is the Lead Independent Director.

The AC members bring with them many years of managerial and professional experience in the areas of finance and business management to sufficiently discharge the AC's functions. The Board is satisfied that the members of the AC, collectively, have relevant accounting and related financial management expertise or experience and are appropriately qualified to discharge their responsibilities. The AC carried out its functions in accordance with the Companies Act, Cap. 50 of Singapore ("**Companies Act**") and its terms of reference.

The AC assists the Board in discharging its responsibility to safeguard the Group's assets, maintain adequate accounting records, and develop and maintain effective systems of internal control, with the overall objective of ensuring that the Management creates and maintains an effective control environment in the Group. The AC provides a channel of communication between the Board, Management and external auditors on matters relating to audit.

The AC meets at least four times a year. In FY2019, the AC shall meet at least once on a quarterly basis to discuss and review the following where applicable:

(a) Reviews with the external auditors, the audit plan, the evaluation of the system of internal accounting controls, the audit report, the assistance given by the company's officers to the external auditors and the scope and results of the internal audit procedures;

(b) Reviews with the internal auditors the internal audit plan, the evaluation of the adequacy of internal accounting controls and the internal audit report before submission of such report to the Board;

(c) Reviews the annual consolidated financial statements of the Group before submission to the Board for approval, focusing in particular on changes in accounting policies and practices, major risk areas, significant adjustments resulting from the audit, compliance with accounting standards and compliance with the Listing Manual and any other relevant statutory or regulatory requirements;

(d) Reviews the internal control procedures and ensures co-ordination between the external auditors and the Management, reviews the assistance given by the Management to the auditors, and discuss problems and concerns, if any, arising from the interim and final audits, and any matters which the auditors may wish to discuss (in the absence of the Management, where necessary);

(e) Reviews and discuss with the external and internal auditors any suspected fraud or irregularity, or suspected infringement of any relevant laws, rules or regulations, which has or is likely to have a material impact on the Group's operating results or financial position, and the Management's response;

(f) Considers the appointment or re-appointment of the external and internal auditors and matters relating to the resignation or dismissal of the auditors;

(g) Reviews interested person transactions (if any) and potential conflicts of interest (if any) falling within the scope of Chapter 9 of the Listing Manual;

(h) Undertake such other reviews and projects as may be requested by the Board, and report to the Board its findings from time to time on matters arising and requiring the attention of the AC;

(i) Generally undertakes such other functions and duties as may be required by statute or the Listing Manual, or by such amendments as may be made thereto from time to time; and

(j) Reviews the Group's key financial risk areas, with a view to provide independent oversight on the Group's financial reporting, the outcome of such review to be disclosed in the annual reports or, where the findings are material, announced immediately via SGXNET.

In addition, all transactions with related parties shall comply with the requirements of the Listing Manual. The Directors shall abstain from voting in any contract or arrangement or proposed contract or proposed arrangement in which he has a personal material interest.

Apart from the duties listed above, the AC shall commission and review the findings of internal investigations into matters where there is any suspected fraud or irregularity, or failure of internal controls or infringement of any Singapore law, rule or regulation which has or is likely to have a material impact on the Group's operating results or financial position or both.

The AC also has the power to investigate any matter brought to its attention, within its terms of reference, with the power to obtain professional advice at the Company's expense.

The AC has full access to and co-operation of the Management, has full discretion to invite any Director or executive officer to attend the meetings and has been given reasonable resources to enable it to discharge its functions.

The AC meets with the external auditors and internal auditors, without the presence of the Management, at least once a year.

The Company has appointed a suitable auditing firm to meet its audit obligations, having regard to the adequacy of the resources and experience of the auditing firm and the audit engagement partner assigned to the audit. Foo Kon Tan LLP was appointed as the Company's external auditors on 26 October 2015. Ms. Ang Soh Mui is the audit engagement partner-in-charge of the audit of the Company from the reporting year ended 30 September 2018. The Company confirms that Rule 712 of the Listing Manual is complied with.

The AC is satisfied with the independence and objectivity of the external auditor and recommends to the Board the nomination of Foo Kon Tan LLP for re-appointment at the forthcoming AGM. The AC is also satisfied with the level of co-operation rendered by the Management to the external auditors and the adequacy of the scope and quality of their audits.

For FY2019, the amount of audit fees payable by the Group to the external auditors, Foo Kon Tan LLP would be approximately S$128,000. There were no non-audit services rendered by the Group's external auditors, Foo Kon Tan LLP.

The auditors of the Company's subsidiaries and associated companies are disclosed in note 6 and 7 to the financial statements in the Annual Report. The Company confirms that Rules 712 and 715 of the Listing Manual have been complied with.

The AC has incorporated "whistle blowing" procedures as part of the Company's system of internal controls. This is to provide a channel for employees of the Group to report in good faith and in confidence, without fear of reprisals, concerns about possible improprieties in financial reporting and other matters. The objective of the policy is to ensure that there is independent investigation of such matters and that appropriate follow up actions will be taken. For FY2019, there were no reports received.

The AC takes measures to keep abreast of the changes to accounting standards and issues which have impact on financial statements with updates provided or training conducted by professionals or external consultants.

The Board, with concurrence of the AC, is satisfied with the adequacy of the Company's internal controls, including financial, operational and compliance controls, risk management system as at 30 September 2019.

No former partner or director of the Company's existing auditing firm or auditing corporation is a member of the AC.

Internal Audit
Principle 13: Establishment of an internal audit function that is independent of the function it audits

The AC is aware of the need to establish a system of internal controls within the Group to safeguard the shareholders' interests and the Group's assets, and to manage risk.

The size of the operations of the Group does not warrant the Group having an in-house internal audit function.

The internal audit function is outsourced to a professional consultancy firm, Crowe Horwath First Trust Risk Advisory Pte. Ltd. The AC decides on the timing of the commissioning of the internal audit function from time to time and ensures that adequate resources are directed to carry out those plans. The internal auditor has full access to all of the Group's documents, records, properties and personnel, including access to the AC. During FY2019, the internal auditor had carried out its function according to the Standards for the Professional Practice of Internal Auditing set by The Institute of Internal Auditors.

The internal auditors have conducted an annual review in accordance with their audit plans, of the effectiveness of the Company's material internal controls, including financial, operational and compliance controls, and risk management. Any material non-compliance or failures in internal controls and recommendations for improvements are reported to the AC. The AC has also reviewed the effectiveness of actions taken by the Management on the recommendations made by the internal auditor in this respect. The AC is satisfied that the internal auditor is adequately resourced and has the appropriate standing within the Group. The AC is also satisfied that the internal audit function is staffed by suitably qualified and experienced professionals with the relevant experience.

SHAREHOLDERS RIGHTS AND RESPONSIBILITIES
Principle 14: Treat all shareholders fairly and equitably and recognize, protect and facilitate exercise of shareholders' rights
Principle 15: Regular, effective and fair communication with shareholder

In line with the continuing obligations of the Group pursuant to the Listing Manual and the Companies Act, the Board's policy is that all shareholders should be equally informed of all major developments impacting the Group.

Shareholders are entitled to and encouraged to attend all general meetings to stay informed of the Company's goals and strategies and to ensure a high level of accountability. The Board is satisfied that shareholders have been given the opportunity to participate effectively in and vote at general meetings of shareholders. Shareholders are informed of shareholders' meetings through notices contained in annual reports or circulars sent to all shareholders. These notices are also published in the newspapers and posted onto the SGXNET. The shareholders are informed of the rules, including voting procedures, which govern general meetings of shareholders.

The Constitution of the Company allows a shareholder to appoint one or two proxies to attend and vote on behalf of the shareholder. The Constitution of the Company currently does not allow a shareholder to vote in absentia. Shareholders who hold shares through nominees are allowed, upon prior request through their nominees, to attend the general meetings of shareholders as observers without being constrained by the two-proxy rule.

While the Company does not have a dedicated investor relations team, the Company recognises the importance of regular, effective and timely communication with the shareholders. The Board is mindful of its obligation to provide timely and fair disclosure of material information to shareholders. Shareholders are kept abreast of results and other material information concerning the Group through regular and timely dissemination of information via SGXNET announcements, annual reports, and various other announcements made during the year. The Company does not practice selective disclosure but in the event where there is inadvertent disclosure made to a select group, the Company endeavours to make the same disclosure publicly to all others as promptly as possible.

All materials on the quarterly, half-yearly and full year financial results are available on the Company's website – www.goodlandgroup.com.sg. The comprehensive website, which is updated regularly, also contains various others investor related information on the Company which serves as an important resource for investors.

The Company's general meetings are the principal forum for dialogues with its shareholders where the Board and Management address shareholders' concerns, if any. The Company may also solicit views or inputs of shareholders during general meetings.

The Company does not have a formal dividend policy. Any declaration and payment of dividends will depend on, inter alia, the Group's operating results, business and financial conditions, cash flow, capital requirements and other factors deemed relevant by the Board. There can be no assurance that dividends will be paid in the future or of the amount or timing of any dividends that will be paid in the future.

The Company has on 9 May 2019 declared and paid an interim tax exempt (one-tier) cash dividends of 0.15 Singapore cent ("**Interim Dividend**"). The Board has proposed, for Shareholders' approval at the AGM, a tax exempt (one-tier) final cash dividend of 0.15 Singapore cent, which together with the Interim Dividend represent a total dividend of 0.3 Singapore cent per share for FY2019.

CONDUCT OF SHAREHOLDERS' MEETING

Principle 16: Greater shareholder participation at AGMs

All shareholders of the Company will receive the notice of the AGM and the notice will also be advertised in the newspaper. The Executive Chairman and the other Directors will attend the AGM and are available to answer questions from the shareholders. The external auditors will also be present to assist the Directors in addressing any relevant queries from shareholders. The Board considers the AGM as the main forum where dialogue with shareholders can be effectively conducted.

The Company's Constitution allows a member of the Company to appoint one or two proxies to attend and vote at its general meetings. Shareholders who hold shares through nominees are allowed, upon prior request through their nominees, to attend the general meetings of shareholders as observers without being constrained by the two-proxy rule.

The Company has not amended the Constitution to provide for other methods of voting in absentia due to security and integrity concerns. The Company noted that provision for such other methods of voting in absentia would also require a costly system of authentication to ensure the integrity of information and the identity of shareholders in telephonic and electronic media.

The Company Secretary prepares the minutes of all general meetings which record questions and comments from shareholders together with the responses of the Board and Management. These minutes are available to shareholders upon their request.

Resolutions are, as far as possible, structured separately and may be voted on independently. All resolutions are also voted by poll and the detailed results of the poll voting on each resolution tabled at the AGM, including the total number of votes cast for or against each resolution tabled, would be announced immediately at the AGMs and via SGXNET thereafter. The Company is of the view that manual poll voting is currently sufficient for the purpose of obtaining shareholders' approval at general meetings. The Company will continue to assess the costs and benefits of employing the electronic poll voting system in future.

DEALING IN COMPANY'S SECURITIES

In line with Rule 1207(19) of the Listing Manual on Dealing in Securities, the Group has adopted an internal code of conduct to provide guidance to its Directors, and employees with regard to dealings in the Company's securities. Directors and employees of the Company should not deal in Company's securities on short term considerations or when they are in possession of unpublished price sensitive information. They are also not allowed to deal in the Company's securities during the period commencing two weeks before the announcement of the Company's results for each of the first three quarters of its financial year and one month before the announcement of the company's full year financial results. The Directors and employees are also required to adhere to the provisions of the Companies Act, and any other relevant regulations with regard to their securities transactions.

The Company has complied with Rule 1207(19) of the Listing Manual.

INTERESTED PERSON TRANSACTIONS

The Company has established procedures to ensure that all transactions with interested persons are reported to the AC which will review, at least twice a year, to ensure that they are carried out at arm's length, not prejudicial to the interest of the Group and its minority interests and in accordance with the established procedures. When a potential conflict of interest arises, the Director concerned will not participate in discussions and will refrain from exercising any influence over other members of the Board.

The Group does not have a general mandate for recurrent interested person transactions.

During the year under review, there were no interested person transaction which exceeded S$100,000 in value.

MATERIAL CONTRACTS

There was no material contract or loan entered into between the Company and any of its subsidiaries involving interests of the CEO, Director or controlling shareholder, either still subsisting at the end of FY2019 or if not then subsisting, entered into since the end of the previous financial year.

Directors' Statement

for the financial year ended 30 September 2019

We are pleased to submit this statement to the members of Goodland Group Limited (the "Company") and its subsidiaries (collectively the "Group") together with the audited financial statements for the financial year ended 30 September 2019.

In our opinion:

(a) the accompanying financial statements of the Group and the Company are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 30 September 2019 and of the financial performance, changes in equity and cash flows of the Group for the year ended on that date in accordance with the provisions of the Singapore Companies Act, Cap. 50 (the "Act") and Singapore Financial Reporting Standards (International); and

(b) at the date of this statement, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

The Board of Directors has, on the date of this statement, authorised these financial statements for issue.

NAMES OF DIRECTORS

The directors of the Company in office at the date of this statement are:

Ben Tan Chee Beng
Dr Alvin Tan Chee Tiong
Melanie Tan Bee Bee
Charles Chong You Fook
Dr Wu Chiaw Ching
Raymond Lye Hoong Yip
Irving Choh Thian Chee

DIRECTORS' INTEREST IN SHARES OR DEBENTURES

According to the Register of Directors' Shareholdings kept by the Company under Section 164 of the Act, none of the directors who held office at the end of the financial year had any interest in the shares or debentures of the Company or its related corporations, except as follows:

	Holdings registered in the name of directors		Holdings in which directors are deemed to have an interest	
	As at 1.10.2018	As at 30.9.2019	As at 1.10.2018	As at 30.9.2019
The Company -				
Goodland Group Limited				
Ordinary shares				
Ben Tan Chee Beng [1][2]	27,795,000	27,795,000	255,534,994	255,615,994
Alvin Tan Chee Tiong [1][3]	22,917,400	22,998,400	260,412,594	260,412,594
Melanie Tan Bee Bee [1]	21,208,700	21,208,700	262,121,294	262,202,294

DIRECTORS' INTEREST IN SHARES OR DEBENTURES (CONT'D)

Notes:

(1) Mr Ben Tan Chee Beng, Dr Alvin Tan Chee Tiong and Ms Melanie Tan Bee Bee are siblings. Their mother is Mdm Koh Chin Kim. Each of Mr Ben Tan Chee Beng, Dr Alvin Tan Chee Tiong and Ms Melanie Tan Bee Bee is deemed interested in all the shares held by their family members.

(2) Mr Ben Tan Chee Beng is deemed interested in 14,000,000 ordinary shares held in the name of DB Nominees (S) Pte Ltd, 79,000,794 shares held in the name of Citrine Capital Pte Ltd and 56,500,000 shares held in the name of Hong Leong Finance Nominees Pte Ltd through Citrine Capital Pte Ltd.

(3) Dr Alvin Tan Chee Tiong is deemed interested in 16,128,100 ordinary shares held in the name of DB Nominees (S) Pte Ltd.

There was no change in the above-mentioned interests in shareholdings between the end of the current financial year and 21 October 2019, and further details are as follows:

	Direct interest		Deemed interest	
Name of director	**No. of shares**	**%**	**No. of shares**	**%**
Ben Tan Chee Beng	27,795,000	7.72	255,615,994	70.96
Alvin Tan Chee Tiong	22,998,400	6.39	260,412,594	72.29
Melanie Tan Bee Bee	21,208,700	5.89	262,202,294	72.79

Mr Ben Tan Chee Beng, Dr Alvin Tan Chee Tiong and Ms Melanie Tan Bee Bee, who by virtue of their interest in not less than 20% of the issued share capital of the Company, are deemed to have an interest in the shares of the wholly-owned subsidiaries held by the Company and in the following subsidiaries that are not wholly-owned by the Group.

	As at 1.10.2018 No. of shares	As at 30.9.2019 No. of shares
Citrine Asia Capital Pte Ltd	–	102,000
Goodland Da-Qiao Pte. Ltd.	510,000	510,000
Citrine Plasterceil Pte Ltd (formerly known as GPM Da-Qiao Builders Pte. Ltd.)	51	–
T City (Ipoh) Sdn. Bhd.	350,000	350,000
Banyan Housing Development Sdn. Bhd.	72,000	72,000
GLG Global Sdn.Bhd.	20	2,000

There are no changes to the above shareholdings as at 21 October 2019.

Except as disclosed in this statement, no directors who held office at the end of the financial year had an interest in the shares, warrants or debentures of the Company, or of related corporations, either at the beginning or at the end of the financial year.

SHARE OPTIONS

No options were granted during the financial year to take up unissued shares of the Company or of its subsidiaries.

No shares were issued during the financial year to which this report related by virtue of the exercise of options to take up unissued shares of the Company or of its subsidiaries.

There were no unissued shares of the Company or its subsidiaries under option at the end of the financial year.

Directors' Statement

for the financial year ended 30 September 2019

AUDIT COMMITTEE

The audit committee ("AC") at the end of the financial year comprises the following members:

Dr Wu Chiaw Ching (Chairman)
Charles Chong You Fook
Raymond Lye Hoong Yip
Irving Choh Thian Chee

The audit committee performs the functions in accordance with Section 201B(5) of the Act, the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual and the Code of Corporate Governance. In performing those functions, the committee:

(a) Reviews with the external auditors the audit plan, the evaluation of the system of internal accounting controls, the audit report, the assistance given by the Company's and the Group's officers to the external auditors and the scope and results of the internal audit procedures;

(b) Reviews with the internal auditors the internal audit plan, the evaluation of the adequacy of internal accounting controls and the internal audit report before submission of such report to the Board;

(c) Reviews effectiveness of the Company's and the Group's material internal controls, including financial, operational and compliance controls, information technology controls and risk management systems via reviews carried out by the internal auditors;

(d) Reviews the annual consolidated financial statements of the Group's and Company's statement of financial position before submission to the Board for approval, focusing in particular on changes in accounting policies and practices, major risk areas, significant adjustments resulting from the audit, compliance with accounting standards and compliance with the SGX-ST Listing Manual and any other relevant statutory or regulatory requirements;

(e) Reviews the internal control procedures and ensure co-ordination between the external auditors and the management, review the assistance given by the management to the auditors, and discuss problems and concerns, if any, arising from the interim and final audits, and any matters which the auditors may wish to discuss (in the absence of the management, where necessary);

(f) Reviews and discuss with the external and internal auditors any suspected fraud or irregularity, or suspected infringement of any relevant laws, rules or regulations, which has or is likely to have a material impact on the Company's and the Group's operating results or financial position, and the management's response;

(g) Considers the appointment or re-appointment of the external and internal auditors and matters relating to the resignation or dismissal of the auditors;

(h) Reviews interested person transactions and potential conflicts of interest falling within the scope of Chapter 9 of the SGX-ST Listing Manual;

(i) Undertake such other reviews and projects as may be requested by the Board, and report to the Board its findings from time to time on matters arising and requiring the attention of the AC;

(j) Generally undertakes such other functions and duties as may be required by statute or the SGX-ST Listing Manual, or by such amendments as may be made thereto from time to time; and

(k) Reviews the Company's and the Group's key financial risk areas, with a view to provide independent oversight on the Company's and the Group's financial reporting, the outcome of such review to be disclosed in the annual reports or, where the findings are material, announced immediately via SGXNET.

AUDIT COMMITTEE (CONT'D)

The AC has recommended to the directors the nomination of Foo Kon Tan LLP for re-appointment as external auditors of the Company at the forthcoming Annual General Meeting of the Company.

The AC, having reviewed all non-audit services provided by the external auditors to the Company and the Group, is satisfied that the nature and extent of such services would not affect the independence of the external auditors. The AC has also conducted a review of interested person transactions.

Based on the internal controls established and maintained by the Companny and the Group, work performed by the internal and external auditors, and reviews performed by management, various Board Committees and the Board, in concurrence with the AC, is of the view that the Company's and the Group's internal controls addressing financial, operational, compliance, controls and information technology risks, and risk management systems were adequate as at 30 September 2019.

The AC convened four meetings during the year with full attendance from all members. The AC has also met with external auditors, without the presence of the Company's management, at least once a year.

Further details regarding the AC are disclosed in the Corporate Governance Report in the Company's Annual Report.

In appointing our auditors for the Company, subsidiaries and associates, we have complied with Rules 712 and 715 of the SGX-ST Listing Manual.

INDEPENDENT AUDITOR

The independent auditor, Foo Kon Tan LLP, Chartered Accountants, has expressed its willingness to accept re-appointment.

On behalf of the Directors

....
BEN TAN CHEE BENG

....
ALVIN TAN CHEE TIONG

Dated: 24 December 2019

Independent Auditor's Report

to the members of Goodland Group Limited

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Goodland Group Limited (the "Company") and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position of the Group and the statement of financial position of the Company as at 30 September 2019, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements of the Group and the statement of financial position of the Company are properly drawn up in accordance with the provisions of the Singapore Companies Act, Cap. 50 (the "Act") and Singapore Financial Reporting Standards (International) ("SFRS(I)s") so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 30 September 2019 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment properties (Refer to Note 5 to the financial statements)

Risk:

The Group's investment properties are stated at their fair values based on independent external valuations.

The valuation of investment properties requires significant judgement. Any input inaccuracies or unreasonable bases used in these judgements could result in a significant impact to the valuation.

Key Audit Matters (Cont'd)

Valuation of investment properties (Refer to Note 5 to the financial statements) (Cont'd)

Our response:

We have evaluated the competence, qualification and objectivity of management's external valuers, obtained an understanding of the work of management's external valuers; and evaluated the appropriateness of management's external valuers' work as audit evidence for the relevant assertion. We also read the terms of engagement of the external valuers with the Group to determine whether there were any matters that might have affected their objectivity or limited the scope of their work. Through our appointed auditor's expert, we considered the valuation methodologies used against those applied by the external valuers for similar property types. We have evaluated whether the auditor's expert has the necessary competence, capabilities and objectivity for our purposes.

We also considered the adequacy of the disclosure in the financial statements regarding the inherent degree of subjectivity and key assumptions used in the estimates. This includes the relationships between the key unobservable inputs to fair values.

Our findings:

The Group has a structured process in appointing valuers, and in reviewing and adopting their valuations. The valuation methodologies used are in line with generally-accepted market practices and the key assumptions used are within the range of market data. The approach to the methodologies and in deriving the assumptions in the valuations is supported by market practices and data and the disclosures included in Notes 5 and 35 to the financial statements are appropriate.

Valuation of development properties (Refer to Note 13 to the financial statements)

Risk:

Development properties are stated at the lower of cost and net realisable value. Net realisable value represents the estimated selling price, less estimated costs of completion and selling expenses.

The determination of the estimated net realisable values of these development properties is critically dependent upon the Group's expectation of future selling prices which are affected by, amongst other things, demand and supply factors, interest rates, government policies and economic conditions. There is a risk that the estimate of net realisable values exceed future selling prices, resulting in a loss when these properties are sold.

Our response:

We assessed the Group's forecast selling prices by comparing these forecast selling prices to, where available, recently transacted sales prices of units in the same project as well as comparable properties. We focused our work on development projects with low margins.

Our findings:

We found that reasonable estimates were used in the determination of the net realisable values.

We have also assessed and validated the adequacy and appropriateness of the disclosures made in the financial statements.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Directors for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and SFRS(I), and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, management is responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or the Company or to cease operations, or has no realistic alternative but to do so.

The directors' responsibilities include overseeing the Group's and the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Auditor's Responsibilities for the Audit of the Financial Statements (Cont'd)

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group's audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In our opinion, the accounting and other records required by the Act to be kept by the Company and by those subsidiaries incorporated in Singapore of which we are the auditors have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditor's report is Ang Soh Mui.

Foo Kon Tan LLP
Public Accountants and
Chartered Accountants

Singapore, 24 December 2019

Statements of Financial Position

as at 30 September 2019

The Group	Note	30 September 2019 $	30 September 2018 (Restated) $	1 October 2017 (Restated) $
ASSETS				
Non-Current Assets				
Property, plant and equipment	4	2,523,307	2,886,743	2,913,898
Investment properties	5	89,656,125	88,008,520	86,792,567
Associates	7	12,491,905	8,416,878	1,747,519
Available-for-sale ("AFS") financial asset	8	–	10,295,000	10,010,000
Financial assets, at fair value through other comprehensive income ("FVOCI")	9	10,159,000	–	–
Deferred tax assets	10	–	59,176	301,401
		114,830,337	109,666,317	101,765,385
Current Assets				
Trade and other receivables	11	20,019,623	16,732,739	52,306,220
Contract assets	12	172,018	191,252	106,783
Development properties	13	233,360,954	205,318,680	196,008,952
Financial assets, at fair value through profit or loss ('FVTPL")	14	323,060	420,629	171,981
Cash and cash equivalents	15	1,808,375	8,299,699	25,074,755
		255,684,030	230,962,999	273,668,691
Total Assets		370,514,367	340,629,316	375,434,076
EQUITY				
Share capital	16	63,280,416	63,280,416	63,280,416
Treasury shares	17	(9,453,839)	(9,380,177)	(9,356,702)
Reserves	18	146,023,565	147,600,770	144,438,960
Equity attributable to owners of the Company		199,850,142	201,501,009	198,362,674
Non-controlling interests		53,745,060	53,672,102	52,075,469
Total Equity		253,595,202	255,173,111	250,438,143
Non-Current Liabilities				
Obligations under finance leases	19	97,553	132,587	51,118
Bank borrowings	20	14,907,592	14,786,924	15,264,576
Deferred tax liabilities	10	9,488,670	9,491,619	10,737,234
		24,493,815	24,411,130	26,052,928
Current Liabilities				
Obligations under finance leases	19	35,034	35,034	36,622
Trade and other payables	21	15,012,674	11,311,594	6,648,354
Contract liabilities	12	272,649	179,400	96,923
Bank borrowings	20	77,104,993	49,481,551	91,725,142
Current tax payable		–	37,496	435,964
		92,425,350	61,045,075	98,943,005
Total Liabilities		116,919,165	85,456,205	124,995,933
Total Equity and Liabilities		370,514,367	340,629,316	375,434,076

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

as at 30 September 2019

The Company	Note	30 September 2019 $	30 September 2018 $	1 October 2017 $
ASSETS				
Non-Current Assets				
Subsidiaries	6	12,720,563	11,518,563	10,808,463
Current Assets				
Other receivables	11	65,912,301	64,610,426	66,526,439
Cash and cash equivalents	15	145,639	4,575,041	1,822,346
		66,057,940	69,185,467	68,348,785
Total Assets		78,778,503	80,704,030	79,157,248
EQUITY				
Share capital	16	63,280,416	63,280,416	63,280,416
Treasury shares	17	(9,453,839)	(9,380,177)	(9,356,702)
Reserves	18	583,225	1,106,598	2,534,546
Total Equity		54,409,802	55,006,837	56,458,260
Current Liabilities				
Trade and other payables	21	24,368,701	25,697,193	22,698,988
Total Liabilities		24,368,701	25,697,193	22,698,988
Total Equity and Liabilities		78,778,503	80,704,030	79,157,248

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Consolidated Statement of Comprehensive Income

for the financial year ended 30 September 2019

	Note	Year ended 30 September 2019 $	Year ended 30 September 2018 (Restated) $
Revenue	3	8,078,387	31,510,159
Cost of sales		(6,593,225)	(27,555,113)
Gross profit		1,485,162	3,955,046
Other operating income	22	1,230,170	1,149,677
Finance income	23	26,653	29,540
Administrative expenses		(4,973,762)	(5,535,700)
Finance costs	24	(1,470,036)	(2,753,894)
Other operating expenses		(97,569)	(456,202)
Share of associates' results (net of tax)	7	4,075,027	6,329,376
Profit before taxation	25	275,645	2,717,843
Income tax	27	(64,865)	1,342,031
Profit after taxation		210,780	4,059,874
Other comprehensive income/(loss) after tax:			
Items that may be reclassified subsequently to profit or loss			
Fair value gain of available-for-sale financial assets	8	–	285,000
Exchange differences on translation of the financial statements of foreign entities		(54,300)	3,710,818
		(54,300)	3,995,818
Items that will not be reclassified subsequently to profit or loss			
Fair value loss on financial assets, at FVOCI	9	(136,000)	–
Other comprehensive (loss)/income for the year, net of tax		(190,300)	3,995,818
Total comprehensive (loss)/income for the year		20,480	8,055,692
Profit/(Loss) attributable to:			
Equity holders of the Company		219,509	4,064,523
Non-controlling interests		(8,729)	(4,649)
		210,780	4,059,874
Total comprehensive (loss)/income attributable to:			
Equity holders of the Company		45,473	6,949,108
Non-controlling interests		(24,993)	1,106,584
		20,480	8,055,692
Earnings per share			
- Basic earnings per share (cents)	28	0.06	1.13
- Diluted earnings per share (cents)	28	0.06	1.13

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Consolidated Statement of Changes in Equity

for the financial year ended 30 September 2019

The Group	<----- Share capital	Treasury shares	Acquisition reserve	Currency translation reserve	Attributable to equity holders of the Company Equity reserve	Fair value reserve	Revaluation surplus reserve	Merger reserve	Retained earnings	Subtotal ----->	Non-controlling interests	Total equity
	$	$	$	$	$	$	$	$	$	$	$	$
At 1 October 2017, as previously stated	63,280,416	(9,356,702)	78,743,302	(21,186,346)	228,811	(468,315)	3,224,151	(485,076)	85,486,242	199,466,483	52,075,469	251,541,952
Effect of adoption of SFRS(I) 1/15	–	–	–	21,186,346	–	–	–	–	(22,290,155)	(1,103,809)	–	(1,103,809)
At 1 October 2017, as restated	63,280,416	(9,356,702)	78,743,302	-	228,811	(468,315)	3,224,151	(485,076)	63,196,087	198,362,674	52,075,469	250,438,143
Total comprehensive income for the year												
Profit for the year, as previously stated	–	–	–	–	–	–	–	–	5,415,993	5,415,993	(4,649)	5,411,344
Effect of adoption of SFRS(I) 1 /15	–	–	–	–	–	–	–	–	(1,351,470)	(1,351,470)	–	(1,351,470)
Profit for the year, as restated	–	–	–	–	–	–	–	–	4,064,523	4,064,523	(4,649)	4,059,874
Other comprehensive income												
Net change in fair value of available-for-sale financial assets	–	–	–	–	–	285,000	–	–	–	285,000	–	285,000
Exchange differences arising from translation	–	–	–	2,599,585	–	–	–	–	–	2,599,585	1,111,233	3,710,818
Other comprehensive income for the year	–	–	-	2,599,585	–	285,000	–	–	–	2,884,585	1,111,233	3,995,818
Total comprehensive income for the year	–	–	–	2,599,585	–	285,000	–	–	4,064,523	6,949,108	1,106,584	8,055,692
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Purchase of treasury shares	–	(23,475)	–	–	–	–	–	–	–	(23,475)	–	(23,475)
Dividends paid (Note 36)	–	–	–	–	–	–	–	-	(3,787,298)	(3,787,298)	–	(3,787,298)
Total contributions by and distributions to owners and total transactions with owners	–	(23,475)	–	–	–	–	–	–	(3,787,298)	(3,810,773)	–	(3,810,773)
Incorparation of subsidiary	–	–	–	–	–	–	–	–	–	–	490,049	490,049
Total changes in ownership interests in subsidiaries	–	–	–	–	–	–	–	–	–	–	490,049	490,049
Total transactions with owners	–	(23,475)	–	–	–	–	–	–	(3,787,298)	(3,810,773)	490,049	(3,320,724)
At 30 September 2018, as restated	63,280,416	(9,380,177)	78,743,302	2,599,585	228,811	(183,315)	3,224,151	(485,076)	63,473,312	201,501,009	53,672,102	255,173,111

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Consolidated Statement of Changes in Equity

for the financial year ended 30 September 2019

The Group	Share capital	Treasury shares	Acquisition reserve	Currency translation reserve	Equity reserve	Fair value reserve	Revaluation surplus reserve	Merger reserve	Retained earnings	Subtotal	Non-controlling interests	Total equity
	<---- Attributable to equity holders of the Company ----									---->		
	$	$	$	$	$	$	$	$	$	$	$	$
At 1 October 2018, as previously stated	63,280,416	(9,380,177)	78,743,302	(18,586,761)	228,811	(183,315)	3,224,151	(485,076)	87,114,937	203,956,288	53,672,102	257,628,390
Effect of adoption of SFRS(I) 1/15	–	–	–	21,186,346	–	–	–	–	(23,641,625)	(2,455,279)	–	(2,455,279)
At 1 October 2018, as restated	63,280,416	(9,380,177)	78,743,302	2,599,585	228,811	(183,315)	3,224,151	(485,076)	63,474,312	201,501,009	53,672,102	255,173,111
Total comprehensive income for the year												
Profit for the year	–	–	–	–	–	–	–	–	219,509	219,509	(8,729)	210,780
Other comprehensive income												
Fair value loss on financial asset, at FVOCI	–	–	–	–	–	(136,000)	–	–	–	(136,000)	–	(136,000)
Exchange differences arising from translation	–	–	–	(38,036)	–	–	–	–	–	(38,036)	(16,264)	(54,300)
Other comprehensive income for the year	–	–	–	(38,036)	–	(136,000)	–	–	–	(174,036)	(16,264)	(190,300)
Total comprehensive income for the year	–	–	–	(38,036)	–	(136,000)	–	–	219,509	45,473	(24,993)	20,480
Transactions with owners, recognised directly in equity												
Contributions by and distributions to owners												
Purchase of treasury shares	–	(73,662)	–	–	–	–	–	–	–	(73,662)	–	(73,662)
Dividends paid (Note 36)	–	–	–	–	–	–	–	–	(1,622,678)	(1,622,678)	–	(1,622,678)
Total contributions by and distributions to owners and total transactions with owners	–	(73,662)	–	–	–	–	–	–	(1,622,678)	(1,696,340)	–	(1,696,340)
Acquisition of additional ownership interest in a subsidiary	–	–	–	–	–	–	–	–	–	–	(49)	(49)
Incorporation of subsidiary	–	–	–	–	–	–	–	–	–	–	98,000	98,000
Total changes in ownership interests in subsidiaries	–	–	–	–	–	–	–	–	–	–	97,951	97,951
Total transactions with owners	–	(73,662)	–	–	–	–	–	–	(1,622,678)	(1,696,340)	97,951	(1,598,389)
At 30 September 2019	63,280,416	(9,453,839)	78,743,302	2,561,549	228,811	(319,315)	3,224,151	(485,076)	62,070,143	199,850,142	53,745,060	253,595,202

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Consolidated Statement of Cash Flows

for the financial year ended 30 September 2019

	Note	Year ended 30 September 2019 $	Year ended 30 September 2018 (Restated) $
Cash Flows from Operating Activities			
Profit before taxation		275,645	2,717,843
Adjustments for:			
Depreciation of property, plant and equipment	4	415,933	459,336
Write down in value of development properties for sale	25	–	415,875
(Gain)/Loss on disposal of property, plant and equipment		(5,512)	8,871
Fair value gain on investment properties	5	(792,700)	(647,395)
Fair value changes on financial assets, at fair value through profit or loss	25,22	97,569	(49,548)
Interest expense	24	1,470,036	2,753,894
Interest income	23	(26,653)	(29,540)
Dividend income	22	(9,962)	(17,200)
Share of associates' results	7	(4,075,027)	(6,329,376)
Operating cash flows before working capital changes		(2,650,671)	(717,240)
Change in trade and other receivables		(279,193)	40,037,214
Change in trade and other payables		361,031	636,643
Change in development properties for sale		(27,062,721)	(6,909,625)
Cash (used in)/generated from operations		(29,631,554)	33,046,992
Interest received		26,653	29,540
Income tax paid		(60,441)	(260,075)
Income tax refund		17,254	5,880
Net cash (used in)/generated from operating activities		(29,648,088)	32,822,337
Cash Flows from Investing Activities			
Purchase of property, plant and equipment (Note A)	4	(65,200)	(330,782)
Purchase of investment securities		–	(199,100)
Purchase of investment properties		(839,200)	–
Additions to investment properties	5	(22,417)	(125,866)
Payment for investment in associates		–	(679,983)
Proceeds from disposal of property, plant and equipment		18,152	22,102
Repayment from associates		153,530	3,995,000
Advances to associates		(3,141,988)	(8,543,261)
Dividend received		9,962	17,200
Net cash used in investing activities		(3,887,161)	(5,844,690)
Cash Flows from Financing Activities			
Share buy-back		(73,662)	(23,475)
Proceeds from bank loans (Note B)		44,667,979	21,473,256
Repayment of bank loans (Note B)		(16,923,869)	(64,194,499)
Repayment of finance lease liabilities (Note B)		(35,034)	(47,219)
Acquisition of non-controlling interest shareholder		(49)	–
Capital contribution from non-controlling interest shareholder		98,000	490,049
Advances from associates		3,124,970	4,335,000
Advances from non-controlling interests shareholders		298,573	–
Interest paid (Note B)		(2,490,407)	(1,998,559)
Dividend paid	36	(1,622,678)	(3,787,298)
Net cash generated from/(used in) financing activities		27,043,823	(43,752,745)
Net decrease in cash and cash equivalents		(6,491,426)	(16,775,098)
Cash and cash equivalents at beginning of year		8,299,699	25,074,755
Effect of exchange rate changes on balances held in foreign currencies		102	42
Cash and cash equivalents at end of year	15	1,808,375	8,299,699

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

Notes:

A. During the financial year, the Group acquired property, plant and equipment with an aggregate cost of $65,200 (2018 - $457,882) of which $Nil (2018 - $127,100) were acquired by means of finance leases. Cash payments of $65,200 (2018 - $330,782) were made to purchase property, plant and equipment.

B. Reconciliation of movements of liabilities to cash flows arising from financing activities, excluding equity item

		<---- Cash flows	---->		<---- Non-cash changes		---->	
	As at 1 October 2018	Proceeds received	Principal repayment	Interest paid	Interest expense	Interest capitalised	Interest accrued	As at 30 September 2019
	$	$	$	$	$	$	$	$
Obligations under finance lease (Note 19)	167,621	–	(35,034)	(6,678)	6,678	–	–	132,587
Bank borrowings (Note 20)	64,268,475	44,667,979	(16,923,869)	(2,483,729)	1,463,358	1,051,150	(30,779)	92,012,585
	64,436,096	44,667,979	(16,958,903)	(2,490,407)	1,470,036	1,051,150	(30,779)	92,145,172

		<---- Cash flows	---->		<---- Non-cash changes				---->	
	As at 1 October 2017	Proceeds received	Principal repayment	Interest paid	Interest expense	Interest capitalised	SFRS (I) 15	New leases	Interest accrued	As at 30 September 2018
	$	$	$	$	$	$	$	$	$	$
Obligations under finance lease (Note 19)	87,740	–	(47,219)	(8,170)	8,170	–	–	127,100	–	167,621
Bank borrowings (Note 20)	106,989,718	21,473,256	(64,194,499)	(1,990,389)	2,745,724	673,481	(1,326,440)	–	(102,376)	64,268,475
	107,077,458	21,473,256	(64,241,718)	(1,998,559)	2,753,894	673,481	(1,326,440)	127,100	(102,376)	64,436,096

The annexed notes form an integral part of and should be read in conjunction with these financial statements.

1 GENERAL INFORMATION

The financial statements of the Company and of the Group for the year ended 30 September 2019 were authorised for issue in accordance with a resolution of the directors on the date of the Directors' Statement.

The Company is incorporated as a public limited company and domiciled in the Republic of Singapore. The Company was listed on 8 October 2009 in the Catalist Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and transferred to the Mainboard of SGX-ST effective from 25 June 2013.

The registered office of the Company is located at 3 Kim Chuan Lane #07-01 Goodland Group Building, Singapore 537069.

The principal activity of the Company is that of an investment holding company. The principal activities of the subsidiaries and associates are disclosed in Note 6 and Note 7 respectively.

2(A) BASIS OF PREPARATION

The financial statements are prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)"). SFRS(I) 1, First-time Adoption of International Financial Reporting Standard, has been applied in preparing these financial statements promulgated by the Accounting Standards Council ("ASC"). These financial statements are the first set of financial statements prepared in accordance with SFRS(I).

These financial statements for the period up to and including the financial year ended 30 September 2018 had been prepared in accordance with Singapore Financial Reporting Standards ("FRS"). FRS differs in certain respects from SFRS(I). These financial statements for the financial year ended 30 September 2019 are prepared in accordance with SFRS(I). As a result, this is the first set of financial statements prepared under SFRS(I).

These consolidated financial statements have been prepared on the historical cost basis, except as otherwise described in the notes below.

The preparation of financial statements in conformity with SFRS(I) requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 2(c).

The financial statements are presented in Singapore dollar which is the Company's functional currency. All financial information is presented in Singapore dollar, unless otherwise stated.

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE

In December 2017, the Accounting Standards Council (ASC) issued the Singapore Financial Reporting Standards (International) (SFRS(I)). SFRS(I) comprises standards and interpretations that are equivalent to International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) at 31 December 2017 that are applicable for annual period beginning on 1 January 2018. Singapore-incorporated companies that have issued, or are in the process of issuing, equity or debt instruments for trading in a public market in Singapore, will apply SFRS(I) with effect from annual periods beginning on or after 1 January 2018.

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

As a first-time adopter of SFRS(I), the Company and the Group have applied retrospectively, accounting policies based on each SFRS(I) effective as at end of the first SFRS(I) reporting period (30 September 2019), except for areas of exceptions and optional exemptions set out in SFRS(I) 1. In the first set of SFRS(I) financial statements for the financial year ended 30 September 2019, an additional opening statement of financial position as at date of transition (1 October 2017) is presented, together with related notes. Reconciliation statements from previously reported FRS amounts and explanatory notes on transition adjustments are presented for equity as at date of transition (1 October 2017) and as at end of last financial period under FRS (30 September 2019). Additional disclosures are made for specific transition adjustments, if applicable.

In adopting the new framework, the Group will be required to apply the specific transition requirements in SFRS(I) 1 First-time Adoption of International Financial Reporting Standards. In addition to the adoption of the new framework, the following new SFRS(I)s, amendments to and interpretations of SFRS(I) are effective from the same date and relevant to the Group:

- SFRS(I) 15 Revenue from Contracts with Customers and Amendments to SFRS(I) 15;
- Clarifications to SFRS(I) 15;
- SFRS(I) 9 Financial Instruments;
- Classification and Measurement of Share-based Payment Transactions (Amendments to SFRS(I) 2);
- Deletion of short-term exemptions for first-time adopters (Amendments to SFRS(I) 1);
- SFRS(I) INT 22 Foreign Currency Transactions and Advance Consideration.

The application of the above standards and interpretations do not have a material effect on the Group's and the Company's financial statements, except as described in 2(b)(I).

- The Group has elected to deem the cumulative translation differences for all foreign operations to be zero as at the date of transition to SFRS(I) on 1 October 2017. As a result, retained earnings and currency translation reserves as at 1 October 2017 was reduced by $21,186,346 respectively.

The accounting policies set out in Note 2(d) have been applied in preparing the financial statements for the year ended 30 September 2019, the comparative information presented in these financial statements for the year ended 30 September 2018 and in the preparation of the opening SFRS(I) statement of financial position at 1 October 2017 (the Group's date of transition), subject to the mandatory exceptions under SFRS(I) 1.

The effects of transition to SFRS(I) and initial application of SFRS(I) 9 and SFRS(I) 15 are presented and explained below.

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

(I) Reconciliation of the Group's equity

Impact on the consolidated statement of financial position as at 1 October 2017

	FRS Framework $	SFRS(I) 1 $	SFRS(I) 15 $	SFRS(I) 9 $	SFRS(I) Framework $
ASSETS					
Non-Current Assets					
Property, plant and equipment	2,913,898	–	–	–	2,913,898
Investment properties	86,792,567	–	–	–	86,792,567
Associates	1,908,713	–	(161,194)	–	1,747,519
AFS financial assets	10,010,000	–	–	–	10,010,000
Deferred tax asset	301,401	–	–	–	301,401
	101,926,579	–	(161,194)	–	101,765,385
Current Assets					
Trade and other receivables	52,413,003	(106,783)	–	–	52,306,220
Contract assets	-	106,783	–	–	106,783
Development properties	196,951,567	–	(942,615)	–	196,008,952
Financial assets, at FVTPL	171,981	–	–	–	171,981
Cash and cash equivalents	25,074,755	–	–	–	25,074,755
	274,611,306	–	(942,615)	–	273,668,691
Total Assets	376,537,885	–	(1,103,809)	–	375,434,076
EQUITY					
Share capital	63,280,416	–	–	–	63,280,416
Treasury shares	(9,356,702)	–	–	–	(9,356,702)
Acquisition reserve	78,743,302	–	–	–	78,743,302
Currency translation reserve	(21,186,346)	21,186,346	–	–	-
Equity reserve	228,811	–	–	–	228,811
Fair value reserve	(468,315)	–	–	–	(468,315)
Revaluation surplus reserve	3,224,151	–	–	–	3,224,151
Merger reserve	(485,076)	–	–	–	(485,076)
Retained earnings	85,486,242	(21,186,346)	(1,103,809)	–	63,196,087
Equity attributable to owners of the Company	199,466,483	–	(1,103,809)	–	198,362,674
Non-controlling interests	52,075,469	–	–	–	52,075,469
Total Equity	251,541,952	–	(1,103,809)	–	250,438,143
Non-Current Liabilities					
Obligations under finance leases	51,118	–	–	–	51,118
Bank borrowings	15,264,576	–	–	–	15,264,576
Deferred tax liabilities	10,737,234	–	–	–	10,737,234
	26,052,928	–	–	–	26,052,928
Current Liabilities					
Obligations under finance leases	36,622	–	–	–	36,622
Trade and other payables	6,745,277	(96,923)	–	–	6,648,354
Contract liabilities	–	96,923	–	–	96,923
Bank borrowings	91,725,142	–	–	–	91,725,142
Current tax payable	435,964	–	–	–	435,964
	98,943,005	–	–	–	98,943,005
Total Liabilities	124,995,933	–	–	–	124,995,933
Total Equity and Liabilities	376,537,885	–	(1,103,809)	–	375,434,076

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

(I) Reconciliation of the Group's equity (Cont'd)

Impact on the consolidated statement of financial position as at 30 September 2018

	FRS Framework at 30 Sep 2018 $	SFRS(I) 1 $	SFRS(I) 15 $	SFRS(I) Framework at 30 Sep 2018 $	SFRS(I) 9 $	SFRS(I) Framework at 1 Oct 2018 $
ASSETS						
Non-Current Assets						
Property, plant and equipment	2,886,743	–	–	2,886,743	–	2,886,743
Investment properties	88,008,520	–	–	88,008,520	–	88,008,520
Associates	10,601,232	–	(2,184,354)	8,416,878	–	8,416,878
AFS financial assets	10,295,000	–	–	10,295,000	(10,295,000)	–
FVOCI financial assets	–	–	–	-	10,295,000	10,295,000
Deferred tax asset	59,176	–	–	59,176	–	59,176
	111,850,671	–	(2,184,354)	109,666,317	–	109,666,317
Current Assets						
Trade and other receivables	16,923,991	(191,252)	–	16,732,739	–	16,732,739
Contract assets	–	191,252	–	191,252	–	191,252
Development properties	205,589,605	–	(270,925)	205,318,680	–	205,318,680
Financial assets, at FVTPL	420,629	–	–	420,629	–	420,629
Cash and cash equivalents	8,299,699	–	–	8,299,699	–	8,299,699
	231,233,924	–	(270,925)	230,962,999	–	230,962,999
Total Assets	343,084,595	–	(2,455,279)	340,629,316	–	340,629,316
EQUITY						
Share capital	63,280,416	–	–	63,280,416	–	63,280,416
Treasury shares	(9,380,177)	–	–	(9,380,177)	–	(9,380,177)
Acquisition reserve	78,743,302	–	–	78,743,302	–	78,743,302
Currency translation reserve	(18,586,761)	21,186,346	–	2,599,585	–	2,599,585
Equity reserve	228,811	–	–	228,811	–	228,811
Fair value reserve	(183,315)	–	–	(183,315)	–	(183,315)
Revaluation surplus reserve	3,224,151	–	–	3,224,151	–	3,224,151
Merger reserve	(485,076)	–	–	(485,076)	–	(485,076)
Retained earnings	87,114,937	(21,186,346)	(2,455,279)	63,473,312	–	63,473,312
Equity attributable to owners of the Company	203,956,288	–	(2,455,279)	201,501,009	–	201,501,009
Non-controlling interests	53,672,102	–	–	53,672,102	–	53,672,102
Total Equity	257,628,390	–	(2,455,279)	255,173,111	–	255,173,111
Non-Current Liabilities						
Obligations under finance leases	132,587	–	–	132,587	–	132,587
Bank borrowings	14,786,924	–	–	14,786,924	–	14,786,924
Provision	9,491,619	–	–	9,491,619	–	9,491,619
	24,411,130	–	–	24,411,130	–	24,411,130
Current Liabilities						
Obligations under finance leases	35,034	–	–	35,034	–	35,034
Trade and other payables	11,490,994	(179,400)	–	11,311,594	–	11,311,594
Contract liabilities	–	179,400	–	179,400	–	179,400
Bank borrowings	49,481,551	–	–	49,481,551	–	49,481,551
Current tax payable	37,496	–	–	37,496	–	37,496
	61,045,075	–	–	61,045,075	–	61,045,075
Total Liabilities	85,456,205	–	–	85,456,205	–	85,456,205
Total Equity and Liabilities	343,084,595	–	(2,455,279)	340,629,316	–	340,629,316

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

(I) Reconciliation of the Group's statement of comprehensive income

Impact on the consolidated statement of comprehensive income as at 30 September 2018

	FRS framework	Reclassification[1]	SFRS(I) 15	SFRS(I) 15 framework
	$	$	$	$
Revenue	30,970,908	539,251	–	31,510,159
Cost of sales	(29,454,312)	(98,931)	1,998,130	(27,555,113)
Gross profit	1,516,596	440,320	1,998,130	3,955,046
Other operating income	1,657,471	(507,794)	–	1,149,677
Finance income	29,540	–	–	29,540
Administrative expenses	(5,634,631)	98,931	–	(5,535,700)
Finance costs	(1,427,454)	–	(1,326,440)	(2,753,894)
Other operating expenses	(424,745)	(31,457)	–	(456,202)
Share of associates' results (net of tax)	8,352,536	–	(2,023,160)	6,329,376
Profit before taxation	4,069,313	–	(1,351,470)	2,717,843
Income tax	1,342,031	–	–	1,342,031
Profit after taxation	5,411,344	–	(1,351,470)	4,059,874
Other comprehensive income/(expense) after tax:				
Items that may be reclassified subsequently to profit or loss				
Fair value gain of available-for-sale financial assets	285,000	–	–	285,000
Exchange differences on translation of the financial statements of foreign entities	3,710,818	–	–	3,710,818
Other comprehensive (loss)/income for the year, net of tax	3,995,818	–	–	3,995,818
Total comprehensive (loss)/income for the year	9,407,162	–	(1,351,470)	8,055,692
Profit/(Loss) attributable to:				
Equity holders of the Company	5,415,993	–	(1,351,470)	4,064,523
Non-controlling interests	(4,649)	–	–	(4,649)
	5,411,344	–	(1,351,470)	4,059,874
Total comprehensive (loss)/income attributable to:				
Equity holders of the Company	8,300,578	–	(1,351,470)	6,949,108
Non-controlling interests	1,106,584	–	–	1,106,584
	9,407,162	–	(1,351,470)	8,055,692
Earnings per share				
- Basic earnings per share (cents)	1.50	–	–	1.13
- Diluted earnings per share (cents)	1.50	–	–	1.13

(1) The reclassification mainly related to the rental income and its related costs. The Group has determined that leasing of properties is part of principal activities of the Group. As a result, the rental income is reclassified from other operating income to revenue and its related expenses from administrative expenses to cost of sale.

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

(a) SFRS(I) 1

The Group considers that restating Foreign Currency Translation Reserve (FCTR) to comply with current SFRS(I) 1- 21 The Effects of Changes in Foreign Exchange Rates may not be practicable as certain acquisitions and disposals were transacted at dates that preceded the statutory record keeping periods.

The Group has elected the optional exemption in SFRS(I) 1 to reset its cumulative FCTR for all foreign operations to nil at the date of transition, and reclassify the cumulative FCTR of $21,186,346 as at 1 October 2017 determined in accordance with SFRS(I) 1 at that date to retained earnings. After the date of transition, any gain or loss on disposal of any foreign operations exclude translation differences that arose before the date of transition.

The cumulative FCTR has decreased by $21,186,346 and retained earnings has increased by the same amount as at 1 October 2017.

(b) SFRS(I) 15

SFRS(I) 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognised as separate assets when specified criteria are met.

The Group adopted SFRS(I) 15 in its financial statements for the year ended 30 September 2019, using the retrospective approach. As a result, the Group has applied all of the requirements of SFRS(I) 15 retrospectively and the comparative period presented in the 2018 financial statements will be restated.

The Group has adopted SFRS(I) 15 in its financial statements for the year ended 30 September 2019. The Group has changed the presentation of certain amounts in the statements of financial position as at 1 October 2017 upon adopting SFRS(I) 15:

- Contract liabilities refer to deposits received for the sale of development properties and rental received in advance for the leasing of investment properties.

- Contract assets refer to unbilled construction works performed to-date.

Pursuant to the Agenda Decision issued by the IFRS Interpretations Committee in connection with SFRS(I) 15 relating to capitalisation of borrowing costs for the construction of residential multi-unit estate developments where revenue is recognised over time, the Group ceases capitalisation of borrowing costs at the point when the property development project is ready for sales launch, instead of when the temporary occupation permit is obtained.

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

(b) SFRS(I) 15 (Cont'd)

Effects of the change in timing of cessation of capitalisation of borrowing costs for property development projects undertaken by subsidiaries and associates are as follows:

	Subsidiaries Increase/ (Decrease) $	Associates Increase/ (Decrease) $	Total Increase/ (Decrease) $
Consolidated statement of financial position as at 1 October 2017			
The Group			
Investment in associates	–	(161,194)	(161,194)
Development properties for sale	(942,615)	–	(942,615)
Retained earnings	(942,615)	(161,194)	(1,103,809)
Consolidated statement of financial position as at 30 September 2018			
The Group			
Investment in associates	–	(2,184,354)	(2,184,354)
Development properties for sale	(270,925)	–	(270,925)
Retained earnings	(270,925)	(2,184,354)	(2,455,279)
Consolidated statement of comprehensive income for the year ended 30 September 2018			
The Group			
Cost of sales	(1,998,130)	–	(1,998,130)
Finance costs	1,326,440	–	1,326,440
Share of results of associates (net of income tax)	–	(2,023,160)	(2,023,160)

(c) SFRS(I) 9

SFRS(I) 9 contains new requirements for classification and measurement of financial instruments, a new expected credit loss model for calculating impairment of financial assets, and new general hedge accounting requirements.

The Group elected to take advantage of the exemption in SFRS(I) 1 allowing it not to restate comparative information in the 2018 financial statements.

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

(c) SFRS(I) 9 (Cont'd)

The following assessments have been made on the basis of facts and circumstances that existed at 1 October 2018:

- The determination of the business model within which a financial asset is held.
- The determination of whether the contractual terms of a financial asset give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.
- The designation of an investment in equity instruments that is not held for trading as at fair value through other comprehensive income ("FVOCI").
- The designation and revocation of previous designations of certain financial assets and financial liabilities measured at fair value through profit or loss ("FVTPL").

SFRS(I) 9 replaces the provision of FRS 39 that relates to the recognition, classification and measurement of financial assets and financial liabilities, derecognition, of financial instruments, and impairment of financial assets. The adoption of SFRS(I) 9 Financial Instruments from 1 October 2018 resulted in changes of accounting policies and adjustments to the amounts recognised in the financial statements. The new accounting policies are set out in Note 2(d) below. In accordance with the transition in SFRS(I) 9, comparative figures have not been restated.

The Group has assessed the impact to the consolidated financial statements. Loans and receivables accounted for at amortised cost under FRS 39 will continue to be accounted for using amortised cost model under SFRS(I) 9. There is no significant change to the measurement basis arising from adopting the new classification and measurement model or a significant increase in the impairment loss allowance.

There is no significant change to the measurement basis arising from adopting the new classification and measurement model or a significant increase in the impairment loss allowance.

The table below explains the original measurement categories under FRS 39 and the new measurement categories under SFRS(I) 9 for the Group's financial assets related to equity investment as at 1 October 2018.

				30 September 2018		1 October 2017	
	Note	Original classification under FRS 39	New classification under SFRS(I) 9	Original carrying amount under FRS 39 $'000	New carrying amount under SFRS(I) 9 $'000	Original carrying amount under FRS 39 $'000	New carrying amount under SFRS(I) 9 $'000
The Group and the Company							
Equity investment	(i)	Available-for-sale	FVOCI	10,295	10,295	10,010	10,010

(i) The Group elected to present in other comprehensive income changes in the fair value of its equity investment previously classified as available-for-sale, because these investments are held as long-term strategic investments that are not expected to be sold in the short to medium-term. As a result, assets with a fair value of $10,295,000 were reclassified from available-for-sale financial assets to financial assets at FVOCI on 1 October 2018.

2(B) FULL CONVERGENCE WITH SFRS(I) AND ADOPTION OF NEW STANDARDS EFFECTIVE AND NOT YET EFFECTIVE (CONT'D)

(II) **Issued but not yet effective**

The following are the new or amended SFRS(I) and SFRS(I) INT issued that are not yet effective but may be early adopted for the current financial year:

Reference	Description	Effective date (Annual periods beginning on)
SFRS(I) 16	Leases	1 January 2019
SFRS(I) INT 23	Uncertainty over Income Tax Treatments	1 January 2019
SFRS(I) 3	Amendments to SFRS(I) 3: Definition of a Business	1 January 2020
SFRS(I) 1-1, SFRS(I) 1-8	Amendments to SFRS(I) 1-1 and SFRS(I) 1-8: Definition of Material	1 January 2020

SFRS(I) 16 Leases

SFRS(I) 16 Leases replaces accounting requirements introduced more than 30 years ago in accordance with FRS 17 Leases that are no longer considered fit for purpose, and is a major revision to the way in which companies are required lessees to recognise most leases on their balance sheets. Lessor accounting is substantially unchanged from current accounting in accordance with FRS 17. SFRS(I) 16 Leases will be effective for accounting periods beginning on or after 1 January 2019. Early adoption will be permitted, provided the Group has adopted SFRS(I) 15.

The Group has performed a preliminary assessment of the new standard on its existing operating lease arrangements as a lessee. Based on the preliminary assessment, the Group has operating leases for staff accommodation and office equipment. The Group expects these operating leases to be recognised as right-of-use assets with corresponding lease liabilities under the new standard. Management does not plan to early adopt the above new SFRS(I) 16.

SFRS(I) INT 23 Uncertainty over Income Tax Treatments

The Interpretation provides guidance on considering uncertain tax treatments separately or together, examination by tax authorities, the appropriate method to reflect uncertainty and accounting for changes in fact and circumstances. The Interpretation is effective for annual reporting periods beginning on or after 1 January 2019, but certain transition reliefs are available.

SFRS(I) 3 Amendments to SFRS(I) 3: Definition of a Business

On 11 March 2019, ASC issued the narrow-scope amendments to SFRS(I) 3 Business Combinations to improve the definition of a business. The amendments narrowed and clarified the definition of a business.

They also permit a simplified assessment of whether an acquired set of activities and assets is a group of assets rather than a business. The amendments will help companies determine whether an acquisition made is of a business or a group of assets.

The amendments to SFRS(I) 3 should apply for business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning or after 1 January 2020, with earlier application permitted.

SFRS(I) 1-1, SFRS(I) 1-8 Amendments to SFRS(I) 1-1 and SFRS(I) 1-8: Definition of Material
The amendments clarify that the definition of material and how it should be applied by including in the definition guidance that until now has featured elsewhere in SFRS(I) Standards. Materiality will depend on the nature or magnitude of information, is material in the context of the financial statements. A misstatement of information is material if it could reasonably be expected to influence decisions made by the primary user.

The amendments to SFRS(I) 1-1 and SFRS(I) 1-8 are required to be applied for annual periods beginning on or after 1 January 2020. The amendments must be applied prospectively and earlier application is permitted.

2(C) SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of the financial statements in conformity with SFRS(I) requires the use of judgements, estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the financial year. Although these estimates are based on management's best knowledge of current events and actions, actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The critical accounting estimates and assumptions used and areas involving a significant judgement are described below.

Significant judgements in applying accounting policies

Significant influence over investees (Note 7)

Note 7 describes that SL Capital (1) Pte Ltd, SL Capital (3) Pte Ltd, and SL Capital (5) Pte Ltd are associates of the Group although the Group only owns 17% ownership interest in these investees. The Group has significant influences, being the power to participate in the financial and operating policies decisions of these investees, but not control or joint control based on board composition.

Deferred taxation on investment properties (Note 10)

The Group has assessed that its investment properties are not held under the business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, but rather through sale. Based on the above assessment, the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted. As a result, the Group has recognised deferred taxes on changes in the fair value of investment properties located in Malaysia which are subject to real property gains tax, but has not recognised any deferred taxes on changes in fair value of investment properties located in Singapore as the Group is not subject to any income taxes on the disposal of the investment properties in Singapore.

Income tax (Note 27)

The assessment of the amount of current and deferred tax involves estimates and assumptions and may involve a series of judgements about future events. Judgement is applied based on the interpretation of country specific tax legislation and the likelihood of settlement. The Group recognises liabilities for expected tax issue based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

Determination of functional currency

The Group measures foreign currency transactions in the respective functional currencies of the Company and its subsidiaries. In determining the functional currencies of the entities in the Group, judgement is required to determine the currency that mainly influences sales prices for goods and services and of the country whose competitive forces and regulations mainly determines the sales prices of its goods and services. The functional currencies of the entities in the Group are determined based on management's assessment of the economic environment in which the entities operate and the entities' process of determining sales prices.

Determination of operating segments

Management will first identify the Chief operating decision maker ("CODM"). Then it should identify their business activities (which may not necessarily earn revenue or incur expenses). Management will further determine whether discrete financial information is available for the business activities and whether that information is regularly reviewed by the CODM. Judgment is applied by management of the aggregation criteria to operating segments.

2(C) SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

Critical accounting estimates and assumptions used in applying accounting policies

Depreciation of property, plant and equipment (Note 4)

Property, plant and equipment are depreciated on a straight-line basis over their estimated useful lives. Changes in the expected level of usage and technological developments could impact the economic useful lives and the residual values of these assets, therefore future depreciation charges could be revised. The carrying amounts of the Group's property, plant and equipment at the reporting date are disclosed in Note 4. If depreciation on property, plant and equipment increases/decreases by 5% from management estimate, the Group's profit or loss for the year will decrease/increase by approximately $20,797 (30 September 2018 - $22,967; 1 October 2017 - $28,564).

Impairment of property, plant and equipment (Note 4)

Property, plant and equipment are tested for impairment whenever there is any objective evidence or indication that they may be impaired.

The recoverable amounts of property, plant and equipment and, where applicable, cash-generating-units, have been determined based on value-in-use calculations. These calculations require the use of estimates. Estimating the value-in-use requires the management to make an estimate of the expected future cash flows from the cash-generating-unit (or group of cash-generating-units) and also to use many estimates and assumptions such as future market growth, forecast revenue and costs, useful lives of utilisation of the assets, discount rates and other factors. The carrying amounts of the Group's property, plant and equipment at the reporting date are set out in Note 4.

A decrease of 5% in the value-in-use of the Group's property, plant and equipment would have decreased the Group's profit by $126,165(30 September 2018 - $144,337; 1 October 2017 - $145,695).

Impairment of investment in associates (Note 7)

Investment in associates are tested for impairment whenever there is any objective evidence or indication that it may be impaired.

The recoverable amounts of investment in associates and, where applicable, cash-generating-units, have been determined based on value-in-use calculations. These calculations require the use of estimates. Estimating the value-in-use requires the management to make an estimate of the expected future cash flows from the cash-generating-unit (or group of cash-generating-units) and also to use many estimates and assumptions such as future market growth, forecast revenue and costs, useful lives of utilisation of the assets, discount rates and other factors. The carrying amounts of the Group's investment in associates at the reporting date are set out in Note 7.

A decrease in 5 % in the value-in-use of the Group's investment in associates would have decreased the Group's profit by $624,595(30 September 2018 - $420,844; 1 October 2017 - $87,376).

Valuation of investment properties (Note 5)

The Group's investment properties and properties, plant and equipment transferred to investment properties are stated at estimated fair value based on the valuation performed by independent professional valuers using various valuation methods including the direct comparison method and capitalisation of income method. The estimated fair value may differ from the price at which the Group's assets could be sold at a particular time, since actual selling prices are negotiated between willing buyers and sellers.

Information about the valuation techniques and unobservable inputs used in determining the fair value of the investment properties and properties, plant and equipment transferred to investment properties is disclosed in Note 35.

2(C) SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

Critical accounting estimates and assumptions used in applying accounting policies (Cont'd)

Valuation of investment properties (Note 5) (Cont'd)

The carrying amounts of the Group's investment properties at the reporting date are disclosed in Note 5. If changes in the estimated fair value of the investment properties decreases/increases by 5 % from management's estimates, the Group's profit or loss for the financial year will decrease/increase by $4,482,806 (30 September 2018 - $4,400,426; 1 October 2017 - $4,339,628).

Estimation of the fair value of financial assets, at FVOCI (Note 9)

Information about the valuation techniques and unobservable inputs used in determining the fair value of the financial assets, at FVOCI is disclosed in Note 35.

The carrying amount of the Group's financial assets, at FVOCI at the reporting date is disclosed in Note 9. A 5% difference in the changes to the estimated fair value of this asset from management's assessment would result in the Group's other comprehensive income for the financial year to decrease/increase by $507,950 (30 September 2018 - (AFS) $514,750; 1 October 2017 – (AFS) $500,500).

Impairment of trade and other receivables and contract assets (Note 11 and 12)

Impairment of trade and other receivables and contract assets are based on an assessment of the recoverability of trade and other receivables and contract assets which mainly comprise receivable from sale of property and amounts due from associates and amounts due from subsidiaries at the Company level. The impairment provisions for trade and other receivables and contract assets are based on assumptions about risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation. The Group assesses at the end of each reporting period whether there is any expected credit loss. To determine whether there is expected credit loss, the Group considers factors such as current credit standing, payment history, probability of insolvency or significant financial difficulties of the debtor and default or significant delay in payments.

Where there is expected credit loss, the amount and timing of future cash flows are estimated based on historical loss experience for assets with similar credit risk characteristics.

The Group's and the Company's carrying amounts of trade and other receivables and contract assets at the reporting date are disclosed in Note 11 and 12.

The impairment of the trade and other receivables and contract assets are based on the expected loss model using general approach. The expected loss model used past, present and future information to estimate the expected credit loss. There is no allowance for impairment loss arising from these outstanding balances as the expected credit loss is not material.

The Group's and the Company's credit risk exposure for trade and other receivables and contract assets are set out in Note 33.

2(C) SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

Critical accounting estimates and assumptions used in applying accounting policies (Cont'd)

Carrying amount of development properties (Note 13)

Significant judgement is required in assessing the recoverability of the carrying value of development properties for sale. The Group pre-sells properties under development. Net realisable value in respect of development properties for sale is assessed with reference to pre-sale proceeds received less estimated costs to complete construction.

The Group's carrying amounts of development properties are disclosed in Note 13. A decrease of 5% in the value-in-use of the Group's development property would have decreased the Group's profit by $11,668,048 (30 September 2018 - $10,265,934; 1 October 2017 - $9,800,448).

Impairment in investment in subsidiaries (Note 6)

Determining whether investment in subsidiaries is impaired requires an estimation of the value-in-use of that investment. The value-in-use calculation requires the Company to estimate the future cash flows expected from the cash-generating units and an appropriate discount rate in order to calculate the present value of the future cash flows. Management has evaluated the recoverability of the investment based on such estimates. The carrying amounts of the Company's investment in subsidiaries at the reporting date are disclosed in Note 6. If the present value of the estimated future cash flows decreased by 5% from management's estimates, the Company's allowance for impairment will increase by $636,028 (30 September 2018 - $575,928; 1 October 2017 - $540,423).

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at the end of the reporting period. The financial statements of the subsidiaries used in the preparation of the consolidated financial statements are prepared for the same reporting date as the Company. Consistent accounting policies are applied to transactions and events in similar circumstances.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intragroup transactions and dividends are eliminated in full.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control and continue to be consolidated until the date that such control ceases.

Losses and other comprehensive income are attributable to the non-controlling interest even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- de-recognises the assets (including goodwill) and liabilities of the subsidiary at their carrying amounts as at that date when control is lost;
- de-recognises the carrying amount of any non-controlling interest;
- de-recognises the cumulative translation differences recorded in equity;
- recognises the fair value of the consideration received;
- recognises the fair value of any investment retained;
- recognises any surplus or deficit in profit or loss; and
- re-classifies the Group's share of components previously recognised in other comprehensive income to profit or loss or retained earnings, as appropriate.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Consolidation (Cont'd)

A subsidiary is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Thus, the Group controls an investee if and only if the Group has all of the following:

- power over the investee;
- exposure, or rights or variable returns from its involvement with the investee; and
- the ability to use its power over the investee to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Group considers all relevant facts and circumstances in assessing whether or not the Group's voting rights in an investee are sufficient to give it power, including:

- the size of the Group's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Group, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Acquisitions

The acquisition method of accounting is used to account for business combinations entered into by the Group. The consideration transferred for the acquisition of a subsidiary or business comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group.

The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

The excess of (a) the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the (b) fair value of the identifiable net assets acquired is recorded as goodwill.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Consolidation (Cont'd)

Disposal

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Group.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interest.

Non-controlling interest

Non-controlling interest represents the equity in subsidiaries not attributable, directly or indirectly, to owners of the Company, and are presented separately in the consolidated statement of comprehensive income and within equity in the consolidated statement of financial position, separately from equity attributable to owners of the Company.

Subsidiaries

Subsidiaries are entities controlled by the Company. In the Company's separate statement of financial position, subsidiaries are stated at cost less any impairment losses on an individual subsidiary basis.

Associates

An associate is defined as a company, not being a subsidiary or jointly controlled entity, in which the Group has significant influence, but not control, over its financial and operating policies. Significant influence is presumed to exist when the Group holds between 20% and 50% of the voting power of another entity.

Investments in associates at the Company level are stated at cost. Allowance is made for any impairment losses on an individual company basis.

The Group account for its investments in associates using the equity method from the date on which it becomes an associate.

On acquisition of the investment, any excess of the cost of the investment over the Group's share of the net fair value of the investee's identifiable assets and liabilities is accounted as goodwill and is included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the investee's identifiable assets and liabilities over the cost of the investment is included as income in the determination of the entity's share of the associate's profit or loss in the period in which the investment is acquired.

Under the equity method, the investment in associates are carried in the balance sheet at cost plus post-acquisition changes in the Group's share of net assets of the associates. The profit or loss reflects the share of results of operations of the associates. Distributions received from associates reduce the carrying amount of the investment. Where there has been a change recognised in other comprehensive income by the associates, the Group recognises its share of such changes in other comprehensive income. Unrealised gains and loss resulting from transaction between the Group and the associate are eliminated to the extent of the interest in the associates.

When the Group's share of losses in an associate equals or exceeds its interest in the associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Associates (Cont'd)

After application of the equity method, the Group determines whether it is necessary to recognise an additional impairment loss, on the Group's investment in associate. The Group determines at the end of each reporting period whether there is any objective evidence that the investment in the associate is impaired.

If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount in profit or loss.

The financial statements of the associates are prepared as the same reporting date as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Upon loss of significant influence or joint control over the associate, the Group measures the retained interest at fair value. Any difference between the fair value of the aggregate of the retained interest and proceeds from disposal and the carrying amount of the investment at the date the equity method was discontinued is recognised in profit or loss.

The Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate on the same basis as would have been required if that associate or joint venture had directly disposed of the related assets or liabilities.

When an investment in an associate becomes an investment in a joint venture, the Group continues to apply the equity method and does not remeasure the retained interest.

If the Group's ownership interest in an associate is reduced, but the Group continues to apply the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be required to be reclassified to profit or loss on the disposal of the related assets or liabilities.

Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses, if any. Depreciation is computed utilising the straight-line method to write off the depreciable amount of these assets over their estimated useful lives as follows:

Freehold building	50 years
Leasehold land and building	25 years
Renovations	5 years
Plant and equipment	3 to 5 years
Motor vehicles	5 years

No depreciation is charged on freehold land.

Depreciation of property under construction commences when the asset is ready for its intended use.

The cost of property, plant and equipment includes expenditure that is directly attributable to the acquisition of the items. Dismantlement, removal or restoration costs are included as part of the cost of property, plant and equipment if the obligation for dismantlement, removal or restoration is incurred as a consequence of acquiring or using the asset.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Property, plant and equipment and depreciation (Cont'd)

Subsequent expenditure relating to property, plant and equipment that have been recognised is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the standard of performance of the asset before the expenditure was made, will flow to the Group and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense during the financial year in which it is incurred.

Depreciation is recognised from the date that the property, plant and equipment are installed and are ready to use, or in respect of informally constructed assets, from the date that the asset is completed and ready for use.

Depreciation methods, useful lives and residual values are reviewed, and adjusted as appropriate, at the end of each reporting period as a change in estimates.

On disposal of an item of property, plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in the profit or loss.

Investment properties

Investment properties include those portions of office buildings that are held for long-term rental yields and/or for capital appreciation and land under operating leases that are held for long-term capital appreciation or for a currently indeterminate use, and where an insignificant portion is held for the Group's own occupation. Investment properties comprise completed investment properties and properties under construction or development for future use as investment properties.

Investment properties are initially recognised at cost, including transaction costs and subsequently measured at fair value, based on valuations performed by an independent professional valuer. Changes in fair values are recognised in profit or loss

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised as an addition and the carrying amounts of the replaced components are written off to profit or loss. The cost of maintenance, repairs and minor improvements is charged to profit or loss when incurred.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. On disposal or retirement of an investment property, the difference between any disposal proceeds and the carrying amount is recognised in profit or loss.

<u>Transfers</u>

Transfers to or from, investment properties are made when there is a change in use evidenced by:

- Commencement of owner's occupation, for a transfer from investment properties to property, plant and equipment,
- Commencement of development with a view to sell, for a transfer of investment properties to development properties; or
- End of owner occupation, for a transfer from property, plant and equipment to investment properties.

For transfer to investment property from development properties for sale, the deemed cost for subsequent accounting is the fair value at the date of change in use. For a transfer from owner occupied property to investment property, the property is measured at revalued amount and accounted for in accordance with the accounting policy for property, plant and equipment up to the date of change in use.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Development properties for sale

Development properties for sale are properties acquired or being constructed for sale in the ordinary course of business, rather than to be held for the Group's own use, rental or capital appreciation.

Capitalisation of borrowing costs ceases when the properties can be sold. The capitalisation rate is determined by reference to the actual rate payable on borrowings for development property, weighted as applicable.

Development properties are initially stated at cost plus attributable profit less progress billings. Where costs incurred and recognised profits (less recognised losses) exceed progress billings, the balance is shown as an asset. Where progress billings exceed costs incurred plus recognised profits (less recognised losses), the balance is shown as a liability.

Unsold development properties

Development properties that are unsold are carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less costs to complete development and selling expenses.

Sold development properties

Revenue and cost on development properties that have been sold are recognised using the percentage of completion method and the completion of contract method. The stage of completion is measured by reference to the development costs incurred to-date to the estimated total costs for the property. When it is probable that the total development costs will exceed the total revenue, the expected loss is recognised as an expense immediately.

Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(a) **Financial assets**

Initial recognition and measurement

Financial assets are recognised when, only when the entity becomes party to the contractual provisions of the instruments.

The classification of financial assets, at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of financial assets that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of financial asset not at fair value through profit or loss, transaction costs. Financial assets are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party if the financial assets do not contain a significant financing component at initial recognition.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are "solely payments of principal and interest" (SPPI) on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

(a) Financial assets (Cont'd)

Initial recognition and measurement (Cont'd)

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchase or sales of financial assets that required delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e. the date that the Group commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

Financial assets at amortised cost (debt instruments)

Subsequent measurement of debt instruments depends on the Group's business model with the objective to hold financial assets in order to collect contractual cash flows and the contractual cash terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding on the asset.

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are derecognised or impaired, and through amortisation process.

The Group's financial assets at amortised cost include contract assets and trade and other receivables, excluding prepayments.

Fair value through other comprehensive income (debt instruments)

Financial assets that are held for collection of contractual of cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Financial assets measured at FVOCI are subsequently measured at fair value. Any gains or losses from changes in fair value of the financial assets are recognised in other comprehensive income, except for impairment losses, foreign exchange gains and losses and interest calculated using the effective interest method are recognised in profit or loss and computed in the same manner as for financial assets measured at amortised cost. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment when the financial asset is de- recognised.

The Group and the Company do not have any investments in fair value through other comprehensive income (debt instruments).

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

(a) Financial assets (Cont'd)

Financial assets designated at fair value through OCI (equity instruments)

The Group subsequently measures all equity instruments at fair value. On initial recognition of an equity instruments that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in OCI. The classification is determined on an instrument-by-instrument basis. Dividends from such investments are to be recognised in profit or loss when the Group's right to receive payments is established.

Changes in fair value of financial assets at fair value through profit or loss are recognised in profit or loss. Changes in fair value of financial assets at FVOCI are recognised in OCI are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit and loss when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Group elected to classify irrevocably its equity investments under this category.

Financial assets at fair value through profit and loss

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at FVOCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch. A gain or loss on a debt instruments that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss statement in the period in which it arises. Interest income from these financial assets is included in the finance income.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes listed equity investment which the Group had not irrevocably elected to classify at FVOCI. Dividends on listed equity instruments are also recognised as other income in the statement of comprehensive income when the right of payment has been established.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

(a) Financial assets (Cont'd)

Derecognition

A financial asset (or, where applicable, part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Group's consolidated statement of financial position) when:

- The rights to receive cash flows from the asset have expired or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Impairment of financial assets

The Group assesses on a forward-looking basis the expected credit losses (ECL) associated with its debt instrument assets carried at amortised cost. ECL are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-months ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade and other receivables and contract assets, the Group measures the loss allowance at an amount equal to the lifetime expected credit losses as at the reporting date, the credit risk has not increased significantly since initial recognition. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. The internal credit ratings have been mapped to external credit ratings determined by credit rating agencies such as Moody's and Fitch, so as to determine the appropriate expected credit loss rates.

The Group considers a financial asset in default when contractual payments are past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

(b) Financial liabilities

Initial recognition and measurement

Financial liabilities are recognised initially at fair value less directly attributable transaction costs. The financial liabilities comprise borrowings, obligations under finance lease and trade and other payables, excluding contract liabilities.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by SFRS(I) 9. Separate embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognised in the statement of profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in SFRS (I) 9 are satisfied.

The Group and the Company do not have financial liabilities at fair value through profit or loss.

Financial liabilities that are not carried at fair value through profit or loss

After initial recognition, financial liabilities that are not carried at fair value through profit or loss such as trade and other payables and borrowings are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

Borrowings which are due to be settled within 12 months after the end of the reporting period are included in current borrowings in the statement of financial position even though the original terms were for a period longer than twelve months and an agreement to refinance, or to reschedule payments, on a long-term basis is completed after the end of the reporting period. Borrowings to be settled within the Group's operating cycle are classified as current. Other borrowings due to be settled more than twelve months after the end of the reporting period are included in non-current borrowings in the statement of financial position.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and bank deposits with financial institutions which are subject to an insignificant risk of changes in value.

Share capital and treasury shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are deducted against the share capital account.

When any entity within the Group purchases the Company's ordinary shares ("treasury shares"), the consideration paid including any directly attributable incremental cost is presented as a component within equity attributable to the Company's equity holders, until they are cancelled, sold or reissued.

When treasury shares are subsequently cancelled, the cost of treasury shares are deducted against the share capital account if the shares are purchased out of capital of the Company, or against the retained earnings of the Company if the shares are purchased out of earnings of the Company.

When treasury shares are subsequently sold or reissued, the cost of treasury shares is reversed from the treasury share account and the realised gain or loss on sales or reissue, net of any directly attributable incremental transaction costs and related income tax, is recognised in the capital reserve of the Company.

Dividends

Final dividends proposed by the directors are not accounted for in shareholders' equity as an appropriation of retained profit, until they have been approved by the shareholders in a general meeting. When these dividends have been approved by the shareholders and declared, they are recognised as a liability.

Interim dividends are simultaneously proposed and declared, because of the articles of association of the Company grant the directors the authority to declare interim dividends. Consequently, interim dividends are recognised directly as liability when they are proposed and declared.

Financial guarantees

The Company has provided guarantees to banks in respect of loan facilities granted to subsidiaries. These guarantees are financial guarantees as they require the Company to reimburse the banks if the subsidiaries fail to make principal or interest payments when due in accordance with the terms of the borrowings.

Financial guarantee contracts are initially recognised at their fair values plus transaction costs. Financial guarantee contracts are initially recognised at their fair values plus transaction costs. Subsequent to initial recognition, financial guarantees are recognised as income in profit or loss over the period of the guarantee. If it is probable that the liability will be higher than the amount initially recognised less amortisation, the liability is recorded at the higher amount with the difference charged to profit or loss.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Leases
Where the Group is the lessee,

Finance leases

Where assets are financed by lease agreements that give rights approximating to ownership, the assets are capitalised as if they had been purchased outright at values equivalent to the lower of the fair values of the leased assets and the present value of the total minimum lease payments during the periods of the leases. The corresponding lease commitments are included under liabilities. The excess of lease payments over the recorded lease obligations are treated as finance charges which are amortised over each lease to give a constant effective rate of charge on the remaining balance of the obligation.

The leased assets are depreciated on a straight-line basis over their estimated useful lives as detailed in the accounting policy on "property, plant and equipment".

Operating leases

Operating leases are office premises' leases where a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to profit or loss on a straight-line basis over the term of the leases.

Contingent rents are mainly determined as a percentage of revenue in excess of a specified amount during the month. They are charged to the profit or loss when incurred.

Where the Group is the lessor,

Operating leases

Leases of investment properties where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the leases) is recognised in profit or loss on a straight-line basis over the lease term.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income.

Income taxes

Income tax expense represents the sum of the income tax currently payable and deferred income tax. Income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantially enacted by the reporting date.

Deferred income tax is provided in full, using the liability method, on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

Deferred tax assets and liabilities are recognised for all temporary differences, except:
- Where the deferred tax arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction affects neither the accounting profit nor taxable profit or loss.
- In respect of temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled by the Group and it is probable that the temporary differences will not reverse in the foreseeable future; and
- In respect of deductible temporary differences and carry-forward of unutilised tax losses, if it is not probable that taxable profits will be available against which those deductible temporary differences and carry-forward of unutilised tax losses can be utilised.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Income taxes (Cont'd)

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

The Group has assessed that its investment properties are not held under the business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, but rather through sale. Based on the above assessment, the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted. As a result, the Group has recognised deferred taxes on changes in the fair value of investment properties located in Malaysia which are subject to real property gains tax, but has not recognised any deferred taxes on changes in fair value of investment properties located in Singapore as the Group is not subject to any income taxes on the disposal of the investment properties in Singapore.

Tax benefits acquired as part of a business combination, but not satisfying the criteria for separate recognition at the date, would be recognised subsequently if new information about facts and circumstances changed. The adjustment would either be treated as a reduction to goodwill (as long as it does not exceed goodwill) if it is incurred during the measurement period or in profit or loss.

Current and deferred tax are recognised as an expense or income in profit or loss, except when they relate to items that are recognised outside profit or loss (whether in other comprehensive income or directly in equity), in which case the tax is also recognised outside profit or loss, or where they arise from the initial accounting for a business combination. In the case of a business combination, the tax effect is taken into account in the accounting for the business combination.

Employee benefits

Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

Pension obligations

The Company and the Group participate in the defined contribution national pension schemes as provided by the laws of the countries in which it has operations. In particular, the Singapore incorporated companies in the Group contribute to the Central Provident Fund, a defined contribution plan regulated and managed by the Government of Singapore, which applies to the majority of the employees. The contributions to national pension schemes are charged to the profit or loss in the period to which the contributions relate.

Key management personnel

Key management are those persons having the authority and responsibility for planning, directing and controlling the activities of the Group. Directors and certain executive officers are considered key management personnel.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Related parties

A related party is defined as follows:

(a) A person or a close member of that person's family is related to the Group and the Company if that person:
- (i) has control or joint control over the Company;
- (ii) has significant influence over the Company; or
- (iii) is a member of the key management personnel of the Group or the Company or of a parent of the Company.

(b) An entity is related to the Group and the Company if any of the following conditions applies:
- (i) the entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others);
- (ii) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member);
- (iii) both entities are joint ventures of the same third party;
- (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
- (v) the entity is a post-employment benefit plan for the benefit of employees of either the Company or an entity related to the Company. If the Company is itself such a plan, the sponsoring employers are also related to the Company;
- (vi) the entity is controlled or jointly controlled by a person identified in (a);
- (vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); or
- (viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the reporting entity or to the parent of the reporting entity.

Impairment of non-financial assets

The carry amounts of the Company's and Group's non-financial assets subject to impairment are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

If it is not possible to estimate the recoverable amount of the individual asset, then the recoverable amount of the cash-generating unit to which the assets belong will be identified.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). As a result, some assets are tested individually for impairment and some are tested at cash-generating unit level. Goodwill is allocated to those cash-generating units that are expected to benefit from synergies of the related business combination and represent the lowest level within the company at which management controls the related cash flows.

Individual assets or cash-generating units that include goodwill and other intangible assets with an indefinite useful life or whose not yet available for use are tested for impairment at least annually. All other individual assets or cash-generating units are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of fair value, reflecting market conditions less costs to sell and value-in-use, based on an internal discounted cash flow evaluation.

Impairment losses recognised for cash-generating units, to which goodwill has been allocated, are credited initially to the carrying amount of goodwill.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Impairment of non-financial assets (Cont'd)

Any remaining impairment loss is charged pro rata to the other assets in the cash-generating unit. With the exception of goodwill, all assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist.

Any impairment loss is charged to the profit or loss unless it reverses a previous revaluation in which case it is charged to equity.

With the exception of goodwill,

- An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount or when there is an indication that the impairment loss recognised for the asset no longer exists or decrease.
- An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined if no impairment loss had been recognised.
- A reversal of an impairment loss on a revalued asset is credited directly to equity under the heading revaluation surplus. However, to the extent that an impairment loss on the same revalued asset was previously recognised as an expense in the profit or loss, a reversal of that impairment loss is recognised as income in the profit or loss.

An impairment loss in respect of goodwill is not reversed, even if it relates to impairment loss recognised in an interim period that would have been reduced or avoided had the impairment assessment been made at a subsequent reporting or end of the reporting period.

A reversal of an impairment loss is recognised as income in profit or loss.

Revenue recognition

Sale of development properties

Revenue from sale of development properties is recognised when or as the control of the asset is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may transfer at a point in time or over time.

For development properties where the Group does not have an enforceable right to payment for performance completed to date, revenue is recognised when the customer obtains control of the asset, such as when the property is accepted by the customer, or deemed as accepted according to the contract, or when title has passed to the customer.

For development properties where the Group is restricted contractually from directing the properties for another use as they are being developed and has an enforceable right to payment for performance completed to date, revenue is recognised over time, based on the Group's efforts or inputs to the satisfaction of the performance obligation, by reference to the stage of completion of the properties. The percentage of completion is measured by reference to the physical surveys of construction work completed. Costs incurred that are not related to the contract or that do not contribute towards satisfying a performance obligation are excluded from the measure of progress and instead are expensed as incurred.

Progress billings to the customers are based on a payment schedule in the contract and are typically triggered upon achievement of specified construction milestones. A contract asset is recognised when the Group has performed under the contract but has not yet billed the customer. Conversely, a contract liability is recognised when the Group has not yet performed under the contract but has received advanced payments from the customer. Contract assets are transferred to receivables when the rights to consideration become unconditional. Contract liabilities are recognised as revenue as the Group performs under the contract.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Revenue recognition (Cont'd)

Sale of development properties (Cont'd)

The Group will capitalise the costs as contract costs assets only if the costs relate directly to the contract, generate or enhance resources used in satisfying the contract and are expected to be recovered. Other contract costs are expensed as incurred.

Capitalised contract costs are subsequently amortised on a systematic basis as the Group recognises the related revenue. An impairment loss is recognised in profit or loss to the extent that the carrying amount of the capitalised contract costs exceeds the remaining amount of consideration that the Group expects to receive in exchange for the goods or services to which the contract costs relates less the costs that relate directly to providing the goods and that have not been recognised as expenses.

The period between the transfer of the promised goods and payment by the customer may exceed one year. For such contracts, the Group adjusts the promised amount of consideration for the effect of a financing component, if significant.

Estimates of revenues, costs or extent of progress toward completion are revised if circumstances change. Any resulting increases or decreases in estimated revenues or costs are reflected in the profit or loss in the period in which the circumstances that give rise to the revision become known by management.

Construction revenue

The Group principally operates fixed price contracts. Contract revenue and contract costs are recognised over time by measuring the progress towards complete satisfaction of performance obligations. The Group has determined that the cost-based input method reflects the over-time transfer of control to customers.

When the outcome of the construction contract can be estimated reliably, contract revenue and costs are recognised in profit or loss in proportion to the stage of completion of the contract.

When the outcome of the construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that are likely to be recoverable. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

Contract revenue includes the initial amount agreed in the contract plus any variations in contract work and claims, to the extent that it is probable that those additions will result in revenue and can be measured reliably. The stage of completion of the contract is measured by reference to the surveys of work performed.

Interest income

Interest income, including income arising from finance leases and other financial instruments, is recognised on an accrual basis based on the effective interest method.

Rental income

Rental income from operating leases (net of any incentives given to the lessees) is recognised on a straight-line basis over the lease term.

Dividend income

Dividend income is recognised when the right to receive payment is established.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Borrowings costs

Borrowing costs incurred to finance the development of properties and property, plant and equipment are capitalised for the period of time that is required to complete and prepare the asset for its intended use. The amount of borrowing cost capitalised on that asset is the actual borrowing costs incurred during the period less any investment income on the temporary investment of those borrowings. Other borrowing costs are recognised on a time-proportion basis in profit or loss using the effective interest method.

Functional currencies

Functional and presentation currency
Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The financial statements of the Group and the Company are presented in SGD, which is also the functional currency of the Company.

Foreign currency

Foreign currency transactions and balances

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates at the dates of the transactions. Currency translation differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in profit or loss.

Non-monetary items measured at fair values in foreign currencies are translated using the exchange rates at the date when the fair values are determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the date of the transactions.

Foreign operations

The assets and liabilities of foreign operations are translated to Singapore Dollar at exchange rates at the end of the reporting period. The income and expenses of foreign operations are translated to Singapore Dollar at average exchange rates.

Foreign currency differences are recognised in other comprehensive income, and presented in the foreign currency translation reserve in equity. When a foreign operation is disposed of such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while retaining control, the relevant proportion of the cumulative amount is reattributed to non-controlling interests.

Group entities

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) Assets and liabilities are translated at the closing exchange rates at the end of the reporting period;
(ii) Income and expenses for each statement presenting profit and loss and other comprehensive income (i.e. including comparatives) shall be translated at exchange rates at the dates of the transactions; and
(iii) All resulting exchange differences are recognised in other comprehensive income and accumulated in the foreign currency translation reserve.

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation or a disposal involving loss of control over a subsidiary that includes a foreign operation), all of the accumulated exchange differences in respect of that foreign operation attributable to the Group are reclassified to profit or loss. Any exchange differences that have previously been attributed to non-controlling interests are derecognised, but they are not reclassified to profit or loss.

2(D) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Earnings per share

The Group presents basic and diluted earnings per share data for its ordinary shares. Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted-average number of ordinary shares outstanding during the year, adjusted for own shares held.

Diluted earnings per share is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted-average number of ordinary shares outstanding, adjusted for own shares held, for the effects of all dilutive potential ordinary shares.

Segment reporting

A business segment is a distinguishable component of the Group engaged in providing products or services that are subject to risks and returns that are different from those of other business segments. A geographical segment is a distinguishable component of the Group engaged in providing products or services within a particular economic environment that is subject to risks and returns that are different from those of segments operating in other economic environments.

Operating segments are reported in a manner consistent with the internal reporting provided to the executive committee whose members are responsible for allocating resources and assessing performance of the operating segments.

Contract balances

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from customer. If customer pays consideration before the Group transfers good or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

Trade receivables

A receivable represents the Group right to an amount of consideration that is unconditional i.e. only the passage of time is required before a payment of the consideration is due. Refer to accounting policies of financial assets in section Financial instruments – initial recognition and subsequent measurement.

Contract costs

The Group pays sales commission to its intermediaries for each contract that they obtain for sale of development properties. The Group has elected the apply the optional practical expedient for costs to obtain a contract which allows the Group to immediately expense sale commission because the amortisation period of the assets that the Group otherwise would have used its one year or less.

3 REVENUE

Revenue for the Group includes sale of development properties, rental income and construction contract income excluding inter-Group transactions and applicable goods and services tax.

The Group derives revenue from transfer of goods and services over time and at a point in time as follows:

The Group	2019 At a point in time $	2019 Over time $	2019 Total $	2018 At a point in time $	2018 Over time $	2018 Total $
Property development	7,218,000	–	7,218,000	25,936,000	4,669,146	30,605,146
Rental income	–	706,656	706,656	–	539,250	539,250
Construction revenue	–	153,731	153,731	–	365,763	365,763
	7,218,000	860,387	8,078,387	25,936,000	5,574,159	31,510,159

4 PROPERTY, PLANT AND EQUIPMENT

The Group	Freehold land $	Freehold building $	Renovations $	Plant and equipment $	Motor vehicles $	Total $
Cost						
At 1 October 2017	915,891	1,104,560	621,496	1,442,554	550,750	4,635,251
Additions	–	–	1,968	211,524	244,390	457,882
Disposals	–	–	–	(305,065)	(171,555)	(476,620)
Exchange differences on translation	-	–	55	6,872	1,146	8,073
At 30 September 2018	915,891	1,104,560	623,519	1,355,885	624,731	4,624,586
Additions	–	–	–	65,200	-	65,200
Disposals	–	–	–	(38,640)	(25,698)	(64,338)
Exchange differences on translation	–	–	(2)	(107)	(17)	(126)
At 30 September 2019	915,891	1,104,560	623,517	1,382,338	599,016	4,625,322
Accumulated depreciation						
At 1 October 2017	–	99,205	333,556	882,644	405,948	1,721,353
Depreciation for the year	–	21,364	111,303	220,586	106,083	459,336
Disposals	–	–	–	(274,092)	(171,555)	(445,647)
Exchange differences on translation	–	–	11	2,485	305	2,801
At 30 September 2018	–	120,569	444,870	831,623	340,781	1,737,843
Depreciation for the year	–	21,364	111,350	198,763	84,456	415,933
Disposals	–	–	–	(38,640)	(13,058)	(51,698)
Exchange differences on translation	–	–	(1)	(55)	(7)	(63)
At 30 September 2019	–	141,933	556,219	991,691	412,172	2,102,015
Net book value						
At 30 September 2019	915,891	962,627	67,298	390,647	186,844	2,523,307
At 30 September 2018	915,891	983,991	178,649	524,262	283,950	2,886,743
At 1 October 2017	915,891	1,005,355	287,940	559,910	144,802	2,913,898

4 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

The carrying amount of property, plant and equipment acquired and secured under finance lease arrangements for the Group as at 30 September 2019 amounted to $149,517 (2018 - $218,842; 2017 - $88,587) (Note 19).

As at 30 September 2019, freehold land and buildings with a total carrying amount of $1,878,518 (2018 - $1,899,882; 2017 - $1,921,246) were pledged to certain banks to secure credit facilities for the Group (Note 20).

The properties held by the Group as at 30 September 2019 are as follows:

Location	Tenure	Use of property
3 Kim Chuan Lane, Goodland Group Building, Singapore	Estate in Perpetuity (Freehold)	Corporate Headquarters

5 INVESTMENT PROPERTIES

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
At fair value:			
At beginning of year	88,008,520	86,792,567	85,219,897
Additions	861,617	125,866	10,314
Transfer from property, plant and equipment	–	–	1,860,000
Fair value gain recognised in profit or loss (Note 22)	792,700	647,395	272,000
Exchange differences on translation	(6,712)	442,692	(569,644)
At end of year	89,656,125	88,008,520	86,792,567

Determination of fair value of investment properties is disclosed in Note 35.

As at 30 September 2019, investment properties with a total carrying amount of $68,406,900 (2018 - $66,775,000; 2017 - $66,024,000) were pledged to certain banks to secure credit facilities for the Group (Note 20).

Investment properties of the Group are leased to non-related parties under operating leases. The following amounts are recognised in the Group's profit or loss during the financial year:

The Group	2019 $	2018 $
Rental income	706,656	539,250
Direct operating expenses arising from investment properties that generated rental income	74,963	65,068
Direct operating expenses arising from investment properties that did not generate rental income	75,238	56,877

5 INVESTMENT PROPERTIES (CONT'D)

The details of the investment properties held by the Group as at 30 September 2019, 2018 and 1 October 2017 are as follows:

Description and location	Land tenure	Approximate floor area (square meters)	Group's effective interest 2019	2018	2017
			%	%	%
Residential apartment 23 Amber Road #02-06 The Aristo@Amber, Singapore	Estate in Fee Simple (Freehold)	69	100	100	100
6-storey commercial cum residential building, 18 Roberts Lane Goodland Building, Singapore	Estate in Fee Simple (Freehold)	952	100	100	100
8-storey industrial building, 3 Kim Chuan Lane, Goodland Group Building, Singapore	Estate in Perpetuity (Freehold)	4,468	100	100	100
Factory Unit 29 Hillview Terrace #05-06 Hillview Warehouse, Singapore	Estate in Perpetuity (Freehold)	164	100	–	–
Commercial development, Off Jalan Simpang Pulai/Gopeng, Perak Darul Ridzuan, Malaysia	Leasehold expiring on 8 April 2114	To be advised	70	70	70

6 SUBSIDIARIES

The Company	30 September 2019 $	30 September 2018 $	1 October 2017 $
Investment in unquoted shares, at cost			
At beginning	11,518,563	10,808,463	10,516,086
Additions	1,202,000	710,100	292,377
At end	12,720,563	11,518,563	10,808,463

6 SUBSIDIARIES (CONT'D)

The investments in subsidiaries held by the Company at 30 September 2019, 2018 and 1 October 2017 are as follows:

Name	Country of incorporation	Ownership interest			Principal activities
		2019 %	2018 %	2017 %	
Held by the Company					
Goodland Development Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development and general contractors
Goodland Investments Pte. Ltd. [(1)]	Singapore	100	100	100	Investment holding and real estate development
Goodland Capital Pte. Ltd. [(1)]	Singapore	100	100	100	Investment holding
Goodland Homes Pte. Ltd. [(1)]	Singapore	100	100	100	Investment holding and real estate development
Goodland Group Construction Pte Ltd. [(1)]	Singapore	100	100	100	General building contractors
GPM Builders Pte. Ltd. [(1)]	Singapore	100	100	100	General building contractors
Goodland Group Construction Sdn. Bhd. [(2)]	Malaysia	100	100	100	General building contractors
Banyan Housing Development Sdn. Bhd. [(2)]	Malaysia	72	72	72	Real estate development
Goodland Ventures Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development
Goodland Global Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development
Goodland Assets Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development and investment holding
GLG Global Sdn. Bhd. [(2)(4)]	Malaysia	1	100	100	Real estate development
Goodland Glory Pte. Ltd. [(1)]	Singapore	100	100	100	Investment holding
Goodland Harvest Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development
GLG (Cambodia) Investments Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development and investment holding
GLG International Investments Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development and investment holding
GLG Homes Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development and investment holding
GLG Capital Pte. Ltd. [(1)]	Singapore	100	100	100	Real estate development and investment holding
GLSL (1) Pte. Ltd. [(1)]	Singapore	100	100	–	Real estate development
Goodland Da-Qiao Pte. Ltd. [(1)]	Singapore	51	51	–	Real estate development and investment holding
Goodland Citrine Pte. Ltd. [(1)]	Singapore	100	–	–	Real estate development and investment holding
Citrine Plasterceil Pte. Ltd. [(1)(3)] (formerly known as GPM Da-Qiao Builders Pte Ltd)	Singapore	100	–	–	General building contractors
Citrine Asia Capital Pte. Ltd. [(1)]	Singapore	51	–	–	Other holding and commercial and industrial real estate management

6 SUBSIDIARIES (CONT'D)

Name	Country of incorporation	Ownership interest			Principal activities
		2019	2018	2017	
		%	%	%	
Held by Goodland Capital Pte. Ltd.					
Citrine Assets Pte. Ltd. [1]	Singapore	100	100	100	Investment holding
Held by Citrine Assets Pte. Ltd.					
T City (Ipoh) Sdn. Bhd. [2]	Malaysia	70	70	70	Real estate development
Held by Goodland Development Pte Ltd					
GLG Properties Pte.Ltd. [1]	Singapore	100	100	–	Real estate development
Held by GPM Builders Pte Ltd					
Citrine Plasterceil Pte. Ltd. [1][3] (formerly known as GPM Da-Qiao Builders Pte. Ltd.)	Singapore	–	51	–	General building contractors
Held by Banyan Housing Development Sdn. Bhd.					
GLG Global Sdn. Bhd. [2][4]	Malaysia	99	–	–	Real estate development

(1) Audited by Foo Kon Tan LLP, a principal member of HLB International

(2) Audited by a member firm of HLB International

(3) In 2019, 51% interest in Citrine Plasterceil Pte. Ltd. was transferred from GPM Builders Pte Ltd to the Company for a consideration of S$51. The Company acquired the remaining interest in Citrine Plasterceil Pte. Ltd. of 49% for a consideration of S$49.

(4) In 2019, a 72% owned subsidiary, Banyan Housing Development Sdn. Bhd. acquired 99% equity interest in a wholly-owned subsidiary, GLG Global Sdn. Bhd. through direct shares subscription of 1,980 shares at RM1 for a consideration of RM1,980. The subscription was satisfied through cash payment. This diluted the Company's interest in GLG Global Sdn. Bhd. to 1%.

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interest:

Name of subsidiary	Place of incorporation and principal place of interest	Proportion of ownership interests and voting rights held by non-controlling interests			Profit/(Loss) allocated to non-controlling interests		Accumulated non-controlling interests		
		2019	2018	2017	2019	2018	2019	2018	2017
		%	%	%	$	$	$	$	$
T City (Ipoh) Sdn Bhd	Malaysia	30	30	30	(2,158)	(2,964)	53,106,986	53,125,410	52,017,142

6 SUBSIDIARIES (CONT'D)

Summarised financial information in respect of Group subsidiaries that have a material non-controlling interests (NCI) not adjusted for the percentage of equity interest held by the Group is set out below:

The Group	30 September 2019 T City (Ipoh) Sdn. Bhd. $	30 September 2018 T City (Ipoh) Sdn. Bhd. $	1 October 2017 T City (Ipoh) Sdn. Bhd. $
Current assets	166,822,859	166,537,983	162,941,779
Non-current assets	21,241,185	21,225,071	20,769,343
Current liabilities	(1,734,897)	(1,369,548)	(1,206,210)
Non-current liabilities	(9,305,859)	(9,308,808)	(9,114,440)
Net assets	177,023,288	177,084,698	173,390,472
Net assets attributable to NCI	53,106,986	53,125,410	52,017,142
Loss for the year	(7,193)	(9,881)	
Other comprehensive income ("OCI")	(54,217)	3,704,109	
Total comprehensive (loss)/income	(61,410)	3,694,228	
Attributable to NCI:			
- Loss	(2,158)	(2,964)	
- OCI	(16,265)	1,111,233	
Total comprehensive (loss)/income	(18,423)	1,108,269	
Cash flows from			
- Operating activities	3,908	(158,343)	
- Investing activities	(22,417)	(22,261)	
- Financing activities	148,907	103,548	
Net changes in cash and cash equivalents	130,398	(77,056)	

Change in ownership interest in a subsidiary

During the year ended 30 September 2019, the Group increased its interest in Citrine Plasterceil Pte. Ltd. (formerly known as GPM Da-Qiao Builders Pte. Ltd.) by 49%, increasing its interest to 100%.

The following summarises the effect of changes in the Group's ownership interest in Citrine Plasterceil Pte. Ltd. that did not result in change of control, on the equity attributable to owners of the parents.

	2019 $
Amount paid on changes in ownership interest in subsidiary	49
Non-controlling interest acquired	(49)
Difference recognised in capital reserve	–

7 ASSOCIATES

The Group	30 September 2019 $	30 September 2018 (Restated) $	1 October 2017 (Restated) $
Unquoted equity investments, at cost	2,352,990	2,352,990	2,013,007
Share of post-acquisition profits/(losses)	10,138,915	6,063,888	(265,488)
	12,491,905	8,416,878	1,747,519

Details of the associates are as follows:

Name	Country of incorporation	Ownership interest			Principal activities
		2019 %	2018 %	2017 %	
AG Capital Pte. Ltd. [(2)]	Singapore	50	50	50	Real estate development
Goodland Sunny Pte. Ltd. [(1)]	Singapore	50	50	50	Real estate investment and development
RGL Equity (Siem Reap) Co., Ltd. [(2)]	Cambodia	49	49	49	Real estate investment and development
SL Capital (1) Pte. Ltd. [(2)]	Singapore	17	17	17	Property developer
SL Capital (3) Pte. Ltd. [(2)]	Singapore	17	17	17	Property developer
SL Capital (5) Pte. Ltd. [(2)]	Singapore	17	17	17	Property developer

(1) Audited by Foo Kon Tan LLP
(2) Reviewed by Foo Kon Tan LLP for Group consolidation purposes

Although the Group owned 17% equity interest in SL Capital (1) Pte Ltd, SL Capital (3) Pte Ltd and SL Capital (5) Pte Ltd, the Group has the ability to exercise significant influence, but not control, over its financial and operating policies.

All these associates are accounted for using the equity method in these consolidated financial statements.

7 ASSOCIATES (CONT'D)

The summarised financial information of associates, not adjusted for the percentage of equity interest held by the Group, is as follows:

2019	AG Capital Pte. Ltd. $	Goodland Sunny Pte. Ltd. $	RGL Equity Pte. Ltd. $	SL Capital (1) Pte. Ltd. $	SL Capital (3) Pte. Ltd. $	SL Capital (5) Pte. Ltd. $	Total $
The Group							
(A) Balance Sheet:							
Current assets	665,650	2,456,896	4,284,639	227,040,961	155,087,323	2,000,000	391,535,469
Non-current assets	–	36,901	1,776	156,560	–	–	195,237
Current liabilities	(18,806)	(3,082)	(4,453,103)	(154,750,191)	(153,087,323)	–	(312,312,505)
Non-current liabilities	–	–	–	(12,193,645)	–	–	(12,193,645)
Net assets attributable to investee's shareholders	646,844	2,490,715	(166,688)	60,253,685	2,000,000	2,000,000	67,224,556
(B) Profit/Loss:							
Revenue	397,140	465,773	–	121,949,985	–	–	122,812,898
Expenses	(12,815)	(427,279)	(36,202)	(99,222,818)	–	–	(99,699,114)
Profit/(Loss) for the year	384,325	38,494	(36,202)	22,727,167	–	–	23,113,784
Other comprehensive income ("OCI")	–	–	–	–	–	–	–
Total comprehensive income/(loss)	384,325	38,494	(36,202)	22,727,167	–	–	23,113,784
Attributable to investee's shareholders	384,325	38,494	(36,202)	22,727,167	–	–	23,113,784
(C) Carrying amount of:							
Group's interest in net assets of investee, at beginning of the year, as previously reported	131,259	1,226,111	–	8,563,862	340,000	340,000	10,601,232
Adjustment/ Restatement	–	–	–	(2,184,354)	–	–	(2,184,354)
Group's interest in net assets of investee at beginning of the year, as restated	131,259	1,226,111	–	6,379,508	340,000	340,000	8,416,878
Group's share of:							
- Profit for the year	192,163	19,247	–	3,863,618	–	–	4,075,027
- OCI	–	–	–	–	–	–	–
Total comprehensive income	192,163	19,247	–	3,863,617	–	–	4,075,027
Carrying amount of interest in investee at end of the year	323,422	1,245,358	–	10,243,125	340,000	340,000	12,491,905

7 **ASSOCIATES (CONT'D)**

2018	AG Capital Pte. Ltd.	Goodland Sunny Pte. Ltd.	RGL Equity Pte. Ltd.	SL Capital (1) Pte. Ltd. (Restated)	SL Capital (3) Pte. Ltd.	SL Capital (5) Pte. Ltd.	Total
	$	$	$	$	$	$	$
The Group							
(A) Balance Sheet:							
Current assets	578,182	2,460,034	4,420,485	191,615,280	155,087,323	2,000,000	356,161,304
Non-current assets	–	602,467	3,739	67,800	–	–	674,006
Current liabilities	(315,663)	(610,279)	(4,552,842)	(146,675,228)	(153,087,323)	–	(305,241,335)
Non-current liabilities	–	–	–	(7,481,335)	–	–	(7,481,335)
Net assets attributable to investee's shareholders	262,519	2,452,222	(128,618)	37,526,517	2,000,000	2,000,000	44,112,640
(B) Profit/Loss:							
Revenue	–	–	–	222,773,479	–	–	222,773,479
Expenses	(78,207)	(3,531)	(40,704)	(173,346,023)	(5,177)	–	(173,473,642)
Profit/(Loss) for the year, as previously reported	(78,207)	(3,531)	(40,704)	49,427,456	(5,177)	–	49,299,837
Adjustment/ Restatement	–	–	–	(11,900,939)	–	–	(11,900,939)
(Loss)/Profit for the year, as restated	(78,207)	(3,531)	(40,704)	37,526,517	(5,177)	–	37,398,898
Other comprehensive loss	–	(18,525)	–	–	–	–	(18,525)
Total comprehensive income/(loss)	(78,207)	(22,056)	(40,704)	37,526,517	(5,177)	–	37,380,373
Attributable to investee's shareholders	(78,207)	(22,056)	(40,704)	37,526,517	(5,177)	–	37,380,373

7 ASSOCIATES (CONT'D)

2018	AG Capital Pte. Ltd.	Goodland Sunny Pte. Ltd.	RGL Equity Pte. Ltd.	SL Capital (1) Pte. Ltd. (Restated)	SL Capital (3) Pte. Ltd.	SL Capital (5) Pte. Ltd.	Total
	$	$	$	$	$	$	$
The Group							
(C) Carrying amount of:							
Group's interest in net assets of investee, at beginning of the year, as previously reported	170,363	1,237,139	–	161,194	17	340,000	1,908,713
Adjustment/ Restatement	–	–	–	(161,194)	–	–	(161,194)
Group's interest in net assets of investee, at beginning of the year, as restated	170,363	1,237,139	–	–	17	340,000	1,747,519
Acquisition	–	–	–	–	339,983	–	339,983
Group's share of:							
- (Loss)/profit for the year	(39,104)	(11,028)	–	8,402,668	–	–	8,352,536
- OCI	–	–	–	–	–	–	–
Total comprehensive Income	(39,104)	(11,028)	–	8,402,668	–	–	8,352,536
Adjustment & Restatement	–	–	–	(2,023,160)	–	–	(2,023,160)
Total comprehensive (loss)/income, as restated	(39,104)	(11,028)	–	6,379,508	–	–	6,329,376
Carrying amount of interest in investee at end of the year	131,259	1,226,111	–	6,379,508	340,000	340,000	8,416,878

7 ASSOCIATES (CONT'D)

2017	AG Capital Pte. Ltd.	Goodland Sunny Pte. Ltd.	RGL Equity Pte. Ltd.	SL Capital (1) Pte. Ltd. (Restated)	SL Capital (3) Pte. Ltd.	SL Capital (5) Pte. Ltd.	Total
	$	$	$	$	$	$	$
The Group							
Current assets	656,015	2,464,117	3,984,797	219,925,475	100	2,000,000	229,030,504
Non-current assets	–	620,992	5,716	–	–	–	626,708
Current liabilities	(315,289)	(610,830)	(683)	(220,556,796)	–	–	(211,483,598)
Non-current liabilities	–	–	(4,083,179)	–	–	–	(4,083,179)
Net assets attributable to investee's shareholders	340,726	2,474,279	(93,349)	(631,321)	100	2,000,000	4,090,435
Revenue	214	19,312	-	47,750	–	–	67,276
Expenses	(870,994)	109,249	(51,702)	(54,546)	–	–	(867,993)
Profit/(Loss) for the year, as previously reported	(870,780)	128,561	(51,702)	(6,796)	–	–	(800,717)
Adjustment/ Restatement	–	–	–	(1,624,552)	–	–	(1,624,552)
(Loss)/Profit for the year, as restated	(870,780)	128,561	(51,702)	(1,631,348)	–	–	(2,425,269)
Other comprehensive income	–	–	–	–	–	–	–
Total comprehensive income	(870,780)	128,561	(51,702)	(1,631,348)	–	–	(2,425,269)
Attributable to investee's shareholders	(870,780)	128,561	(51,702)	(1,631,348)	–	–	(2,425,269)
Group's interest in net assets of investee at beginning of the year	605,753	1,172,859	–	162,349	–	–	1,940,961
Acquisition	–	–	–	–	17	340,000	340,017
Group's share of:							
- (Loss)/Profit for the year	(435,390)	64,280	–	(1,155)	–	–	(372,265)
- OCI	–	–	–	–	–	–	-
Total comprehensive income	(435,390)	64,280	–	(1,155)	–	–	(372,265)
Adjustment & Restatement	–	–	–	(161,194)	–	–	(161,194)
Total comprehensive (loss)/income, as restated	(435,390)	64,280	–	(162,349)	–	–	(533,459)
Carrying amount of interest in investee at end of the year	170,363	1,237,139	–	–	17	340,000	1,747,519

7 ASSOCIATES (CONT'D)

Unrecognised share of losses of an associate

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
The unrecognised share of losses of an associate for the year	(17,739)	(20,825)	(25,334)
Cumulative share of losses of an associate	(81,677)	(66,893)	(48,731)

8 AVAILABLE-FOR-SALE FINANCIAL ASSET

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Available-for-sale financial asset measured at fair value:			
- Unquoted equity investment,			
At 1 October	10,295,000	10,010,000	10,485,033
Reclassification at 1 October 2018*	(10,295,000)	–	–
Fair value gain/(loss) recognised in other comprehensive income/(loss)	–	285,000	(475,033)
At 30 September	–	10,295,000	10,010,000

* See Note 2(b)(I)(c) for details of reclassification as at 1 October 2018 on adoption of SFRS(I) 9.

9 FINANCIAL ASSETS, AT FVOCI

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Equity instrument designated at fair value through OCI			
- Unquoted equity investment,			
At 1 October	–	–	–
Reclassification at 1 October 2018*	10,295,000	–	–
Fair value loss recognised in other comprehensive income/(loss)	(136,000)	–	–
At 30 September	10,159,000	–	–

Unquoted equity investment

Unquoted equity investment comprises 6% equity interest in an unquoted company (Citrine Capital Pte Ltd) in Singapore. There are no current market transactions that are directly comparable. The determination of fair value measurement is disclosed in Note 35.

* See Note 2(b)(I)(c) for details of reclassification as at 1 October 2018 on adoption of SFRS(I) 9.

10 DEFERRED TAX ASSETS/(LIABILITIES)

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same fiscal authority. The amounts, determined after appropriate offsetting, are shown on the balance sheet as follows:

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Deferred tax assets			
At 1 October	59,176	301,401	854,955
Recognised in profit or loss (Note 27)	(59,176)	(242,225)	(553,554)
At 30 September	–	59,176	301,401

Deferred tax assets comprise the following:

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Development properties for sale	-	59,176	301,401
To be recovered:			
- between one and five years	-	59,176	301,401

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Deferred tax liabilities			
At 1 October	9,491,619	10,737,234	31,033,063
Recognised in profit or loss (Note 27)	–	(1,439,984)	(15,667,437)
Currency translation differences	(2,949)	194,369	(4,628,392)
At 30 September	9,488,670	9,491,619	10,737,234

10 DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

Deferred tax liabilities comprise the following:

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Investment properties	1,053,989	1,054,322	1,032,308
Development properties for sale	8,434,681	8,437,297	9,704,926
	9,488,670	9,491,619	10,737,234

Movement of deferred tax liabilities is as follows:

The Group	Investment properties $	Development properties for sale $	Total $
At 1 October 2018	1,054,322	8,437,297	9,491,619
Currency translation differences	(333)	(2,616)	(2,949)
At 30 September 2019	1,053,989	8,434,681	9,488,670

The Group	Investment properties $	Development properties for sale $	Total $
At 1 October 2017	1,032,308	9,704,926	10,737,234
Recognised in profit or loss	–	(1,439,984)	(1,439,984)
Currency translation differences	22,014	172,355	194,369
At 30 September 2018	1,054,322	8,437,297	9,491,619

The Group	2019 $	2018 $	2017 $
Deferred tax liabilities to be realised:			
- between one and five years	8,434,681	8,437,297	9,704,926
- after five years	1,053,989	1,054,322	1,032,308
	9,488,670	9,491,619	10,737,234

11 TRADE AND OTHER RECEIVABLES

	The Group			The Company		
	30 September 2019	30 September 2018 (Restated)	1 October 2017 (Restated)	30 September 2019	30 September 2018	1 October 2017
	$	$	$	$	$	$
Trade receivables						
- Third parties	3,729,199	2,905,997	43,462,956	–	–	–
- Related party	49,410	-	24,197	–	–	–
	3,778,609	2,905,997	43,487,153	–	–	–
Other receivables						
- Third parties						
Gross amount	361,197	1,252,786	763,274	–	–	–
Impairment:						
At beginning of year	–	(33,958)	-	–	–	–
Allowance made	–	-	(33,958)	–	–	–
Reversal of allowance	–	32,100	-	–	–	–
Allowance utilised	–	1,858	-	–	–	–
At end of year	–	-	(33,958)	–	–	–
Third parties, net	361,197	1,252,786	729,316	–	–	–
- Subsidiaries	–	–	–	65,879,481	64,579,167	66,490,498
- Related party	6,351	6,400	2,300	–	–	–
- Associates, net	15,415,035	12,426,577	7,878,316	–	–	–
Deposits	86,346	96,708	156,099	16,395	16,395	16,395
	19,647,538	16,688,468	52,253,184	65,895,876	64,595,562	66,506,893
Non-refundable deposits	328,186	–	–	–	–	–
Prepayments	43,899	44,271	53,036	16,425	14,864	19,546
	20,019,623	16,732,739	52,306,220	65,912,301	64,610,426	66,526,439

	The Group			The Company		
	2019	2018	2017	2019	2018	2017
	$	$	$	$	$	$
Neither past due nor impaired	19,968,015	16,697,215	52,259,061	65,912,301	64,610,426	66,526,439
	19,968,015	16,697,215	52,259,061	65,912,301	64,610,426	66,526,439

(a) Financial assets that are neither past due nor impaired

Trade and other receivables that are neither past due nor impaired are creditworthy debtors with a good payment record with the Group.

11 TRADE AND OTHER RECEIVABLES (CONT'D)

(b) Financial assets that are past due but not impaired

The ageing analysis of trade and other receivables past due but not impaired is as follows:

	The Group			The Company		
	2019	2018	2017	2019	2018	2017
	$	$	$	$	$	$
Past due 0 - 30 days	9,136	15,135	41,809	–	–	–
Past due 31 - 60 days	–	–	160	–	–	–
Past due over 60 days	42,472	20,389	5,190	–	–	–
	51,608	35,524	47,159	–	–	–

Trade receivables relate to amount to be received for property sold. Trade receivables have credit terms of between 30 to 90 (2018 - 30 to 90) days.

The non-trade amounts due from subsidiaries, associates and related party, comprising mainly advances, are unsecured, interest-free and repayable on demand. There is no allowance for doubtful debts arising from the outstanding balances.

Related party refers to an entity controlled by an executive director of Goodland Group Limited.

Please refer to Note 33 for details of credit risk and foreign currency risk exposures.

12 CONTRACT BALANCES

	The Group		
	30 September 2019	30 September 2018	1 October 2017
	$	$	$
Contract assets	172,018	191,252	106,783
Contract liabilities	(272,649)	(179,400)	(96,923)
	(100,631)	11,852	9,860

Contract assets

The contract assets relate primarily to the Group's right to recognise revenue for percentage of work completed but not billed at the reporting period on its construction works performed that is recognised over time.

12 CONTRACT BALANCES (CONT'D)

Unsatisfied performance obligations

	The Group		
	30 September 2019	30 September 2018	1 October 2017
	$	$	$
Aggregate amount of the transaction price allocated to contracts that are partially or fully unsatisfied as at 30 September	272,649	179,400	96,923

Management expects that 100% of the transaction price allocated to the unsatisfied performance obligations as of 30 September 2019 will be recognised as revenue during the next reporting period.

Assets recognised from costs to fulfil contracts
Management assessed that there are no assets recognised from costs to fulfil contract as at 30 September 2019, 30 September 2018 and 1 October 2017.

13 DEVELOPMENT PROPERTIES

	30 September 2019	30 September 2018 (Restated)	1 October 2017 (Restated)
The Group	$	$	$
Properties under development:			
Costs incurred and attributable profits	221,714,223	198,230,315	321,951,435
Progress billings	–	–	(146,125,837)
	221,714,223	198,230,315	175,825,598
Completed properties, at cost	11,646,731	7,088,365	20,183,354
Total development properties for sale	233,360,954	205,318,680	196,008,952
Borrowing costs capitalised during the year	1,051,150	673,481	58,254

The rates used to determine the amount of borrowing costs eligible for capitalisation ranged from 2.60% to 3.98% (2018 – 2.66% to 3.34%; 2017 – 2.56% to 3.25%) per annum.

As at 30 September 2019, development properties for sale with a total carrying amount of $233,360,954 (2018 - $205,318,680; 2017 - $196,008,952) were pledged to certain banks to secure credit facilities for the Group (Note 20).

13 DEVELOPMENT PROPERTIES (CONT'D)

Details of development properties are as follows:

Property name and location	Stage of completion	Expected date of completion	Approximate land area (square meters)	Approximate gross floor area (square meters)	Description	Group's effective interest		
						2019	2018	2017
						%	%	%
Goodland Investments Pte. Ltd.								
33 Sirat Road, Singapore	100%	Completed	179	471	3-storey intermediate terrace dwelling house with an attic	–	100	100
45 Cardiff Grove, Singapore	100%	Completed	170	308	2-storey intermediate terrace dwelling house with an attic	100	100	–
20 Jalan Telang, Singapore	100%	Completed	190	350	2-storey intermediate terrace dwelling house with an attic and swimming pool	100	100	–
Goodland Development Pte. Ltd.								
5 Jalan Chempedak, Singapore	100%	Completed	183	329	2-storey intermediate terrace dwelling house with an attic	–	100	100
21 Jalan Melor, Singapore	100%	Completed	222	462	2-storey intermediate terrace dwelling house with an attic and swimming pool	100	100	–
281 Onan Road, Singapore	95%	Completed	164	333	3-storey corner terrace dwelling house with an attic	100	100	–

13 DEVELOPMENT PROPERTIES (CONT'D)

Details of development properties are as follows:

Property name and location	Stage of completion	Expected date of completion	Approximate land area (square meters)	Approximate gross floor area (square meters)	Description	Group's effective interest 2019 %	2018 %	2017 %
Goodland Development Pte. Ltd.								
2 Lilac Drive, Singapore	95%	Completed	195	404	3-storey intermediate terrace dwelling house with attic, roof terrace and swimming pool	100	100	–
19 Jalan Melor, Singapore	79%	3rd quarter 2020	222	456	2-storey intermediate terrace dwelling house with an attic and swimming pool	100	100	–
Goodland Assets Pte. Ltd.								
1 Marne Road ("The Citron and The Citron Residences"), Singapore	100%	Completed	1,700	5,100	Residential apartment units with commercial shops at 1st storey	100	100	100
Goodland Da-Qiao Pte Ltd								
321 Bedok Road, Singapore	44%	2nd quarter 2020	754	744	A pair of 2- storey semi detached dwelling house each with attic and swimming pool	51	51	–
GLG Properties Pte Ltd								
31 Neram Road, Singapore	91%	3rd quarter 2020	259	513	2-storey intermediate terrace dwelling house with an attic and swimming pool	100	100	–
29 Jalan Tari Piring, Singapore	100%	Completed	166	306	3-storey corner terrace dwelling house with an attic and swimming pool	100	100	–
28 Jalan Tanjong, Singapore	65%	3rd quarter 2020	189	453	3-storey intermediate terrace dwelling house with an attic and swimming pool	100	100	–
45 Jalan Kemuning, Singapore	66%	3rd quarter 2020	158	348	3-storey intermediate terrace dwelling house with an attic and swimming pool	100	–	–

13 DEVELOPMENT PROPERTIES (CONT'D)

Details of development properties are as follows:

Property name and location	Stage of completion	Expected date of completion	Approximate land area (square meters)	Approximate gross floor area (square meters)	Description	Group's effective interest 2019 %	2018 %	2017 %
T City (Ipoh) Sdn. Bhd								
Off Jalan Simpang Pulai/Gopeng, Perak Darul Ridzuan, Malaysia	-	To be advised	178,455	To be advised	Commercial and residential development	70	70	70
Goodland Citrine Pte Ltd								
33 Kim Chuan Drive, ("Citrine Foodland@33 Kim Chuan"), Singapore	-	4th quarter 2023	1,415	To be advised	Industrial food production factory units with ancillary industrial canteen	100	–	–
Banyan Housing Development Sdn. Bhd.								
No. 204, 206, 208 Jalan Dr. Lim Chwee Leong, Penang, Malaysia	100%	Completed	419	1,160	Commercial shophouses/offices	72	72	72

14 FINANCIAL ASSETS, AT FVTPL

The fair value of quoted equity investments is determined by reference to stock exchange quoted bid prices. Financial assets at fair value through profit or loss are as follows:

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Financial assets, at fair value through profit or loss			
- Quoted equity securities, at fair value	323,060	420,629	171,981

15 CASH AND CASH EQUIVALENTS

	The Group			The Company		
	30 September 2019	30 September 2018	1 October 2017	30 September 2019	30 September 2018	1 October 2017
	$	$	$	$	$	$
Cash and bank balances	1,808,375	8,299,699	24,070,663	145,639	4,575,041	818,254
Fixed deposit	–	–	1,004,092	–	–	1,004,092
Cash and cash equivalents	1,808,375	8,299,699	25,074,755	145,639	4,575,041	1,822,346

Cash and cash equivalents are denominated in the following currencies:

	The Group			The Company		
	30 September 2019	30 September 2018	1 October 2017	30 September 2019	30 September 2018	1 October 2017
	$	$	$	$	$	$
Singapore Dollar	1,623,180	8,023,392	24,987,713	145,639	4,575,041	1,822,346
Malaysian Ringgit	185,195	276,307	87,042	–	–	–
	1,808,375	8,299,699	25,074,755	145,639	4,575,041	1,822,346

16 SHARE CAPITAL

	30 September 2019	30 September 2018	1 October 2017	30 September 2019	30 September 2018	1 October 2017
The Group and The Company		No. of shares		$	$	$
Issued and fully paid with no par value:						
At beginning and at end of year	394,066,518	394,066,518	394,066,518	63,280,416	63,280,416	63,280,416

The holders of ordinary shares (except for treasury shares) are entitled to receive dividends as and when declared from time to time and are entitled to one vote per share at the meetings of the Group. All shares rank equally with regard to the Company's residual assets.

17 TREASURY SHARES

The Group and The Company	30 September 2019	30 September 2018	1 October 2017	30 September 2019	30 September 2018	1 October 2017
		No. of shares		$	$	$
At beginning of the year	33,471,600	33,371,600	33,371,600	9,380,177	9,356,702	9,356,702
Purchase during the year	385,000	100,000	–	73,662	23,475	–
At end of year	33,856,600	33,471,600	33,371,600	9,453,839	9,380,177	9,356,702

18 RESERVES

	The Group			The Company		
	30 September 2019	30 September 2018 (Restated)	1 October 2017 (Restated)	30 September 2019	30 September 2018	1 October 2017
	$	$	$	$	$	$
Acquisition reserve (a)	78,743,302	78,743,302	78,743,302	–	–	–
Currency translation reserve (b)	2,561,549	2,599,585	–	–	–	–
Equity reserve (c)	228,811	228,811	228,811	(1,077,254)	(1,077,254)	228,811
Fair value reserve (d)	(319,315)	(183,315)	(468,315)	–	–	–
Merger reserve (e)	(485,076)	(485,076)	(485,076)	–	–	–
Revaluation surplus reserve (f)	3,224,151	3,224,151	3,224,151	–	–	–
Retained earnings	62,070,143	63,473,312	63,196,087	1,660,479	2,183,852	2,305,735
	146,023,565	147,600,770	144,438,960	583,225	1,106,598	2,534,546

(a) Acquisition reserve refers to the excess of the net identifiable assets acquired over the consideration transferred arising from a business combination with an entity in which a shareholder has an equity interest.

(b) Currency translation reserve arises from the translation of financial statements of foreign entities whose functional currencies are different from the Group's presentation currency.

(c) For the Group, equity reserve refers to the equity component of the convertible bonds. On 30 September 2017, all convertible bonds were fully redeemed by the Company.

For the Company, during the financial year ended 30 September 2018, the management decided to waive the advances to a subsidiary of $1,306,064 which reduces the equity reserve to a negative balance of $1,077,254 .

(d) Fair value reserve comprises the cumulative net change in the fair value of available-for-sale financial assets/FVOCI until the assets are derecognised or impaired.

(e) Merger reserve represents the difference between the value of shares issued by the Company in exchange for the value of shares acquired in respect of the acquisition of subsidiaries accounted for under the pooling-of-interest method.

(f) Revaluation surplus reserve relates to the excess of the revalued amount and the carrying amount of the property upon its transfer from owner-occupied property to investment property.

19 OBLIGATIONS UNDER FINANCE LEASES

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Future minimum lease payments:			
Due not later than one year	41,712	41,712	42,879
Due later than one year and not later than five years	106,673	126,941	61,433
Due later than five years	8,881	30,325	–
	157,266	198,978	104,312
Future finance charges on finance leases	(24,679)	(31,357)	(16,572)
Present value of minimum lease payments	132,587	167,621	87,740
Present value of minimum lease payments:			
Due not later than one year	35,034	35,034	36,622
Due later than one year and not later than five years	90,038	106,907	51,118
Due later than five years	7,515	25,680	–
	97,553	132,587	51,118
	132,587	167,621	87,740
Nominal interest rate	4.83% to 5.50%	4.83% to 5.47%	5.43% to 5.47%

The Group leases certain motor vehicles from third parties under finance leases with a carrying amount of $149,517 (2018 - $218,842; 2017 - $88,587) (Note 4).

The fair value of obligations under finance lease at the reporting date is as follows:

	Carrying amount			Fair value		
The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $	30 September 2019 $	30 September 2018 $	1 October 2017 $
Obligations under finance lease	132,587	167,621	87,740	156,469	192,876	89,845

The fair values are determined from the discounted cash flow analyses, using the discount rates based upon the borrowing rates which the management expect would be available to the Group at the end of the reporting period, as follows:

The Group	30 September 2019 %	30 September 2018 %	1 October 2017 %
Obligations under finance lease	2.88	3.02	3.02

20 BANK BORROWINGS

The Group	Year of Maturity	30 September 2019 $	30 September 2018 $	1 October 2017 $
Non-current liabilities				
Bank loans (secured):				
Between one and five years	2020-2023	14,478,999	14,786,924	15,264,576
Repayable after five years	2024-2033	428,593	-	-
		14,907,592	14,786,924	15,264,576
Current liabilities				
Bank loans (secured):				
Repayable within one year or less, on demand	2019-2020	47,335,743	27,230,375	87,037,767
Repayable after one year, but within normal operating cycle	2021-2022	29,769,250	22,251,176	4,687,375
		77,104,993	49,481,551	91,725,142
Total borrowings		92,012,585	64,268,475	106,989,718
Nominal interest rate		2.60% to 3.68%	2.33% to 3.24%	2.47% to 3.25%

The fair value of non-current borrowings at the reporting date is as follows:

	Carrying amount			Fair value		
The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $	30 September 2019 $	30 September 2018 $	1 October 2017 $
Bank loans (secured)	14,907,592	14,786,924	15,264,576	16,866,007	15,091,782	15,807,258

The fair values are determined from the discounted cash flow analyses, using the discount rates based upon the borrowing rates which the management expect would be available to the Group at the end of the reporting period, as follows:

The Group	30 September 2019 %	30 September 2018 %	1 October 2017 %
Bank loans (secured)	5.25	5.33	5.28

20 BANK BORROWINGS (CONT'D)

The outstanding bank loans of the Group exposed to interest rate were as follows:

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
At floating rates	92,012,585	64,268,475	106,989,718
	92,012,585	64,268,475	106,989,718

Bank loans

At reporting date, the bank loan comprises of land loans and construction loans to finance the development property projects, fixed advance facilities and money market loan to finance working capital as well as commercial property loan to finance investment properties.

Bank loans are secured by:

(i) Mortgages on property, plant and equipment (Note 4), investment properties (Note 5) and development properties (Note 13);
(ii) Assignment of all rights, titles and benefits with respect to these properties;
(iii) Corporate guarantee by the Company (Note 31);
(iv) Assignment of performance bond, insurances, proceeds and construction contract;
(v) Assignment of developer's rights and benefits in sale and purchase agreements; and
(vi) Legal assignment of rental proceeds and charge over bank account(s) into which rental proceeds shall be paid.

21 TRADE AND OTHER PAYABLES

	The Group			The Company		
	30 September 2019 $	30 September 2018 (Restated) $	1 October 2017 (Restated) $	30 September 2019 $	30 September 2018 $	1 October 2017 $
Trade payables	1,270,193	867,981	865,085	–	–	–
Retention sums payable	–	5,014	5,014	–	–	–
Other payables:						
- Third parties	310,680	291,696	1,211,028	52,562	31,485	119,060
- Subsidiaries	–	–	–	24,210,488	25,615,418	22,532,688
- Related parties	1,965,178	1,667,074	932,974	–	–	–
- Associates	8,909,911	5,784,941	1,450,000	–	–	–
Advances/deposits received	203,419	168,543	87,600	–	–	–
Accrued operating expenses	2,353,293	2,526,345	2,096,653	105,651	50,290	47,240
	15,012,674	11,311,594	6,648,354	24,368,701	25,697,193	22,698,988

21 TRADE AND OTHER PAYABLES (CONT'D)

Trade and other payables have credit terms of between 30 to 90 (2018 - 30 to 90; 2017 - 30 to 90) days.

The non-trade amounts due to subsidiaries, related parties and associates, comprising mainly advances, are unsecured, interest-free and repayable on demand.

Related parties refer to the director of the Group and non-controlling interest of subsidiaries.

22 OTHER OPERATING INCOME

	2019	2018 (Restated)
The Group	**$**	**$**
Dividend income	9,962	17,200
Gain on disposal of property, plant and equipment	5,512	–
Fair value gain on investment properties (Note 5)	792,700	647,395
Fair value gain on financial assets, at fair value through profit or loss	–	49,548
Forfeiture of deposit	187,500	53,760
Government grants	39,828	79,015
Reversal of impairment allowance on other receivables	–	32,100
Others	194,668	270,659
	1,230,170	1,149,677

23 FINANCE INCOME

	2019	2018
The Group	**$**	**$**
Interest income on bank balances	26,653	29,540

24 FINANCE COSTS

	2019	2018
The Group	**$**	**$**
Interest expense on:		
- Finance lease liabilities	6,678	8,170
- Borrowings	1,463,358	2,745,724
	1,470,036	2,753,894

25 PROFIT BEFORE TAXATION

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

The Group	Note	2019 $	2018 $
Audit fees paid/payable to the auditors of the Company		134,380	148,260
Depreciation of property, plant and equipment	4	415,933	459,336
Loss on disposal of property, plant and equipment		–	8,871
Exchange loss, net		605	267
Operating lease expense - rental		126,240	92,226
Write down in value of development properties	13	–	415,875
Fair value loss on FVTPL		97,569	–

26 EMPLOYEE BENEFIT EXPENSES

The Group	2019 $	2018 $
Salaries and related costs	4,177,987	4,508,833
Contributions to defined contribution plans	610,035	620,374
	4,788,022	5,129,207
Included in:		
Cost of sales	658,263	638,573
Administrative expenses	3,705,625	4,080,102
Development properties	424,134	410,532
	4,788,022	5,129,207

27 INCOME TAX EXPENSE/(CREDIT)

The Group	2019 $	2018 $
Current tax expense		
Current year	–	37,853
Adjustment for prior years	5,689	(182,125)
	5,689	(144,272)
Deferred tax expense		
Origination and reversal of temporary differences	59,176	(523,265)
Adjustment for prior years	–	(674,494)
(Note 10)	59,176	(1,197,759)
	64,865	(1,342,031)

27 INCOME TAX EXPENSE/(CREDIT) (CONT'D)

The income tax expense/(credit) on profit for the financial year varies from the amount of income tax determined by applying the Singapore standard rate of income tax to profit before taxation due to the following factors:

The Group	2019 $	2018 (Restated) $
Profit before taxation	275,645	2,717,843
Tax at statutory rate of 17% (2018 - 17%)	46,860	462,033
Tax effect on non-deductible expenses	375,814	438,215
Tax effect of results of associates, net of tax	(692,755)	(1,075,994)
Tax effect on non-taxable income	(467,633)	(250,549)
Effect of different tax rate in foreign jurisdictions	(4,650)	(3,945)
Tax credit, exemption and rebate	–	(52,514)
Deferred tax benefits on tax losses not recognised	743,802	63,828
Utilisation of tax benefits previously not recognised	(1,438)	(66,486)
Adjustment/derecognition #	59,176	(856,619)
Under provision for prior year tax	5,689	–
	64,865	(1,342,031)

Unrecognised deferred tax assets

As at 30 September 2019, the Group has unutilised tax losses amounting to approximately $12,118,894 (2018 - $8,723,920). Deferred tax assets amounting to $2,060,212 (2018 - $1,483,066) have not been recognised in respect of these tax losses because it is not probable that future taxable profit will be available against which the Group can utilise the benefits therefrom. The tax losses do not expire and can be carried forward to offset future taxable profits subject to compliance with tax regulations.

Unrecognised deferred tax liabilities

As at 30 September 2019, the aggregate amount of undistributed earnings of subsidiaries amounted to $282,215 (2018 - $286,124) which is equivalent to the deferred tax liabilities of $14,111 (2018 - $14,306) that have not been recognised. No liability has been recognised because the Group is in a position to control the timing of the reversal of the temporary differences and it is probable that such differences will not reverse in the foreseeable future.

28 EARNINGS PER SHARE

	2019	2018 (Restated)
Profit attributable to owners of the Company ($)	219,509	4,064,523
Weighted average number of ordinary shares issued used in the calculation of basic earnings per share	360,489,589	360,687,795
Basic and diluted earnings (cents per share)	0.06	1.13

29 SIGNIFICANT RELATED PARTY TRANSACTIONS

The Group	2019 $	2018 $
Short-term employee benefits	2,176,875	2,084,186
Contributions to defined contribution plans	184,365	181,101
	2,361,240	2,265,287
Comprised amounts paid/payable to:		
Directors of the Company*	1,707,050	1,604,846
Other key management personnel	654,190	660,441
	2,361,240	2,265,287

* includes directors' fees of $230,000 (2018 - $127,796)

30 COMMITMENTS

30.1 Capital commitments

At the reporting date, the Group had the following capital commitments:

	2019 $	2018 $	2017 $
The Group			
For completion of property acquisitions			
36 Mayflower Lane	2,149,850	–	–
6 Jalan Kemuning	1,683,000	–	–
10, 12, 14, 16, 16-A Jalan Kuala Kangsar	1,782,325	–	–
	5,615,175	–	–

30.2 Operating lease commitments (non-cancellable)

(a) Where the Group is the lessee

At the reporting date, the Group was committed to make the following rental payments in respect of operating leases of staff accommodation, office premises and office equipment.

	2019 $	2018 $	2017 $
The Group			
Not later than one year	74,149	50,405	32,745
Later than one year and not later than five years	3,012	4,990	3,982
Later than five years	–	–	–
	77,161	55,395	36,727

The leases on the Group's staff accommodation and office equipment expire on November 2019 and April 2023.

30 COMMITMENTS (CONT'D)

30.2 Operating lease commitments (non-cancellable) (Cont'd)

(b) Where the Group is the lessor

At the reporting date, the Group had the following rentals receivable under non-cancellable operating leases related to investment properties:

	2019 $	2018 $	2017 $
The Group			
Not later than one year	675,840	625,302	266,578
Later than one year and not later than five years	443,022	563,398	58,902
Later than five years	–	–	–
	1,118,862	1,188,700	325,480

The leases on the Group's investment properties expire between December 2019 and December 2022.

31 CORPORATE GUARANTEES

As at 30 September 2019, the Company has provided guarantees to banks in respect of credit facilities granted to subsidiaries amounting to $105,588,064 (2018 - $74,874,064; 2017 - $124,569,412), of which $92,012,587 (2018 - $64,268,475; 2017 – $106,989,718) has been drawn down.

As at 30 September 2019, the Company has also provided guarantees to banks in respect of credit facilities granted to an associate of which the Group's maximum share at 17% is $46,911,500 (2018 - $42,491,500; 2017 - $42,491,500).

At the reporting date, the Company does not consider it probable that a claim will be made against the Company under the intra-group financial guarantees. The fair value of these corporate guarantees is estimated to be insignificant as the borrowings are fully collateralised by the related mortgaged properties and the subsidiaries have the ability to generate sufficient cash flows from their operations to repay the borrowings.

32 SEGMENT INFORMATION

Reporting format

The Group's primary format for segment reporting is based on business segments. The business segments are determined based on the Group's management and internal reporting structure. Geographical segment is not presented as the Group operates predominantly in Singapore. The revenue for the financial year ended 30 September 2019 and 2018 are largely earned in Singapore.

The Group's reportable segments are as follows:
(i) Property development segment - developing properties for sale
(ii) Construction segment - constructing residential and commercial properties
(iii) Property investment segment - investing in properties to earn rentals and for capital appreciation
(iv) Others - comprising mainly corporate office functions and investment in shares

Performance is measured based on segment profit before income tax which is used as a measure of performance is used to measure performance as management believes that such information is the most relevant in evaluating the results of the segments. Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Inter-segment transactions are determined on mutually agreed terms. Certain assets of the Group are shared between the different segments. There is no reasonable basis to allocate such assets and liabilities of the Group between the different segments, and accordingly the assets and liabilities of the Group are disclosed as unallocated in the segment report.

32 OPERATING SEGMENTS (CONT'D)

	Sale of development properties		Construction revenue		Investment properties		Others		Total	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
	$	$	$	$	$	$	$	$	$	$
Revenue and other operating income	7,218,000	30,605,146	4,279,488	4,574,626	706,656	539,250	1,230,170	1,149,677	13,434,314	36,868,699
Less: Elimination	–	–	(4,125,757)	(4,208,863)	–	–	–	–	(4,125,757)	(4,208,863)
	7,218,000	30,605,146	153,731	365,763	706,656	539,250	1,230,170	1,149,677	9,308,557	32,659,836
Segment result	812,592	1,281,067	5,856	110,084	(803,322)	(613,252)	1,132,601	1,116,728	1,147,727	1,894,627
Share of results of associates	4,075,027	6,329,376	–	–	–	–	–	–	4,075,027	6,329,376
Unallocated expenses									(4,973,762)	(5,535,700)
Results from operating activities									248,992	2,688,303
Unallocated interest income									26,653	29,540
Profit before taxation									275,645	2,717,843
Taxation									(64,865)	1,342,031
Profit for the year									210,780	4,059,874
Other segment information:										
Write down in value of development properties for sale	–	(415,875)	–	–	–	–	–	–	–	(415,875)
Gain/(Loss) on disposal of property, plant and equipment (unallocated)	–	–	–	–	–	–	–	–	5,512	(8,871)
Fair value gain on investment properties	–	–	–	–	792,700	647,395	–	–	792,700	647,395
(Loss)/ Gain on change in fair value of financial assets, at fair value through profit or loss	–	–	–	–	–	–	(97,569)	49,548	(97,569)	49,548
Additions to property, plant and equipment										
- allocated	40,799	–	24,401	–	–	–	–	–	65,200	-
- unallocated	–	–	–	–	–	–	–	–	-	330,430
	40,799	-	24,401	–	–	–	–	–	65,200	330,430
Additions to investment properties	–	–	–	–	861,617	125,866	–	–	861,617	125,866
Depreciation of property, plant and equipment										
- allocated	296,697	–	119,236	250,091	–	–	–	–	415,933	250,091
- unallocated	–	–	–	–	–	–	–	–	-	209,245
									415,933	459,336
Assets and liabilities										
Segment assets	275,468,370	239,309,517	606,940	1,198,071	92,242,670	90,571,216	–	–	368,317,980	331,078,804
Unallocated assets	–	–	–	–	–	–	–	–	2,196,387	9,550,512
Total assets	275,468,370	239,309,517	606,940	1,198,071	92,242,670	90,571,216	–	–	370,514,367	340,629,316
Segment liabilities	56,728,970	28,647,140	2,377,110	2,033,062	37,690,955	37,098,039	–	–	96,797,035	67,778,241
Unallocated liabilities	–	–	–	–	–	–	–	–	20,122,130	17,677,964
Total liabilities	56,728,970	28,647,140	2,377,110	2,033,062	37,690,955	37,098,039	–	–	116,919,165	85,456,205

32 OPERATING SEGMENTS (CONT'D)

Reconciliations:

(1) Segment result

A reconciliation of segment result to profit before taxation is as follows:

The Group	2019 $	2018 $
Segment result	1,147,727	1,894,627
Share of results of associates	4,075,027	6,329,376
Administrative expenses	(4,973,762)	(5,535,700)
Finance income	26,653	29,540
Profit before taxation	275,645	2,717,843

(2) Segment assets

Reportable segments' assets are reconciled to total assets as follows:

The Group	2019 $	2018 $
Segment assets	368,317,980	331,078,804
Property, plant and equipment	582	685
Trade and other receivables	64,370	829,499
Financial assets, at FVTPL	323,060	420,629
Cash and cash equivalents	1,808,375	8,299,699
Total assets	370,514,367	340,629,316

(3) Segment liabilities

Reportable segments' liabilities are reconciled to total liabilities as follows:

The Group	2019 $	2018 $
Segment liabilities	96,797,035	67,778,241
Trade and other payables	6,989,543	4,510,343
Obligation under finance lease	132,587	167,621
Borrowings	13,000,000	13,000,000
Total liabilities	116,919,165	85,456,205

Unallocated other income and expenses

There is no reasonable basis to allocate foreign exchange loss, interest income, general finance cost and income tax expense to the different segments, and accordingly these items have been disclosed as unallocated income and unallocated costs. Unallocated costs also include administrative expenses of the Company, dormant subsidiaries and subsidiaries which are engaged in more than one business segments. There is no reasonable basis to allocate such administrative expenses to the respective segments.

32 OPERATING SEGMENTS (CONT'D)

Geographical segment

The following table presents revenue and total non-current assets information based on the geographical location of customers and assets:

The Group	Singapore $	Malaysia $	Total $
2019			
External revenue	7,924,656	153,731	8,078,387
Non-current assets excluding deferred tax assets and financial instruments	83,422,112	21,249,225	104,671,337
Financial assets, at FVOCI	10,159,000	–	10,159,000
Total non-current assets	93,581,112	21,249,225	114,830,337
2018			
External revenue	31,144,396	365,763	31,510,159
Non-current assets excluding deferred tax assets and financial instruments	78,078,621	21,233,520	99,312,141
Deferred tax assets	59,176	–	59,176
Available-for-sale financial asset	10,295,000	–	10,295,000
Total non-current assets	88,432,797	21,233,520	109,666,317

Revenue of approximately $7,218,000 (2018 - $3,700,000) are derived from two external customers (2018: one). These revenues are attributable to the Singapore property development segment.

33 FINANCIAL RISK MANAGEMENT

The Company's and the Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise adverse effects from the unpredictability of financial markets on the Company's and the Group's financial performance. The key financial risks include foreign currency risk, credit risk, market price risk, interest rate risk, liquidity risk and cash flow risk. The Company's and the Group's overall risk management strategy seeks to minimise adverse effects from these financial risks on the Company's and the Group's financial performance. The Company's and the Group's overall risk management policy is to ensure adequate financial resources are available for the development of the Company's and the Group's business whilst managing the risk.

The Company's and the Group's risk management is carried out by the board of directors. The Company and the Group do not hold or issue derivative financial instruments for trading purposes or to hedge against fluctuations, if any, in interest rates and foreign exchange.

There has been no change to the Company's and the Group's exposure to these financial risks and the manner in which they manage and measure the risks.

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Accounting classification of financial assets and financial liabilities

The carrying amounts of financial assets and financial liabilities in each category at the reporting are as follows:

	The Group			The Company		
	30 September 2019	30 September 2018	1 October 2017	30 September 2019	30 September 2018	1 October 2017
	$	$	$	$	$	$
Financial assets at fair value through other comprehensive income						
Available-for-sale financial asset	–	10,295,000	10,010,000	–	–	–
Financial assets, at FVOCI	10,159,000	–	–	–	–	–
	10,159,000	10,295,000	10,010,000	–	–	–
Financial assets at fair value through profit or loss	323,060	420,629	171,981	–	–	–
Financial assets at amortised cost						
Trade and other receivables#	19,647,538	16,688,468	52,253,184	65,895,876	64,595,562	66,506,893
Contract assets	172,018	191,252	106,783	–	–	–
Cash and cash equivalents	1,808,375	8,299,699	25,074,755	145,639	4,575,041	1,822,346
	21,627,931	25,179,419	77,434,722	66,041,515	69,170,603	68,329,239
Financial liabilities at amortised cost						
Trade and other payables##	14,809,255	11,143,051	6,560,754	24,368,701	25,697,193	22,698,988
Obligations under finance leases	132,587	167,621	87,740	–	–	–
Bank borrowings	92,012,585	64,268,475	106,989,718	–	–	–
	106,954,427	75,579,147	113,638,212	24,368,701	25,697,193	22,698,988

Exclude prepayments and non-refundable deposits

Exclude deposits received

Credit risk

Credit risk refers to the risk that one party to a financial instrument will fail to discharge an obligation and cause the Group or the Company to incur a financial loss. The Group's exposure to credit risk arises primarily from cash and cash equivalents, trade and other receivables and contract assets.

The Group's and the Company's objective is to seek continual growth while minimising losses arising from credit risk exposure. For trade receivables, the Group adopts the policy of dealing only with customers of appropriate credit history, and obtaining sufficient security where appropriate to mitigate credit risk. The Group closely monitors and avoids any significant concentration of credit risk on any of its development properties sold. Contractual deposits are collected and scheduled progress payments are received from the buyers when due. Title to properties is only transferred upon full settlement. In addition, receivable balances and payment profile of the debtors are monitored on an on-going basis with the result that the Group's exposure to bad debts is not significant. For other financial assets, the Group adopts the policy of dealing only with high credit quality counterparties.

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Credit risk (Cont'd)

The Group and the Company establish an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables and contract assets. The allowance account in respect of these assets is used to record impairment losses unless the Group is satisfied that no recovery of the amount owing is possible. At that point, the financial asset is considered irrecoverable and the amount charged to the allowance account is written off against the carrying amount of the impaired financial asset.

At the reporting date, no allowances for impairment is necessary in respect of trade and other receivables past due and not past due.

Significant concentrations of credit risk

At the reporting date there is no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset.

Concentrations of credit risk exist when changes in economic, industry or geographic factors similarly affect groups of counterparties whose aggregate credit exposure is significant in relation to the Group's and the Company's total credit exposure. As at 31 December 2019, 2018 and 2017, the Group and the Company does not have any significant concentrations of credit risk.

The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets as follows:

The Group	30 September 2019 $	30 September 2018 $	1 October 2017 $
Financial assets			
Trade and other receivables#	19,647,538	16,688,468	52,253,184
Contract assets	172,018	191,252	106,783
Cash and cash equivalents	1,808,375	8,299,699	25,074,755
	21,627,931	25,179,419	77,434,722

Exclude prepayments and non - refundable deposits

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Credit risk (Cont'd)

Exposure to credit risk

The maximum exposure to credit risk of the Company at the reporting date is the carrying value of each class of financial assets as follows:

The Company	30 September 2019 $	30 September 2018 $	1 October 2017 $
Financial assets			
Other receivables#	65,895,876	64,595,562	66,506,893
Cash and cash equivalents	145,639	4,575,041	1,822,346
	66,041,515	69,170,603	68,329,239

Exclude prepayments

The Group's and Company major classes of financial assets are cash and cash equivalents, trade and other receivables (excluding prepayments) and contract assets.

The tables below detail the credit quality of the Group's and the Company's financial statements and other items, as well as maximum exposure to credit risk by credit risk rating grades:

The Group At 30 September 2019	Internal credit rating	12-month/ Lifetime ECL	Gross carrying amount $	Loss allowance $	Net carrying amount $
Trade and other receivables#	(1)	12-month ECL	19,647,538	–	19,647,538
Contract assets	(2)	12-month ECL	172,018	–	172,018
			19,819,556	–	19,819,556
At 30 September 2018					
Trade and other receivables#	(1)	12-month ECL	16,688,468	–	16,688,468
Contract assets	(2)	12-month ECL	191,252	–	191,252
			16,879,720	–	16,879,720
At 1 October 2017					
Trade and other receivables#	(1)	12-month ECL	52,253,184	–	52,253,184
Contract assets	(2)	12-month ECL	106,783	–	106,783
			52,359,967	–	52,359,967

Exclude prepayments and non-refundable deposits

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Credit risk (Cont'd)

Exposure to credit risk (Cont'd)

The tables below detail the credit quality of the Group's and the Company's financial statements and other items, as well as maximum exposure to credit risk by credit risk rating grades:

The Company At 30 September 2019	**Internal credit rating**	**12-month/ Lifetime ECL**	**Gross carrying amount $**	**Loss allowance $**	**Net carrying amount $**
Other receivables#	(1)	12-month ECL	65,895,876	-	65,895,876

The Company At 30 September 2018	**Internal credit rating**	**12-month/ Lifetime ECL**	**Gross carrying amount $**	**Loss allowance $**	**Net carrying amount $**
Other receivables#	(1)	12-month ECL	64,595,562	–	64,595,562

The Company At 30 September 2017	**Internal credit rating**	**12-month/ Lifetime ECL**	**Gross carrying amount $**	**Loss allowance $**	**Net carrying amount $**
Other receivables#	(1)	12-month ECL	66,506,893	-	66,506,893

Exclude prepayments

(1) Trade and other receivables

The Company and the Group apply the SFRS(I) 9 simplified approach to measuring expected credit losses which uses a 12-month expected loss allowance for trade and other receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The expected loss rates are based on the historical credit loss experiences. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Company and the Group have identified the Gross Domestic Product of Singapore, the country in which it operates to be the most relevant factors and accordingly adjusts the historical loss rates based on expected changes in these factors.

Trade receivables relate to the collection of payment from customers. The credit risks relating to balances pending payment from customers are not deemed to be significant based on the external credit ratings of the counterparties.

Trade receivables are written off when there is no reasonable expectation of recovery. Impairment losses on trade receivables are presented as net impairment losses within other operating expenses. Subsequent recoveries of amounts previously written off are credited against the same line item.

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Credit risk (Cont'd)

(1) Trade and other receivables (Cont'd)

The loans to and amounts due from related parties, associates and subsidiaries are considered to have low credit risk. As the Group has control or significant influence over the operating, investing and financing activities of these entities. The use of loans and advances to assist with the related parties, associates and subsidiaries' cash flow management is in line with the Group capital management. There has been no significant increase in the credit risk of the amounts due from related parties, associate and subsidiaries since initial recognition. In determining the ECL, management has taken into account the finances and business performance of the related parties, associates and subsidiaries, and a forward-looking analysis of the financial performance of investments and projects undertaken by the related parties, associates and subsidiaries.

Management has assessed that the Group and the Company are not exposed to significant credit loss in respect of the amounts due from the related parties, associates and subsidiaries.

(2) Contract assets

Loss allowance for contract assets is measured at an amount equal to lifetime ECL, similar to that for trade receivables.

Consideration receivable for work performed (net of progress billings to be billed to purchasers of development properties) is recognised as contract assets.

At the reporting date, no provision for loss allowance was required.

Financial assets that are neither past due nor impaired

Trade and other receivables that are neither past due nor impaired are creditworthy companies or individuals with a good payment record with the Group and the Company.

Financial assets that are past due but not impaired

There is no other class of financial assets that is past due but not impaired except for trade and other receivables.

Cash and cash equivalents

Cash is placed with financial institutions which are regulated and have good credit ratings. Impairment on cash and cash equivalents has been measured on the 12-month expected loss basis and reflects the short maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The amount of the allowance on cash and cash equivalents is negligible.

Impairment of trade and other receivables as at 30 September and 1 October 2017
Individual receivables which were known to be uncollectible were written off by reducing the carrying amount directly. The other receivables were assessed collectively to determine whether there was objective evidence that an impairment had been incurred but not yet been identified. For these receivables the estimated impairment losses were recognised in a separate provision for impairment. The Company and the Group considered that there was evidence of impairment if any of the following indicators were present:

- Significant financial difficulties of the debtor;
- Probability that the debtor will enter bankruptcy or financial reorganisation; and
- Default or late payments.

Receivables for which an impairment provision was recognised were written off against the provision when there was not expectation of recovering additional cash.

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Credit risk (Cont'd)

An ageing analysis of trade receivables at the reporting date is as follows:

	The Group			The Company		
	30 September 2019	30 September 2018	1 October 2017	30 September 2019	30 September 2018	1 October 2017
	$	$	$	$	$	$
Not past due	3,727,001	2,870,473	43,439,994	–	–	–
Past due 0 - 30 days	9,136	15,135	41,809	–	–	–
Past due 31 - 60 days	–	–	160	–	–	–
Past due over 60 days	42,472	20,389	5,190	–	–	–
	3,778,609	2,905,997	43,487,153	–	–	–

An ageing analysis of amounts due from subsidiaries at the reporting date is as follows:

The Company	30 September 2019 $	30 September 2018 $	1 October 2017 $
Not past due	65,879,481	64,579,167	66,490,498
Past due 0 - 30 days	–	–	–
Past due 31 - 60 days	–	–	–
Past due over 60 days	–	–	–
	65,879,481	64,579,167	66,490,498

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value.

The Group's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. As part of its overall prudent liquidity management, the Group maintains sufficient level of cash to meet its working capital requirement.

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Liquidity risk (Cont'd)

The table below analyses the maturity profile of the Company's and the Group's financial liabilities based on contractual undiscounted cash flows:

	Carrying amount	Total	<------------- Contractual undiscounted cash flows Less than 1 year	Between 2 and 5 years	Over 5 years --------------->
	$	$	$	$	$
The Group					
At 30 September 2019					
Trade and other payables*	14,809,255	14,809,255	14,809,255	–	–
Obligations under finance leases	132,587	157,266	41,712	106,673	8,881
Bank borrowings	92,012,585	100,871,896	84,836,284	15,604,931	430,681
	106,954,427	115,838,417	99,687,251	15,711,604	439,562
At 30 September 2018					
Trade and other payables*	11,143,051	11,143,051	11,143,051	–	–
Obligations under finance leases	167,621	198,978	41,712	126,941	30,325
Bank borrowings	64,268,475	66,221,853	43,273,593	22,948,260	–
	75,579,147	77,563,882	54,458,356	23,075,201	30,325
At 1 October 2017					
Trade and other payables*	6,560,754	6,560,754	6,560,754	–	–
Obligations under finance leases	87,740	104,312	42,879	61,433	–
Bank borrowings	106,989,718	108,690,683	88,893,327	19,797,356	–
	113,638,212	115,355,749	95,496,960	19,858,789	–

The table below analyses the maturity profile of the Company's and the Group's financial liabilities based on contractual undiscounted cash flows:

	Carrying amount	Total	<------------- Contractual undiscounted cash flows Less than 1 year	Between 2 and 5 years	Over 5 years --------------->
	$	$	$	$	$
The Company					
At 30 September 2019					
Trade and other payables	24,368,701	24,368,701	24,368,701	–	–
Financial guarantee contracts	105,588,064	105,588,064	105,588,064	–	–
	129,956,765	129,956,765	129,956,765	–	–
At 30 September 2018					
Trade and other payables	25,697,193	25,697,193	25,697,193	–	–
Financial guarantee contracts	74,874,064	74,874,064	74,874,064	–	–
	100,571,257	100,571,257	100,571,257	–	–
At 1 October 2017					
Trade and other payables	22,698,988	22,698,988	22,698,988	–	–
Financial guarantee contracts	124,569,412	124,569,412	124,569,412	–	–
	147,268,400	147,268,400	147,268,400	–	–

* exclude deposits received

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Liquidity risk (Cont'd)

The Group and the Company ensure that there are adequate funds to meet all their obligations in a timely and cost-effective manner.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of the Group's and the Company's financial instruments will fluctuate because of changes in market interest rates.

The Group's exposure to interest rate risk arises from its variable rate bank loans.

Cash flow sensitivity analysis for variable rate instruments
A change of 10 basis points (bp) in interest rates on variable rate borrowings at the reporting date would have increased/decreased profit or loss before tax and equity by the amounts shown below.

The magnitude represents management's assessment of the likely movement in interest rates under normal economic conditions. This analysis has not taken into account the associated tax effects and assumes that all other variables, in particular foreign currency rates, remain constant.

The Group	**Profit before tax increase/(decrease)**		**Equity increase/(decrease)**	
	(10 bp increase)	**(10 bp decrease)**	**(10 bp increase)**	**(10 bp decrease)**
	$	**$**	**$**	**$**
At 30 September 2019				
Bank loans	(92,013)	92,013	(92,013)	92,013
At 30 September 2018				
Bank loans	(64,268)	64,268	(64,268)	64,268
At 1 October 2017				
Bank loans	(106,990)	106,990	(106,990)	106,990

Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Currency risk arises when transactions are dominated in foreign currencies.

The Group is exposed to currency risk on financial assets and financial liabilities that are denominated in a currency other than the respective functional currencies of Group entities. The currency giving rise to this risk is primarily the United States Dollar and Malaysian Ringgit. All of the Company's financial assets and financial liabilities are denominated in Singapore Dollar.

The Group does not use derivative financial instruments to protect against the volatility associated with foreign currency transactions. Exposure to foreign currency risk is monitored on an on-going basis and the Group endeavours to keep the net exposure at an acceptable level.

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Currency risk (Cont'd)

The Group	**RM** $	**USD** $
At 30 September 2019		
Financial assets		
Trade and other receivables	396,204	4,195,035
Cash and cash equivalents	185,195	–
Financial liabilities		
Trade and other payables*	(1,426,671)	(3,724)
Net financial assets	(845,272)	4,191,311
At 30 September 2018		
Financial assets		
Trade and other receivables	159,709	4,331,488
Cash and cash equivalents	276,307	–
Financial liabilities		
Trade and other payables*	(1,176,331)	(3,879)
Net financial assets	(740,315)	4,327,609
At 1 October 2017		
Financial assets		
Trade and other receivables	185,807	3,883,316
Cash and cash equivalents	87,042	–
Financial liabilities		
Trade and other payables*	(1,165,754)	(3,880)
Net financial assets	(892,905)	3,879,436

* exclude deposits received

Sensitivity analysis for foreign currency risk

A 5% strengthening of the United States Dollar and Malaysian Ringgit against the functional currency of each of the Group's entities at the reporting date held by the Group and the Company would increase/(decrease) profit or loss before tax by the amounts shown below. This analysis is based on foreign currency exchange rate variances that the Group considered to be reasonably possible at the reporting date. A weakening of the United States Dollar and Malaysian Ringgit would have the equal but opposite effect. This analysis has not taken into account the associated tax effects and assumes that all other variables, in particular interest rates, remain constant.

	2019		**2018**	
The Group	**Profit before tax increase/ (decrease)** $	**Equity increase/ decrease)** $	**Profit before tax increase/ (decrease)** $	**Equity increase/ (decrease)** $
United States Dollar strengthens 5% (2018 - 5%)	209,566	209,566	216,380	216,380
Malaysian Ringgit strengthens 5% (2018 - 5%)	(42,264)	(42,264)	(37,016)	(37,016)

33 FINANCIAL RISK MANAGEMENT (CONT'D)

Market price risk

Market price risk is the risk that the fair value or future cash flows of the Group's financial instruments will fluctuate because of changes in market prices.

Market price risk arises from quoted investments which are classified as financial assets at fair value through profit or loss.

<u>Market price sensitivity analysis</u>

A 3% increase/decrease in prices these investments at the reporting date would result in an increase/decrease in the Group's profit net of tax by $9,692 (2018 - $12,619), arising as a result of higher/lower fair value gains on financial assets at fair value through profit or loss.

34 CAPITAL MANAGEMENT

The Group's and the Company's objectives when managing capital are:

(a) To safeguard the Group's and the Company's ability to continue as a going concern;

(b) To support the Group's and the Company's stability and growth;

(c) To provide capital for the purpose of strengthening the Group's and the Company's risk management capability; and

(d) To provide an adequate return to shareholders.

The Group and the Company review and manage their capital structures to ensure optimal capital structure and shareholder returns, taking into consideration the future capital requirements of the Group and the Company and capital efficiency, prevailing and projected profitability, projected operating cash flows, projected capital expenditures and projected strategic investment opportunities. The Group and the Company currently do not adopt any formal dividend policy.

Management monitors capital based on net gearing ratio. Net gearing ratio is calculated as net external debt divided by equity. Net external debt is calculated as borrowings less cash and cash equivalents.

There were no changes in the Group's and the Company's approach to capital management during the year.

	The Group			The Company		
	2019	2018 (Restated)	2017 (Restated)	2019	2018	2017
	$	$	$	$	$	$
Obligations under finance leases	132,587	167,621	87,740	–	–	–
Bank borrowings	92,012,585	64,268,475	106,989,718	–	–	–
Borrowings	92,145,172	64,436,096	107,077,458	–	–	–
Cash and cash equivalents	(1,808,375)	(8,299,699)	(25,074,755)	(145,639)	(4,575,041)	(1,822,346)
Net debt	90,336,797	56,136,397	82,002,703	(145,639)	(4,575,041)	(1,822,346)
Equity	199,850,142	201,501,009	198,362,674	54,409,802	55,006,837	56,458,260
Capital net debt ratio	45%	28%	41%	n.m.	n.m	n.m

The Group and the Company are not subject to externally imposed capital requirements other than as disclosed.

35 FAIR VALUE MEASUREMENT

Definition of fair value

SFRS(I)s define fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Fair value hierarchy

The Group classifies fair value measurement using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

(a) Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities;
(b) Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
(c) Level 3 - Inputs for the assets or liability that are not based on observable market data (unobservable inputs).

Fair values of financial instruments

The following table shows the levels within the hierarchy of financial assets and liabilities measured at fair value on a recurring basis:

The Group	Level 1 $	Level 2 $	Level 3 $	Total $
30 September 2019				
Financial assets, at FVOCI (Note 9)	–	–	10,159,000	10,159,000
Financial assets, at FVTPL (Note 14)	323,060	–	–	323,060
	323,060	–	10,159,000	10,482,060
30 September 2018				
Available-for-sale financial assets (Note 8)	–	–	10,295,000	10,295,000
Financial assets, at FVTPL (Note 14)	420,629	–	–	420,629
	420,629	–	10,295,000	10,715,629
1 October 2017				
Available-for-sale financial assets (Note 8)	–	–	10,010,000	10,010,000
Financial assets, at FVTPL (Note 14)	171,981	–	–	171,981
	171,981	–	10,010,000	10,181,981

Fair value measurement of financial assets

Financial assets, at FVOCI (Note 9)

The fair values of financial assets, at FVOCI are estimated using the adjusted net asset method for FY 2019, which estimates the equity value by adjusting the book value of assets and liabilities to reflect their current market value.

35 FAIR VALUE MEASUREMENT (CONT'D)

Fair value measurement of financial assets (Cont'd)

The fair value of financial assets, at FVOCI included in Level 3 is determined as follows:

Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement	Sensitivity of the fair value measurement to input
Fair value adjusted net asset value	Control	The higher the control, the higher the fair value	An increase by 10%/ (decrease by 10%) of the fair value would (decrease)/increase the carrying amount by $1,015,900 (2018 - $1,029,500)
	Liquidity	The higher the liquidity, the higher the fair value	
	Net assets of investee – land adjusted for factors specific to the revalued land including plot size, plot ratio, location, encumbrances and intended use	The higher the net assets of the investee, the higher the fair value.	

The reconciliation of the movement is disclosed in Note 9.

There were no transfers between Level 1 and Level 2 in 2019 or 2018.

Measurement of fair value

The Group's finance team performs valuations of financial items for financial reporting purposes, including Level 3 fair values, in consultation with third party valuation specialist for complex valuations. Valuation techniques are selected based on the characteristics of each instrument, with the overall objective of maximizing the use of market-based information. The finance team reports directly to the chief financial officer (CFO) and to the audit committee. Valuation processes and fair value changes are discussed among the audit committee and the valuation team at lease every year, in line with the Group's reporting dates.

Financial assets at fair value through profit or loss (Note 14)

The fair value of financial instruments traded in active markets (such as financial assets at fair value through profit or loss) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1.

Obligations under finance leases (Note 19)

The carrying amounts of finance leases approximate their fair values as they bear interest at rates which approximate market rates for similar agreements.

Bank borrowings (Note 20)

The carrying amounts of bank borrowings (current and non-current) whose interest rates are re-priced within 12 months are measured at amortised cost for which the fair value is disclosed in Note 20.

Other financial assets and liabilities

The carrying amounts of financial assets and financial liabilities of less than one year including trade and other receivables (Note 11), cash and cash equivalents (Note 15), contract assets (Note 12) and trade and other payables, excluding advances/ deposits received, (Note 21) approximate their fair values because of the short period to maturity.

35 FAIR VALUE MEASUREMENT (CONT'D)

Fair value measurement of non-financial assets

The Group	Level 1 $	Level 2 $	Level 3 $	Total $
30 September 2019				
Investment properties (Note 5)	89,656,125	–	–	89,656,125
	89,656,125	–	–	89,656,125
30 September 2018				
Investment properties (Note 5)	88,008,520	–	–	88,008,520
	88,008,520	–	–	88,008,520
1 October 2017				
Investment properties (Note 5)	86,792,567	–	–	86,792,567
	86,792,567	–	–	86,792.567

Investment properties (Note 5)

The fair value of the investment properties is determined by independent firms of professional valuers who have appropriate recognised professional qualification and experience in the category of the investment properties being valued.

Investment properties are valued on a highest and best used basis. Highest and best used basis is used for fair value measurement of non-financial assets. For all of the Group's investment properties, the current use is considered to be the highest and best use. The fair value of investment properties, classified as Level 1, has been derived using the direct comparison method, which is checked against the fair value derived from the income capitalisation method, and residual method.

The direct comparison method involves the analysis of comparable sales of similar properties with adjustments made to reflect the differences in size, location, physical features, condition, tenure, prevailing market conditions and other relevant factors affecting its fair value. The residual method is based on assessment of the value of the project as if it is completed using a comparison approach and deducting the total costs of the development as well as an appropriate allowance for profit on the development.

The fair value of investment properties included in Level 1 is determined as follows:

Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Direct comparison method	- Price per square meter - Expected average rental growth - Capitalisation rate	The estimated fair value would increase (decrease) if: - Price per square meter was higher (lower); - Expected average rental growth was higher (lower); - Capitalisation rate was lower (higher).
Residual method	- Price per square meter - Discount rate	The estimated fair value would increase (decrease) if: - Price per square meter was higher (lower); - Discount rate was lower (higher).

The reconciliation of the carrying amounts of investment properties is disclosed in Note 5.

36 DIVIDEND

The Company	2019 $	2018 $
Tax-exempt dividends paid:		
Final dividend of 0.3 cent (2018 - 0.3 cent) per share in respect of previous financial year	1,081,785	1,082,085
Interim dividend of 0.15 cent (2018 - 0.75 cent) per share in respect of current financial year	540,893	2,705,213
	1,622,678	3,787,298

At the Annual General Meeting, a final dividend of 0.15 Singapore cent per share for the financial year ended 30 September 2019 will be proposed. These financial statements do not reflect this dividend, which will be accounted for in shareholder's equity as an appropriation of retained earnings in the financial year ending 30 September 2020.

Statistics of Shareholdings

As at 11 December 2019

Number Of Issued Shares:	394,066,518
Number Of Issued Shares (Excluding Treasury Shares):	360,209,918
Number/Percentage Of Treasury Shares:	33,856,600 (9.40%)
Class Of Shares:	Ordinary Shares
Voting Rights:	1 Vote Per Share

Size of Shareholdings	No. of Shareholders	%	No. of Shares	%
1 - 99	90	20.18	1,190	0.00
100 - 1,000	89	19.95	78,087	0.02
1,001 - 10,000	104	23.32	542,200	0.15
10,001 - 1,000,000	142	31.84	14,709,519	4.08
1,000,001 & above	21	4.71	344,878,922	95.75
TOTAL	446	100.00	360,209,918	100.00

Top Twenty Shareholders As At 11 December 2019	No. of Shares	%
CITRINE CAPITAL PTE LTD	79,000,794	21.93
HONG LEONG FINANCE NOMINEES PTE LTD	56,500,000	15.69
KOH CHIN KIM	45,780,000	12.71
DB NOMINEES (SINGAPORE) PTE LTD	34,833,900	9.67
TAN CHEE BENG	27,795,000	7.72
TAN CHEE TIONG	22,998,400	6.39
TAN BEE BEE	21,208,700	5.89
RHB SECURITIES SINGAPORE PTE LTD	19,223,900	5.34
SBS NOMINEES PTE LTD	9,760,000	2.71
CGS-CIMB SECURITIES (SINGAPORE) PTE LTD	3,898,209	1.08
UOB KAY HIAN PTE LTD	3,752,000	1.04
WEE HUI HIAN	3,024,000	0.84
DBS NOMINEES PTE LTD	2,890,019	0.80
DIANA SNG SIEW KHIM	2,788,700	0.77
TEO YOKE KWAN	2,764,400	0.77
SNG SIEW LIN	2,265,500	0.63
SEAH KHENG LUN	2,000,000	0.56
YEO KOK HIONG	1,180,000	0.33
TAY THIAM SONG	1,127,800	0.31
SNG BEE KWANG JESSIE	1,058,500	0.29
	343,849,822	95.47

SUBSTANTIAL SHAREHOLDERS

Substantial Shareholders of the Company (as recorded in the Register of Substantial Shareholders) as at 11 December 2019:

	Direct Interest		Deemed Interest	
Name	**No. of Shares**	**%**	**No. Of Shares**	**%**
Koh Chin Kim	45,780,000	12.71	237,630,994[(1)]	65.97
Tan Chee Beng	27,795,000	7.72	255,615,994[(2)]	70.96
Tan Chee Tiong	22,998,400	6.39	260,412,594[(3)]	72.29
Tan Bee Bee	21,208,700	5.89	262,202,294	72.79
Citrine Capital Pte Ltd	79,000,794	21.93	56,500,000[(4)]	15.69

Notes:

(1) Tan Chee Beng, Tan Chee Tiong and Tan Bee Bee are siblings. Their mother is Koh Chin Kim. Each of Tan Chee Beng, Tan Chee Tiong, Tan Bee Bee and Koh Chin Kim is deemed interested in all the Shares held by their family members.

(2) Tan Chee Beng is deemed interested in 14,000,000 ordinary shares held in the name of DB Nominees (S) Pte Ltd, 79,000,794 shares held in the name of Citrine Capital Pte Ltd and 56,500,000 shares held in the name of Hong Leong Finance Nominees Pte Ltd through Citrine Capital Pte Ltd.

(3) Tan Chee Tiong is deemed interested in 16,128,100 ordinary shares held in the name of DB Nominees (S) Pte Ltd.

(4) Citrine Capital Pte Ltd is deemed interested in 56,500,000 ordinary shares held in the name of Hong Leong Finance Nominees Pte Ltd.

SHAREHOLDING BY THE PUBLIC

Based on the information available to the Company as at 11 December 2019, approximately 21.32% of the issued ordinary shares of the Company is held by the public, and therefore, Rule 723 of the Singapore Exchange Securities Trading Limited Listing Manual is complied with.

Notice Of
Annual General Meeting

NOTICE IS HEREBY GIVEN that the Annual General Meeting ("**AGM**") of Goodland Group Limited (the "**Company**") will be held at Seletar Country Club, 101 Seletar Club Road, Seletar Room, Level 2, Singapore 798273 on Tuesday, 21 January 2020 at 9.00 a.m. to transact the following purposes:

AS ORDINARY BUSINESS

1. To receive and adopt the Directors' Statement and the Audited Financial Statements of the Company for the year ended 30 September 2019 together with the Auditors' Report thereon.

(Resolution 1)

2. To declare a final tax-exempt (one-tier) dividend of 0.15 Singapore cent per ordinary share for the financial year ended 30 September 2019.

(Resolution 2)

3. To approve the payment of Directors' Fees of $230,000.00 for the financial year ending 30 September 2020. (2019: S$230,000)

(Resolution 3)

4. To re-elect the following Directors of the Company who retire by rotation in accordance with Regulation 98 of the Company's Constitution and who, being eligible, offer themselves for re-election:

   4.1 Ms Tan Bee Bee **(Resolution 4)**
   4.2 Dr Wu Chiaw Ching **(Resolution 5)**
   4.3 Mr Raymond Lye Hoong Yip **(Resolution 6)**

   Dr Wu Chiaw Ching will, upon re-election as a Director of the Company, remain as a Chairman of the Audit Committee and a member of the Remuneration and Nominating Committees and he will be considered independent for the purpose of Rule 704(8) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

   Mr Raymond Lye Hoong Yip will, upon re-election as a Director of the Company, remain as a Chairman of Remuneration Committee and a member of the Audit and Nominating Committees and he will be considered independent for the purpose of Rule 704(8) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

5. To re-appoint Messrs Foo Kon Tan LLP as the Auditors of the Company and to authorise the Directors of the Company to fix their remuneration.

(Resolution 7)

6. To transact any other ordinary business which may properly be transacted at an AGM.

AS SPECIAL BUSINESS

To consider and if thought fit, to pass the following resolutions as Ordinary Resolutions, with or without any modifications:

7. **Authority to allot and issue shares**

   That pursuant to Section 161 of the Companies Act, Chapter 50 ("**Companies Act**") and Rule 806 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"), the Directors of the Company be authorised and empowered to:-

   (a) (i) issue shares in the capital of the Company ("**Shares**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) options, warrants, debentures or other instruments convertible into shares,

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors of the Company may in their absolute discretion deem fit; and

(b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue Shares in pursuance of any Instrument made or granted by the Directors of the Company while this Resolution was in force,

provided that:

(1) the aggregate number of Shares (including Shares to be issued in pursuance of the Instruments, made or granted pursuant to this Resolution) to be issued pursuant to this Resolution shall not exceed fifty per cent (50%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Shares and Instruments to be issued other than on a pro rata basis to existing shareholders of the Company shall not exceed twenty per cent (20%) of the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below);

(2) (subject to such calculation as may be prescribed by the SGX-ST) for the purpose of determining the aggregate number of Shares that may be issued under sub-paragraph (1) above, the total number of issued Shares (excluding treasury shares and subsidiary holdings) shall be based on the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the time of the passing of this Resolution, after adjusting for:

(i) new Shares arising from the conversion or exercise of any convertible securities;

(ii) new Shares arising from exercising share options or vesting of share awards which are outstanding or subsisting at the time of the passing of this Resolution; and

(iii) any subsequent bonus issue, consolidation or subdivision of Shares;

in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) all applicable legal requirements under the Companies Act and otherwise, and the Constitution of the Company; and

(3) unless revoked or varied by the Company in a general meeting, such authority shall continue in force until the conclusion of the next AGM of the Company or the date by which the next AGM of the Company is required by law to be held, whichever is earlier.
[See Explanatory Note (i)] **(Resolution 8)**

8. **Renewal of Share Buy-Back Mandate**

That: -

(a) for the purposes of Sections 76C and 76E of the Companies Act (Chapter 50) of Singapore ("**Companies Act**"), the exercise by the Directors of the Company of all the powers of the Company to purchase or otherwise acquire ordinary shares in the capital of the Company ("**Shares**") not exceeding in aggregate the Maximum Limit (as hereinafter defined), at such price(s) as may be determined by the Directors of the Company from time to time up to the Maximum Price (as hereinafter defined), whether by way of:

(i) market purchase(s) (each a "**Market Purchase**") on the Singapore Exchange Securities Trading Limited (the "SGX-ST"); and/or

(ii) off-market purchase(s) (each an "**Off-Market Purchase**") effected otherwise than on the SGX-ST in accordance with any equal access scheme(s) as may be determined or formulated by the Directors of the Company as they consider fit, which scheme(s) shall satisfy all the conditions prescribed by the Listing Manual of the SGX-ST ("**Listing Manual**") and the Companies Act, and otherwise in accordance with all other laws and regulations, including but not limited to, the provisions of the Companies Act, the Constitution of the Company and the Listing Manual as may for the time being be applicable be and is hereby authorised and approved generally and unconditionally (the "**Share Buy-Back Mandate**");

(b) unless varied or revoked by the Company in general meeting, the authority conferred on the Directors of the Company pursuant to the Share Buy-Back Mandate may be exercised by the Directors at any time and from time to time during the Relevant Period and expiring on the earliest of:

(i) the conclusion of the next annual general meeting of the Company is held or date by which such annual general meeting is required by law to be held; or

(ii) the date on which the share buybacks are carried out to the full extent of the Share Buy-Back Mandate; or

(iii) the date on which the authority conferred in the Share Buy-Back Mandate is varied or revoked by the Company in a general meeting;

(c) for purposes of this ordinary resolution:

"**Maximum Limit**" means ten per cent. (10%) of the total issued ordinary shares of the Company as at the date of the passing of this Resolution 9, unless the Company has effected a reduction of the share capital of the Company (other than a reduction by virtue of a share buy-back) in accordance with the applicable provisions of the Companies Act, at any time during the Relevant Period (as hereinafter defined) in which event the issued ordinary shares of the Company shall be taken to be the total number of the issued ordinary shares of the Company as altered by such capital reduction (the total number of ordinary shares shall exclude any ordinary shares that may be held as treasury shares by the Company from time to time);

"**Relevant Period**" means the period commencing from the date of the passing of this Resolution 9 and expiring on the earliest of the date the next annual general meeting of the Company is held or is required by law to be held, or the date on which the share buy-backs are carried out to the full extent of the Share Buy-Back Mandate, or the date the said mandate is revoked or varied by the Company in a general meeting;

"**Maximum Price**", in relation to a Share to be purchased or acquired, means the purchase price (excluding brokerage, stamp duties, commission, applicable goods and services tax and other related expenses) which shall not exceed:

(i) in the case of a Market Purchase, five per cent. (5%) above the average of the closing market prices of the Shares over the five (5) Market Days on which transactions in the Shares were recorded before the day on which the Market Purchase was made by the Company and deemed to be adjusted for any corporate action that occurs after the relevant five (5)-day period; and

(ii) in the case of an Off-Market Purchase pursuant to an equal access scheme, 15% above the average of the closing market prices of the Shares over the five (5) Market Days on which transactions in the Shares were recorded before the day on which the Company makes an announcement of an offer under the Off-Market Purchase scheme stating the purchase price (which shall not be more than the Maximum Price calculated on the foregoing basis) for each Share and the relevant terms of the equal access scheme for effecting the Off-Market Purchase, and deemed to be adjusted for any corporate action that occurs after the relevant five (5)-day period; and

"**Market Day**" means a day on which the SGX-ST is open for trading in securities;

(d) the number of Shares which may in aggregate be purchased or acquired by the Company during the Relevant Period shall be subject to the Maximum Limit;

(e) the Directors of the Company and/or any of them be and are hereby authorised to deal with the Shares purchased by the Company, pursuant to the Share Buy-Back Mandate in any manner as they think fit, which is permitted under the Companies Act;

(f) the Directors of the Company and/or any of them be and are hereby authorised to complete and do all such acts and things (including without limitation, to execute all such documents as may be required and to approve any amendments, alterations or modifications to any documents), as they and/or he may consider desirable, expedient or necessary to give effect to the transactions contemplated by this Resolution 9.
[See Explanatory Note (ii)] **(Resolution 9)**

Explanatory Notes:

(i) The Ordinary Resolution 8 proposed in item 7 above, if passed, will empower the Directors of the Company, effective until the conclusion of the next AGM of the Company, or the date by which the next AGM of the Company is required by law to held or such authority is varied or revoked by the Company in a general meeting, whichever is earlier, to issue Shares, make or grant instruments convertible into Shares and to issue Shares pursuant to such instruments, up to the an amount not exceeding in aggregate fifty per cent (50%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company of which the aggregate number of shares to be issued other than on a pro-rata basis to shareholders of the Company (including shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed twenty per cent (20%) of the total number of issued shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the time this Ordinary Resolution is passed, for such purposes as they consider would be in the interest of the Company.

(ii) The Ordinary Resolution 9 proposed in item 8 above, if passed, renews the Share Buy-Back Mandate authorising the Directors of the Company, from time to time, to buy back shares of the Company by way of market purchase(s) and/or off-market purchase(s) subject to and in accordance with the prescribed rules and regulations governed by the Companies Act, the Listing Manual and such other laws and regulations as may for the time being applicable.

Notice Of
Annual General Meeting

NOTICE OF BOOKS CLOSURE

NOTICE IS HEREBY GIVEN that the Share Transfer Books and Register of Members of Goodland Group Limited (the "**Company**") will be closed on 31 January 2020, for the purpose of determining members' entitlements to the final tax exempt (one-tier) dividend of 0.15 Singapore cent (the "**Proposed Final Dividend**") to be proposed at the Annual General Meeting of the Company ("**AGM**") to be held on 21 January 2020.

Duly completed registrable transfers in respect of the shares in the Company received up to the close of business at 5.00 p.m. on 31 January 2020 by the Company's Share Registrar, B.A.C.S. Private Limited, 8 Robinson Road, #03-00 ASO Building, Singapore 048544 will be registered to determine members' entitlements to the Proposed Final Dividend. Members whose Securities Accounts with The Central Depository (Pte) Limited are credited with shares in the Company as at 5.00 p.m. on 31 January 2020 will be entitled to such Proposed Final Dividend.

The Proposed Final Dividend, if approved by shareholders at the AGM to be held on 21 January 2020, will be paid on or about on 7 February 2020.

By Order of the Board

Hor Swee Liang
Company Secretary
6 January 2020

Notes:

1. A member of the Company who is not a relevant intermediary is entitled to appoint not more than two proxies to attend and vote at the Annual General Meeting. A member of the Company which is a corporation is entitled to appoint its authorised representative or proxy to vote on its behalf. Where such member's form of proxy appoints more than one proxy, the proportion of the shareholding concerned to be represented by each proxy shall be specified in the form of proxy. A proxy need not be a member of the Company.

2. A member of the Company who is a relevant intermediary is entitled to appoint more than two proxies to attend and vote at the Annual General Meeting, provided that each proxy must be appointed to exercise the rights attached to a different share or shares held by such member. In such event, the relevant intermediary shall submit a list of its proxies together with the information required in the form of proxy including the number and class of shares in relation to which each proxy has been appointed, at its office at 3 Kim Chuan Lane, #07-01 Goodland Group Building, Singapore 537069.

   "Relevant intermediary" has the meaning ascribed to it in Section 181 of the Companies Act, Chapter 50 of Singapore.

3. The instrument appointing a proxy or proxies must be deposited at its office at 3 Kim Chuan Lane, #07-01 Goodland Group Building, Singapore 537069, not less than forty-eight (48) hours before the time appointed for the Annual General Meeting.

PERSONAL DATA PRIVACY

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents or service providers), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

Disclosure of Information on Directors Seeking Re-Election

Ms Tan Bee Bee, Dr Wu Chiaw Ching and Mr Raymond Lye Hoong Yip are the Directors seeking re-election at the forthcoming Annual General Meeting of the Company to be convened on 21 January 2020 ("**AGM**") (collectively, the "**Retiring Directors**" and each a "**Retiring Director**").

Pursuant to Rule 720(6) of the Listing Manual of the SGX-ST, the following is the information relating to the Retiring Directors as set out in Appendix 7.4.1 to the Listing Manual of the SGX-ST:

	MS TAN BEE BEE	**DR WU CHIAW CHING**	**MR RAYMOND LYE HOONG YIP**
Date of Appointment	19 August 2009	19 August 2009	19 August 2009
Date of last re-appointment	25 January 2017	25 January 2017	25 January 2018
Age	49	62	54
Country of principal residence	Singapore	Singapore	Singapore
The Board's comments on this appointment (including rationale, selection criteria, and the search and nomination process)	The Nominating Committee ("NC"), having reviewed Ms Tan Bee Bee qualifications and working experience, had recommended Ms Tan to be re-appointed as an Executive Director. The Board of Directors has considered and concurred with the recommendation of the NC and approved the appointment of Ms Tan as an Executive Director.	The Nominating Committee ("NC"), having reviewed Dr Wu Chiaw Ching qualifications and working experience, had recommended Dr Wu to be re-appointed as an Non-Executive Independenet Director, Chairman of the Audit Committee and member of the Remuneration and Nominating Committees. The Board of Directors has considered and concurred with the recommendation of the NC and approved the appointment of Dr Wu Non-Executive Independent Director, Chairman of the Audit Committee and member of the Remuneration and Nominating Committees	The Nominating Committee ("NC"), having reviewed Mr Raymond Lye Hoong Yip qualifications and working experience, had recommended Mr Raymond to be re-appointed as an Non-Executive Independent Director, Chairman of the Remuneration Committee and member of the Audit and Nominating Committees. The Board of Directors has considered and concurred with the recommendation of the NC and approved the appointment of Mr Raymond as Non-Executive Independent Director, Chairman of the Remuneration Committee and member of the Audit and Nominating Committees
Whether appointment is executive, and if so, the area of responsibility	Executive	Non-Executive	Non-Executive
Job Title (e.g. Lead ID, AC Chairman, AC Member etc.)	Executive Director	Non-Executive Independent Director, Chairman of the Audit Committee and member of the Remuneration and Nominating Committees	Non-Executive Independent Director, Chairman of the Remuneration Committee and member of the Audit and Nominating Committees

Disclosure of Information on Directors Seeking Re-Election

	MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
Professional qualifications	Ms Tan holds Association of Chartered Certified Accountants (Level 2) and Certificate of Internal Quality Audit - CCIS Singapore Pte Ltd. Ms Tan is a member of the Singapore Institute of Directors.	Dr Wu is a fellow member of the Institute of Singapore Chartered Accountants, the Association of Chartered Certified Accountants, United Kingdom and Certified Public Accountants, Australia. In addition, Dr Wu is a member of the Singapore Institute of Directors.	Mr Lye holds a Bachelor of Laws (Hons) from the National University of Singapore and has been in legal practice since 1990.
Working experience and occupation(s) during the past 10 years	Executive Director - Goodland Group Limited - since 2009.	Audit Partner - Wu Chiaw Ching & Company - Since 2012. Independent Director - Goodland Group Limited - Since 2009. Independent Director - GDS Global Limited - Since 2013. Independent Director - LHT Holdings Ltd - Since 2007. Independent Director - Gaylin Holdings Limited - 2012 to 2016. Independent Director - DLF Holdings Limited - 2019 to 2019 Independent Director - Natural Cool Holdings Ltd - 2006 to 2016. Independent Director - China Fashion Holdings Limited - 2009 to 2010.	Managing Director - Union Law LLP - Since 2014 Executive Director - CitiLegal LLC - 2010 to 2013 Independent Director - Goodland Group Limited - Since 2009. Independent Director - 800 Super Holdings Limited - 2013 to 2019. Independent Director - SK Jewellery Group Limited - Since 2018. Independent Director - Soo Kee Group Limited - 2015 to 2017 .
Shareholding interest in the listed issuer and its subsidiaries	Yes	No	No
Any relationship (including immediate family relationships) with any existing director, existing executive officer, the issuer and/or substantial shareholder of the listed issuer or of any of its principal subsidiaries	Yes	N/A	N/A

	MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
Conflict of Interest (including any competing business)	N/A	N/A	N/A
Undertaking (in the format set out in Appendix 7.7) under Rule 720(1) has been submitted to the listed issuer	Yes	Yes	Yes
Other Principal Commitments* Including Directorships#			
Past (for the last 5 years)		Independent Director - Gaylin Holdings Limited, DLF Holdings Limited and Natural Cool Holdings Ltd	Executive Director - CitiLegal LLC Independent Director - Soo Kee Group Limited and 800 Super Holdings Limited
Present	Executive Director - Goodland Group Limited	Audit Partner - Wu Chiaw Ching & Company. Independent Director of Goodland Group Limited, GDS Global Limited and LHT Holdings Limited	Managing Director - Union Law LLP Independent Director of the SK Jewellery Group Limited and Goodland Group Limited.

Disclose the following matters concerning an appointment of director, chief executive officer, chief financial officer, chief operating officer, general manager or other officer of equivalent rank. If the answer to any question is "yes", full details must be given.

	MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
a) Whether at any time during the last 10 years, an application or a petition under any bankruptcy law of any jurisdiction was filed against him or against a partnership of which he was a partner at the time when he was a partner or at any time within 2 years from the date he ceased to be a partner?	No	No	No

Disclosure of Information on Directors Seeking Re-Election

		MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
b)	Whether at any time during the last 10 years, an application or a petition under any law of any jurisdiction was filed against an entity (not being a partnership) of which he was a director or an equivalent person or a key executive, at the time when he was a director or an equivalent person or a key executive of that entity or at any time within 2 years from the date he ceased to be a director or an equivalent person or a key executive of that entity, for the winding up or dissolution of that entity or, where that entity is the trustee of a business trust, that business trust, on the ground of insolvency?	No	No	No
c)	Whether there is any unsatisfied judgment against him?	No	No	No
d)	Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving fraud or dishonesty which is punishable with imprisonment, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such purpose?	No	No	No

		MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
e)	Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such breach?	No	No	No
f)	Whether at any time during the last 10 years, judgment has been entered against him in any civil proceedings in Singapore or elsewhere involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or a finding of fraud, misrepresentation or dishonesty on his part, or he has been the subject of any civil proceedings (including any pending civil proceedings of which he is aware) involving an allegation of fraud, misrepresentation or dishonesty on his part?	No	No	No
g)	Whether he has ever been convicted in Singapore or elsewhere of any offence in connection with the formation or management of any entity or business trust?	No	No	No

Disclosure of Information on Directors Seeking Re-Election

		MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
h)	Whether he has ever been disqualified from acting as a director or an equivalent person of any entity (including the trustee of a business trust), or from taking part directly or indirectly in the management of any entity or business trust?	No	No	No
i)	Whether he has ever been the subject of any order, judgment or ruling of any court, tribunal or governmental body, permanently or temporarily enjoining him from engaging in any type of business practice or activity?	No	No	No
j)	Whether he has ever, to his knowledge, been concerned with the management or conduct, in Singapore or elsewhere, of the affairs of:– i. any corporation which has been investigated for a breach of any law or regulatory requirement governing corporations in Singapore or elsewhere; or ii. any entity (not being a corporation) which has been investigated for a breach of any law or regulatory requirement governing such entities in Singapore or elsewhere; or	No	No	No

		MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
	iii. any business trust which has been investigated for a breach of any law or regulatory requirement governing business trusts in Singapore or elsewhere; or iv. any entity or business trust which has been investigated for a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere in connection with any matter occurring or arising during that period when he was so concerned with the entity or business trust?			
k)	Whether he has been the subject of any current or past investigation or disciplinary proceedings, or has been reprimanded or issued any warning, by the Monetary Authority of Singapore or any other regulatory authority, exchange, professional body or government agency, whether in Singapore or elsewhere?	No	No	No

Disclosure of Information on Directors Seeking Re-Election

	MS TAN BEE BEE	DR WU CHIAW CHING	MR RAYMOND LYE HOONG YIP
Disclosure applicable to the appointment of Director only			
Any prior experience as a director |of a listed company? If yes, please provide details of prior experience. If no, please state if the director has attended or will be attending training on the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange. Please provide details of relevant experience and the nominating committee's reasons for not requiring the director to undergo training as prescribed by the Exchange (if applicable).	N/A	N/A	N/A

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GOODLAND GROUP LIMITED
Company Registration No. 200405522N
(Incorporated in the Republic of Singapore)

PROXY FORM

(Please see notes overleaf before completing this Form)

IMPORTANT:
1. Relevant intermediaries as defined in Section 181 of the Companies Act, Chapter 50 of Singapore may appoint more than two proxies to attend, speak and vote the Annual General Meeting.
2. This Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by CPF investors who hold shares through their CPF funds. CPF investors should contact their respective Agent Banks if they have any queries regarding their appointment as proxies.

I/We, ____ (Name)
of ____ (Address)
being a member/members of **GOODLAND GROUP LIMITED** (the "**Company**"), hereby appoint:

Name	**NRIC/Passport No.**	**Proportion of Shareholdings**	
		No. of Shares	**%**
Address			

and/or (delete as appropriate)

Name	**NRIC/Passport No.**	**Proportion of Shareholdings**	
		No. of Shares	**%**
Address			

or failing the person, or either or both of the persons, referred to above, the Chairman of the Meeting as my/our proxy/proxies to vote for me/us on my/our behalf at the Annual General Meeting (the "Meeting") of the Company to be held at Seletar Country Club, 101 Seletar Club Road, Seletar Room, Level 2, Singapore 798273 on Tuesday, 21 January 2020 at 9.00 a.m. and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against the Resolutions proposed at the Meeting as indicated hereunder. If no specific direction as to voting is given or in the event of any other matter arising at the Meeting and at any adjournment thereof, the proxy/proxies will vote or abstain from voting at his/her discretion.

(Please indicate your vote "For" or "Against" with a tick [√] within the box provided.)

No.	**Resolutions relating to:**	**For**	**Against**
	ORDINARY BUSINESS		
1	Adoption of Directors' Statement and Audited Financial Statements for the year ended 30 September 2019		
2	Declaration of a final tax-exempt (one-tier) dividend		
3	Approval of Directors' Fees amounting to S$230,000.00 for the financial year ending 30 September 2020 (2019: S$230,000.00)		
4	Re-election of Ms Tan Bee Bee as a Director		
5	Re-election of Dr Wu Chiaw Ching as a Director		
6	Re-election of Mr Raymond Lye Hoong Yip as a Director		
7	Re-appointment of Foo Kon Tan LLP as Auditors		
	SPECIAL BUSINESS		
8	Authority to allot and issue Shares pursuant to Section 161 of the Companies Act, Cap. 50 of Singapore		
9	Renewal of Share Buy-Back Mandate		

Dated this __________ day of____________, 2020

Total number of Shares held

____

Signature(s) of member(s) or common seal

IMPORTANT: PLEASE READ NOTES OVERLEAF.

Notes:

1. Please insert the total number of shares held by you. If you only have shares entered against your name in the Depository Register (maintained by The Central Depository (Pte) Limited), you should insert that number of shares. If you only have shares registered in your name in the Register of Members (maintained by or on behalf of the Company), you should insert that number of shares. However, if you have shares entered against your name in the Depository Register and shares registered in your name in the Register of Members, you should insert the aggregate number of shares entered against your name in the Depository Register and registered in your name in the Register of Members. If no number is inserted, this form of proxy will be deemed to relate to all the shares held by you.

2. A Member who is not a relevant intermediary is entitled to appoint not more than two proxies to attend and vote at the Meeting. Where such Member's form of proxy appoints more than one proxy, the proportion of the shareholding concerned to be represented by each proxy shall be specified in the form of proxy.

3. A Member who is a relevant intermediary is entitled to appoint more than two proxies to attend and vote at the Meeting, provided that each proxy must be appointed to exercise the rights attached to a different share or shares held by such Member. In such event, the relevant intermediary shall submit a list of its proxies together with the information required in this form of proxy including the number and class of shares in relation to which each proxy has been appointed, at its office at 3 Kim Chuan Lane, #07-01 Goodland Group Building, Singapore 537069.

   "Relevant intermediary" has the meaning ascribed to it in Section 181 of the Companies Act, Chapter 50 of Singapore.

4. A proxy need not be a Member.

5. Completion and return of this instrument appointing a proxy or proxies shall not preclude a Member from attending and voting at the Meeting. Any appointment of a proxy or proxies shall be deemed to be revoked if a Member attends the Meeting in person, and in such event, the Company reserves the right to refuse to admit any person or persons appointed under the instrument of proxy, to the Meeting.

6. The instrument appointing a proxy or proxies must be deposited at its office at 3 Kim Chuan Lane, #07-01 Goodland Group Building, Singapore 537069, not less than forty-eight (48) hours before the time appointed for the Meeting.

Personal Data Privacy

By submitting an instrument appointing a proxy(ies) and/or representative(s), the member accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 6 January 2020.

ANNUAL REPORT 2019

GOODLAND GROUP LIMITED
良园集团

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