



Unaudited Financial Statements for the Period Ended 30 September 2016

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

1(a) Income Statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

| | <u>Group</u> | | | <u>Group</u> | | |
|-------------------------------------------------------|----------------------------|-------------------|-------------------|-----------------------|-------------------|-------------------|
| | <u>Third Quarter Ended</u> | <u>30/09/2015</u> | <u>Increase/</u> | <u>9 Months Ended</u> | <u>30/09/2015</u> | <u>Increase/</u> |
| | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>(Decrease)</u> | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>(Decrease)</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>%</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>%</u> |
| Revenue | 53,239 | 50,456 | 5.5 | 163,142 | 146,477 | 11.4 |
| Other income including interest income (Note 1a(i)) | 31,153 | 1,043 | 2,886.9 | 42,872 | 35,276 | 21.5 |
| Changes in inventories of finished goods | 98 | (17) | Nm | (166) | (395) | (58.0) |
| Materials and consumables used | (4,531) | (4,594) | (1.4) | (12,751) | (12,030) | 6.0 |
| Employee benefit costs (Note 1a(ii)) | (19,691) | (17,539) | 12.3 | (60,859) | (51,365) | 18.5 |
| Depreciation and amortisation expenses (Note 1a(iii)) | (5,700) | (4,422) | 28.9 | (17,110) | (13,041) | 31.2 |
| Other operating expenses (Note 1a(i)) | <u>(17,876)</u> | <u>(17,584)</u> | 1.7 | <u>(56,934)</u> | <u>(50,438)</u> | 12.9 |
| Profit from operations | 36,692 | 7,343 | 399.7 | 58,194 | 54,484 | 6.8 |
| Finance costs (Note 1a(v)) | <u>(1,262)</u> | <u>(777)</u> | 62.4 | <u>(4,214)</u> | <u>(1,948)</u> | 116.3 |
| Profit before taxation | 35,430 | 6,566 | 439.6 | 53,980 | 52,536 | 2.7 |
| Taxation (Note 1a(vi)) | <u>(2,188)</u> | <u>(1,632)</u> | 34.1 | <u>(5,367)</u> | <u>(4,333)</u> | 23.9 |
| Net profit for the period | <u>33,242</u> | <u>4,934</u> | 573.7 | <u>48,613</u> | <u>48,203</u> | 0.9 |
| Attributable to: | | | | | | |
| Equity holders of the Company | 32,962 | 4,694 | 602.2 | 47,593 | 47,380 | 0.4 |
| Non-controlling interests | 280 | 240 | 16.8 | 1,020 | 823 | 24.0 |
| Net profit for the period | <u>33,242</u> | <u>4,934</u> | 573.7 | <u>48,613</u> | <u>48,203</u> | 0.9 |
| Earnings per share | | | | | | |
| Basic earnings per share (cents) | 8.196 | 1.167 | | 11.834 | 11.781 | |
| Diluted earnings per share (cents) | 8.196 | 1.167 | | 11.834 | 11.781 | |

Statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

| | <u>Group</u> | | | <u>Group</u> | | |
|-----------------------------------------------------------------|----------------------------|-------------------|-------------------|-----------------------|-------------------|-------------------|
| | <u>Third Quarter Ended</u> | | <u>Increase/</u> | <u>9 Months Ended</u> | | <u>Increase/</u> |
| | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>(Decrease)</u> | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>(Decrease)</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>%</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>%</u> |
| Net profit for the period | 33,242 | 4,934 | 573.7 | 48,613 | 48,203 | 0.9 |
| Other comprehensive income/(expense) : | | | | | | |
| Items that may be reclassified subsequently to profit or loss : | | | | | | |
| Currency translation adjustments on foreign operations | 4,787 | 8,957 | (46.6) | (8,775) | 3,274 | Nm |
| Financial assets, available-for-sale | | | | | | |
| - Fair value gain/(loss) | 508 | 3,769 | (86.5) | (5,407) | 10,481 | Nm |
| - Reclassification to profit or loss | (18,157) | - | Nm | (18,157) | - | Nm |
| Cash flow hedges | (105) | - | Nm | (497) | - | Nm |
| Other comprehensive income/(expense) for the period, net of tax | (12,967) | 12,726 | Nm | (32,836) | 13,755 | Nm |
| Total comprehensive income for the period | <u>20,275</u> | <u>17,660</u> | 14.8 | <u>15,777</u> | <u>61,958</u> | (74.5) |
| Total comprehensive income attributable to: | | | | | | |
| Equity holders of the Company | 19,999 | 17,399 | 14.9 | 14,798 | 61,124 | (75.8) |
| Non-controlling interests | 276 | 261 | 5.7 | 979 | 834 | 17.4 |
| Total comprehensive income for the period | <u>20,275</u> | <u>17,660</u> | 14.8 | <u>15,777</u> | <u>61,958</u> | (74.5) |

Nm denotes Not meaningful

Explanatory Notes

Note 1a(i) Included in "Other income including interest income" and "Other operating expenses" are the following items:

| | <u>Group</u> | | <u>Group</u> | |
|---------------------------------------------------------------------------|----------------------------|-------------------|-----------------------|-------------------|
| | <u>Third Quarter Ended</u> | | <u>9 Months Ended</u> | |
| | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>30/09/2016</u> | <u>30/09/2015</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| after crediting (other income including interest income): | | | | |
| Interest income | 55 | 70 | 211 | 322 |
| Fair value gain on financial assets, at fair value through profit or loss | 388 | - | 388 | - |
| Gain on disposal of financial assets, available-for-sale | 30,087 | - | 30,087 | - |
| Foreign exchange gain (Note 1a(iv)) | - | 540 | - | 95 |
| Gain on disposal of investment property | - | - | 6,050 | - |
| Gain on revaluation of investment properties | - | - | 2,666 | 32,059 |
| after debiting (other operating expenses): | | | | |
| Fair value loss on financial assets, at fair value through profit or loss | - | 389 | 1,038 | 322 |
| Loss on disposal of property, plant and equipment | - | 5 | 42 | 12 |
| Property, plant and equipment written off | 160 | 143 | 451 | 425 |
| Foreign exchange loss (Note 1a(iv)) | 217 | - | 333 | - |
| Loss on revaluation of investment properties | - | - | 2,022 | - |

Note 1a(ii) Employee benefit costs for the third quarter ended 30 September 2016 increased due mainly to increase in wage related costs for the Hotel and Industrial Divisions.

Note 1a(iii) Depreciation and amortisation increased for the third quarter ended 30 September 2016 due mainly to higher depreciation charges for the Hotel Division.

Note 1a(iv) Foreign exchange loss for the third quarter ended 30 September 2016 was due mainly to depreciation of Tunisian Dinar and appreciation of US Dollar, against the Singapore Dollar.

Note 1a(v) Finance costs for the third quarter ended 30 September 2016 increased due mainly to higher borrowings.

Note 1a(vi) The tax charge can be analysed as follows:

| | <u>Group</u> | | <u>Group</u> | |
|------------------------------------------------|----------------------------|-------------------|-----------------------|-------------------|
| | <u>Third Quarter Ended</u> | | <u>9 Months Ended</u> | |
| | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>30/09/2016</u> | <u>30/09/2015</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Current taxation charge | 1,443 | 1,905 | 4,988 | 4,940 |
| Deferred taxation (reversed)/charge recognised | (30) | 61 | (396) | 136 |
| Under/(Over) provision in prior years | 775 | (334) | 775 | (743) |
| | <u>2,188</u> | <u>1,632</u> | <u>5,367</u> | <u>4,333</u> |

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

| | <u>Note</u> | <u>Group</u> | | <u>Company</u> | |
|--------------------------------------------------------|---------------|-------------------|-------------------|-------------------|-------------------|
| | | <u>30/09/2016</u> | <u>31/12/2015</u> | <u>30/09/2016</u> | <u>31/12/2015</u> |
| | | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Non-current assets | | | | | |
| Investment properties | A | 540,295 | 547,522 | - | - |
| Property, plant and equipment | B | 495,813 | 483,592 | 661 | 783 |
| Subsidiaries | | - | - | 595,471 | 550,462 |
| Available-for-sale financial assets | C | 3,796 | 44,516 | - | - |
| Club memberships | | 131 | 131 | 131 | 131 |
| Intangible assets | | 8,493 | 8,151 | - | - |
| Long-term receivables | | 589 | 787 | - | - |
| Long-term prepayments | D | 49,669 | 43,563 | - | - |
| Deferred income tax assets | | 2,460 | 2,575 | - | - |
| | | <u>1,101,246</u> | <u>1,130,837</u> | <u>596,263</u> | <u>551,376</u> |
| Current assets | | | | | |
| Inventories | | 4,101 | 4,250 | - | - |
| Financial assets, at fair value through profit or loss | | 4,016 | 4,666 | - | - |
| Trade and other receivables | E | 72,392 | 30,869 | 203 | 113 |
| Advances to subsidiaries (non-trade) | | - | - | 23,104 | 28,855 |
| Cash and bank balances | refer to 1(c) | 27,114 | 31,182 | 3,272 | 1,712 |
| | F | <u>107,623</u> | <u>70,967</u> | <u>26,579</u> | <u>30,680</u> |
| Non-current assets held for sale | | <u>227</u> | <u>256</u> | <u>-</u> | <u>-</u> |
| Total assets | | <u>1,209,096</u> | <u>1,202,060</u> | <u>622,842</u> | <u>582,056</u> |

| | Note | Group | | Company | |
|----------------------------------------------------------------------|------------------|-------------------------|-------------------------|-----------------------|-----------------------|
| | | 30/09/2016 S\$'000 | 31/12/2015 S\$'000 | 30/09/2016 S\$'000 | 31/12/2015 S\$'000 |
| Equity attributable to equity holders of the Company | | | | | |
| Share capital | | 254,139 | 254,139 | 254,139 | 254,139 |
| Retained profits | refer to 1(d)(i) | 704,905 | 663,867 | 45,275 | 55,194 |
| Other components of equity | refer to 1(d)(i) | (77,352) | (44,060) | - | - |
| | | <u>881,692</u> | <u>873,946</u> | <u>299,414</u> | <u>309,333</u> |
| Non-controlling interests | refer to 1(d)(i) | <u>7,288</u> | <u>6,683</u> | <u>-</u> | <u>-</u> |
| Total equity | | <u>888,980</u> | <u>880,629</u> | <u>299,414</u> | <u>309,333</u> |
| Non-current liabilities | | | | | |
| Long-term borrowings and obligations under finance leases - secured | G | 122,363 | 62,928 | 60,000 | - |
| Long-term liabilities | | 14,547 | 13,611 | - | - |
| Derivative financial liabilities | | 343 | 66 | - | - |
| Gratuity on retirement | | 597 | 537 | - | - |
| Deferred income tax liabilities | | <u>7,678</u> | <u>8,222</u> | <u>-</u> | <u>-</u> |
| | | <u>145,528</u> | <u>85,364</u> | <u>60,000</u> | <u>-</u> |
| Current liabilities | | | | | |
| Trade and other payables | | 45,922 | 50,272 | 670 | 922 |
| Derivative financial liabilities | | 251 | 31 | - | - |
| Current income tax liabilities | | 6,964 | 6,261 | - | 124 |
| Short-term borrowings and obligations under finance leases - secured | G | 121,451 | 179,503 | 70,299 | 118,452 |
| Advances from subsidiaries (non-trade) | | - | - | 192,459 | 153,225 |
| | F | <u>174,588</u> | <u>236,067</u> | <u>263,428</u> | <u>272,723</u> |
| Total equity and liabilities | | <u>1,209,096</u> | <u>1,202,060</u> | <u>622,842</u> | <u>582,056</u> |

The material variances noted from the statement of financial position items as at 30 September 2016 as compared with those of 31 December 2015 are explained as follows:

- (A) "Investment properties" decreased due mainly to reclassification of an Investment Property of S\$14.0 million to Property, plant and equipment in 2Q2016 and disposal of an Investment Property with a book value of S\$8.5 million in 3Q2016, partially offset by the newly acquired commercial properties of S\$15.8 million in Perth, Australia.
- (B) "Property, plant and equipment" increased due mainly to development cost (S\$17.2 million) for the hotel in Bintan and the second hotel in Maldives, reclassification of an Investment property of S\$14.0 million to Property, plant and equipment in 2Q2016, partially offset by depreciation charge and foreign exchange translation differences.
- (C) "Available-for-sale financial assets" decreased due mainly to due the disposal of available-for-sale financial assets in 3Q2016.
- (D) "Long-term prepayments" increased due mainly to advances paid to contractors for construction of a hotel in Maldives.
- (E) "Trade and other receivables" increased due mainly to the receivable of sales proceeds from the disposal of available-for-sale financial assets in 3Q2016. The sales proceeds have been received in October 2016.
- (F) Notwithstanding the Group and the Company having negative working capital, the Group and the Company manage the liquidity risk by ensuring there are sufficient cash and marketable securities to meet all normal operating commitments on a timely and cost-effective manner, cashflow from operating activities, having adequate amount of credit facilities and the ability to close market positions at short notice.
- (G) "Long-term borrowings - secured" increased mainly due to re-classification of bank borrowings from "Short-term borrowings - secured", upon renewal of certain bank borrowings.

1(b)(ii) Aggregate amount of group's borrowings, debt securities and obligations under finance lease

| | <u>Group</u> | | | |
|----------------------------------------------------|-------------------------|------------------|-------------------------|------------------|
| | <u>As At 30/09/2016</u> | | <u>As At 31/12/2015</u> | |
| | <u>Secured</u> | <u>Unsecured</u> | <u>Secured</u> | <u>Unsecured</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Amount repayable in one year or less, or on demand | 121,451 | - | 179,503 | - |
| Amount repayable after one year | 122,363 | - | 62,928 | - |

Details of collaterals

The collaterals for the group's secured borrowings as at 30 September 2016 are as follows :

- Freehold properties, equipment and business of a foreign subsidiary
- First legal mortgage, rental proceeds, interests in tenancy agreements and insurance policies of the investment property at 541 Orchard Road, Singapore
- First legal mortgage, rental proceeds, interests in tenancy agreements, interests in hotel management agreements and insurance policies of the hotel at 39 Scotts Road, Singapore
- First legal mortgage, rental proceeds, interests in tenancy agreements, interests in hotel management agreements and insurance policies of the hotel at 707 Wellington Street, Perth WA 6000, Australia

The collaterals for the group's finance lease as at 30 September 2016 are as follows :

- The equipment and vehicles of a local subsidiary
- The vehicle of a foreign subsidiary

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

Consolidated Statement of Cash Flows

| | <u>Group</u> | | <u>Group</u> | |
|---------------------------------------------------------------------------------|----------------------------|-------------------|-----------------------|-------------------|
| | <u>Third Quarter Ended</u> | | <u>9 Months Ended</u> | |
| | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>30/09/2016</u> | <u>30/09/2015</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Cash Flows from Operating Activities | | | | |
| Profit before income tax | 35,430 | 6,566 | 53,980 | 52,536 |
| Adjustments for: | | | | |
| Depreciation of property, plant and equipment | 5,700 | 4,422 | 17,110 | 13,041 |
| Dividend income | (22) | (19) | (58) | (346) |
| Interest income | (55) | (70) | (211) | (322) |
| Loss on disposal of property, plant and equipment | - | 5 | 42 | 12 |
| Property, plant and equipment written off | 160 | 143 | 451 | 425 |
| Fair value (gain)/loss on financial assets at fair value through profit or loss | (388) | 389 | 650 | 322 |
| Interest expense | 1,262 | 777 | 4,214 | 1,948 |
| Gain on disposal of available-for-sale financial assets | (30,087) | - | (30,087) | - |
| Gain on disposal of investment property | - | - | (6,050) | - |
| Replaced components of improvements to investment properties written off | 15 | 179 | 72 | 255 |
| Gain on revaluation of investment properties | - | - | (644) | (32,059) |
| Operating profit before working capital changes | 12,015 | 12,392 | 39,469 | 35,812 |
| (Increase)/decrease in inventories | (18) | 17 | 149 | 324 |
| Increase in operating receivables | (43,163) | (2,487) | (40,576) | (2,182) |
| Increase/(decrease) in operating payables | 4,236 | 9,308 | (3,177) | 1,253 |
| Cash (used in)/generated from operations | (26,930) | 19,230 | (4,135) | 35,207 |
| Income tax paid | (2,066) | (1,319) | (5,318) | (4,214) |
| Net cash (used in)/generated from operating activities | (28,996) | 17,911 | (9,453) | 30,993 |

Consolidated Statement of Cash Flows

| | <u>Group</u> | | <u>Group</u> | |
|----------------------------------------------------------------------------------|----------------------------|-------------------|-----------------------|-------------------|
| | <u>Third Quarter Ended</u> | | <u>9 Months Ended</u> | |
| | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>30/09/2016</u> | <u>30/09/2015</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Cash Flows from Investing Activities | | | | |
| Purchase of property, plant and equipment | (3,591) | (7,824) | (18,183) | (15,576) |
| Payment for long-term prepayment | (6,631) | (15,656) | (13,731) | (25,088) |
| Purchase of investment properties | (12) | (5,673) | (15,842) | (7,236) |
| Purchase of financial assets at fair value through profit or loss | - | (1,779) | - | (2,440) |
| Purchase of available-for-sale financial assets | - | - | - | (196) |
| Proceeds from disposal of available-for-sale financial assets | 47,231 | - | 47,231 | - |
| Proceeds from disposal of financial assets, at fair value through profit or loss | - | - | - | 352 |
| Proceeds from disposal of investment property | 14,550 | - | 14,550 | - |
| Proceeds from disposal of property, plant and equipment | - | 11 | 131 | 86 |
| Additional acquisition of shares in a subsidiary | (555) | - | (555) | - |
| Investment income | | | | |
| - Interest received | 55 | 69 | 211 | 321 |
| - Dividends received | 22 | 19 | 58 | 346 |
| Net cash generated from/(used in) investing activities | 51,069 | (30,833) | 13,870 | (49,431) |
| Cash Flows from Financing Activities | | | | |
| Proceeds from bank borrowings | 33,707 | 18,371 | 73,270 | 33,023 |
| Repayment of bank borrowings | (46,477) | (80) | (68,229) | (948) |
| Payment of finance lease | (355) | (865) | (2,053) | (2,571) |
| Repurchase of shares | (119) | - | (119) | - |
| Interest paid | (1,262) | (777) | (4,214) | (1,948) |
| Dividends paid | | | | |
| - by the Company to its equity holders | - | - | (6,435) | (6,435) |
| - by subsidiaries to non-controlling interests | - | - | (154) | (140) |
| Net cash (used in)/generated from financing activities | (14,506) | 16,649 | (7,934) | 20,981 |
| Net increase/(decrease) in cash and cash equivalents | 7,568 | 3,727 | (3,517) | 2,543 |
| Effect of foreign exchange rate changes | (54) | 163 | (150) | (207) |
| Cash and cash equivalents at beginning | 19,571 | 21,026 | 30,752 | 22,580 |
| Cash and cash equivalents at end (Note A) | <u>27,085</u> | <u>24,916</u> | <u>27,085</u> | <u>24,916</u> |

Note A

Cash and cash equivalents

| | <u>Group</u> | | <u>Group</u> | |
|-------------------------------------|----------------------------|-------------------|-----------------------|-------------------|
| | <u>Third Quarter Ended</u> | | <u>9 Months Ended</u> | |
| | <u>30/09/2016</u> | <u>30/09/2015</u> | <u>30/09/2016</u> | <u>30/09/2015</u> |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Cash and cash equivalents comprise: | | | | |
| Cash and bank balances | 18,060 | 18,273 | 18,060 | 18,273 |
| Fixed deposits | 9,054 | 7,792 | 9,054 | 7,792 |
| Less: | | | | |
| Bank overdrafts | (29) | (1,149) | (29) | (1,149) |
| | <u>27,085</u> | <u>24,916</u> | <u>27,085</u> | <u>24,916</u> |

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

Statement of Changes in Equity

The Group

| | Attributable to equity holders of the Company | | | | | | | Non-controlling interests | Total equity | |
|-----------------------------------------------------|-----------------------------------------------|------------------|-----------------------------|--------------------|------------------------------|----------------------------------------------------------|-----------------|---------------------------|----------------|----------------|
| | Share capital | Retained profits | Revaluation surplus reserve | Fair value reserve | Currency translation reserve | Premium paid on acquisition of non-controlling interests | Hedging reserve | | | Total |
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Balance at 1 July 2016 | 254,139 | 672,062 | 13,583 | 18,157 | (58,030) | (37,237) | (489) | 862,185 | 7,194 | 869,379 |
| Changes in equity for the period | | | | | | | | | | |
| Total comprehensive income/(expense) for the period | - | 32,962 | - | (17,648) | 4,790 | - | (105) | 19,999 | 276 | 20,275 |
| Change in interest in a subsidiary | - | - | - | - | - | (373) | - | (373) | (182) | (555) |
| Purchase and cancellation of shares | - | (119) | - | - | - | - | - | (119) | - | (119) |
| Balance at 30 September 2016 | 254,139 | 704,905 | 13,583 | 509 | (53,240) | (37,610) | (594) | 881,692 | 7,288 | 888,980 |
| Balance at 1 July 2015 | 254,139 | 657,710 | 13,583 | 14,374 | (51,908) | (37,112) | - | 850,786 | 6,088 | 856,874 |
| Changes in equity for the period | | | | | | | | | | |
| Total comprehensive income for the period | - | 4,694 | - | 3,769 | 8,936 | - | - | 17,399 | 261 | 17,660 |
| Balance at 30 September 2015 | 254,139 | 662,404 | 13,583 | 18,143 | (42,972) | (37,112) | - | 868,185 | 6,349 | 874,534 |

The Company

| | Share capital | Retained profits | Total equity |
|--------------------------------------------|----------------|------------------|----------------|
| | <u>S\$'000</u> | <u>S\$'000</u> | <u>S\$'000</u> |
| Balance at 1 July 2016 | 254,139 | 46,440 | 300,579 |
| Changes in equity for the period | | | |
| Total comprehensive expense for the period | - | (1,046) | (1,046) |
| Purchase and cancellation of shares | - | (119) | (119) |
| Balance at 30 September 2016 | 254,139 | 45,275 | 299,414 |
| Balance at 1 July 2015 | 254,139 | 84,804 | 338,943 |
| Changes in equity for the period | | | |
| Total comprehensive expense for the period | - | (493) | (493) |
| Balance at 30 September 2015 | 254,139 | 84,311 | 338,450 |

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

Changes in share capital

During the financial period, the Company through market purchase, purchased and cancelled a total of 98,500 (30 September 2015: Nil) ordinary shares.

| | 30 September 2016 | | 30 September 2015 | |
|------------------------------------|-------------------------|---------------|-------------------------|---------------|
| | Number of issued shares | Amount \$'000 | Number of issued shares | Amount \$'000 |
| Balance as at 1 July | 402,167,668 | 254,139 | 402,167,668 | 254,139 |
| Shares cancelled during the period | (98,500) | - | - | - |
| Balance as at 30 September | 402,069,168 | 254,139 | 402,167,668 | 254,139 |

The Company has no treasury shares and no outstanding options as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

- 1(d)(iii) **To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

There were no treasury shares as at 30 September 2016 and 31 December 2015. The total number of issued shares as at 30 September 2016 was 402,069,168 (31 December 2015: 402,167,668).

- 1(d)(iv) **A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

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

The figures have not been audited or reviewed.

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

Not applicable.

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

Except as disclosed in paragraph 5 below, the same accounting policies and methods of computation as in the most recently audited annual financial statements have been applied.

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

The Group adopted the new/revised FRS and Interpretations of FRS ("INT FRS") relevant to its operations and effective for annual period beginning on or after 1 January 2016.

The adoption of new/revised FRS and INT FRS did not result in any substantial changes to the Group's accounting policies nor had any significant impact on the Group's financial statements.

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

| | Group | | Group | |
|--------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|---------------------------|---------------------------|
| | Third Quarter Ended 30/09/2015 | Third Quarter Ended 30/09/2015 | 9 Months Ended 30/09/2016 | 9 Months Ended 30/09/2015 |
| Earnings per ordinary share after deducting any provision for preference dividends: | | | | |
| Based on weighted average number of ordinary shares in issue (cents) | 8.196 | 1.167 | 11.834 | 11.781 |
| On a fully diluted basis (cents) | 8.196 | 1.167 | 11.834 | 11.781 |

As at 30 September 2016, there was no outstanding share options.

The basic and diluted earnings per ordinary share for the financial period ended 30 September 2016 and 30 September 2015 has been calculated based on the Group's profit attributable to ordinary shareholders of divided by the weighted average number of ordinary shares of 402,151,972 and 402,167,668 in issue respectively during the financial period.

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

| | Group | | Company | |
|------------------------------------------|------------|------------|------------|------------|
| | 30/09/2016 | 31/12/2015 | 30/09/2016 | 31/12/2015 |
| Net asset value per ordinary share (S\$) | 2.19 | 2.17 | 0.74 | 0.77 |

The net asset values per ordinary share as at 30 September 2016 and 31 December 2015 were calculated based on the number of issued shares (excluding treasury shares) of the Company at those dates of 402,069,168 and 402,167,668 ordinary shares respectively.

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

| Segment Revenue | Group | | Increase/ (Decrease) % | Group | | Increase/ (Decrease) % |
|-----------------------------------------------------------|---------------------|---------------|------------------------------|----------------|----------------|------------------------------|
| | Third Quarter Ended | | | 9 Months Ended | | |
| | 30/09/2016 | 30/09/2015 | | 30/09/2016 | 30/09/2015 | |
| | S\$'000 | S\$'000 | | S\$'000 | S\$'000 | |
| Property - Rental | 6,855 | 6,381 | 7.4 | 20,747 | 18,952 | 9.5 |
| Hotel | 28,959 | 27,514 | 5.3 | 89,666 | 79,141 | 13.3 |
| Industrial | 16,963 | 16,542 | 2.5 | 52,002 | 48,038 | 8.3 |
| Investment | 22 | 19 | 15.8 | 58 | 346 | (83.2) |
| Property - Development | - | - | Nm | - | - | Nm |
| Others | 440 | - | Nm | 669 | - | Nm |
| Total | 53,239 | 50,456 | 5.5 | 163,142 | 146,477 | 11.4 |
| Segment Results | Group | | Increase/ (Decrease) % | Group | | Increase/ (Decrease) % |
| | Third Quarter Ended | | | 9 Months Ended | | |
| | 30/09/2016 | 30/09/2015 | | 30/09/2016 | 30/09/2015 | |
| | S\$'000 | S\$'000 | | S\$'000 | S\$'000 | |
| Property - Rental | 4,971 | 4,269 | 16.4 | 14,887 | 13,024 | 14.3 |
| Hotel | 183 | 1,853 | (90.1) | 2,801 | 5,020 | (44.2) |
| Industrial | 1,531 | 1,446 | 5.9 | 5,938 | 4,996 | 18.9 |
| Investment | 30,473 | (404) | Nm | 29,469 | (27) | Nm |
| Property - Development | (2) | (2) | Nm | (6) | (6) | Nm |
| Others ¹ | (519) | 111 | Nm | (1,800) | (904) | 99.1 |
| Finance costs | 36,637 | 7,273 | 403.7 | 51,289 | 22,103 | 132.0 |
| Gain on disposal of investment property | (1,262) | (777) | 62.4 | (4,214) | (1,948) | 116.2 |
| Gain on revaluation of investment properties ² | - | - | Nm | 6,050 | - | Nm |
| Interest income | - | - | Nm | 644 | 32,059 | (98.0) |
| | 55 | 70 | (21.4) | 211 | 322 | (34.6) |
| Profit before taxation | 35,430 | 6,566 | 439.6 | 53,980 | 52,536 | 2.7 |

Nm denotes Not meaningful

¹ Others include Corporate expenses

² The revaluation of investment properties is performed at mid-year and year-end.

THIRD QUARTER 2016 ANNOUNCEMENT

Overall Performance of the Group

The revenue of the Group for the quarter ended 30 September 2016 ('3Q2016') of S\$53.239 million increased by 5.5% from S\$50.456 million for the quarter ended 30 September 2015 ('3Q2015'). This was due mainly to higher revenue from the Property - Rental, Hotel and Industrial Divisions.

Profit before taxation for 3Q2016 of S\$35.430 million increased by 439.6% from Profit before taxation of S\$6.566 million in 3Q2015. This was due mainly to gain on disposal of available-for-sale financial assets, partially offset by lower contributions from the Hotel Division and higher finance cost.

Property- Rental Division

Revenue for the Property - Rental Division of S\$6.855 million for 3Q2016 increased by 7.4% from S\$6.381 million for 3Q2015 due mainly to higher occupancy and rental revenue from the newly acquired commercial properties in Perth, Australia.

Revenue of S\$20.747 million for the nine months ended 30 September 2016 ('YTD3Q2016') increased by 9.5% from S\$18.952 million for the nine months ended 30 September 2015 ('YTD3Q2015').

Segment profit of S\$4.971 million for 3Q2016 increased by 16.4% from 3Q2015 profit of S\$4.269 million due mainly to higher rental revenue.

Segment profit of S\$14.887 million for YTD3Q2016 increased by 14.3% from S\$13.024 million for YTD3Q2015.

Hotel Division

Revenue for the Hotel Division of S\$28.959 million for 3Q2016 increased by 5.3% from S\$27.514 million for 3Q2015 due mainly to revenue from the Hotel, Four Points by Sheraton Perth acquired in October 2015, partially offset by lower revenue in other hotels.

Revenue of S\$89.666 million for YTD3Q2016 increased by 13.3% from S\$79.141 million for YTD3Q2015.

Segment profit of S\$0.183 million for 3Q2016 decreased by 90.1% from 3Q2015 profit of S\$1.853 million due mainly to lower revenue from hotels other than the revenue from the Hotel, Four Points by Sheraton Perth.

Segment profit of S\$2.801 million for YTD3Q2016 decreased by 44.2% from S\$5.020 million for YTD3Q2015.

Industrial Division

Revenue for the Industrial Division of S\$16.963 million for 3Q2016 increased by 2.5% from S\$16.542 million for 3Q2015 mainly due to the rollover effect of existing contracts and new contracts secured.

Revenue of S\$52.002 million for YTD3Q2016 increased by 8.3% from S\$48.038 million for YTD3Q2015.

Segment profit of S\$1.531 million for 3Q2016 increased by 5.9% from 3Q2015 profit of S\$1.446 million mainly due to the increase in revenue.

Segment profit of S\$5.938 million for YTD3Q2016 increased by 18.9% from S\$4.996 million for YTD3Q2015.

Investment Division

Revenue for the Investment Division of S\$0.022 million for 3Q2016 increased by 15.8% from S\$0.019 million in 3Q2015 due mainly to the higher dividend income received.

Revenue of S\$0.058 million for YTD3Q2016 decreased from S\$0.346 million for YTD3Q2015 mainly due to lower dividend income.

Segment gain of S\$30.473 million for 3Q2016 compared to Segment loss of \$0.404 million in 3Q2015 due mainly to the gain from the disposal of available-for-sale financial assets.

Segment gain of S\$29.469 million for YTD3Q2016 compared to Segment loss of S\$0.027 million for YTD3Q2015 due mainly to the gain from the disposal of available-for-sale financial assets.

Property - Development Division

Since the completion of the villas development project in Tunisia in 2008, the Group has not embarked on any new property development project. Segment loss of S\$0.002 million for 3Q2016 and S\$0.002 million for 3Q2015 were due to general and administrative expenses incurred.

Others

Revenue for the Others Division of S\$0.440 million for 3Q2016 and S\$0.669 million for YTD3Q2016 was due to the commencement of operations of a restaurant in May 2016. There was no revenue in 3Q2015.

Segment loss of S\$0.519 million for 3Q2016 versus Segment profit of S\$0.111 million in 3Q2015 due mainly to pre-opening expenses and operating expenses incurred for the operations of the restaurant.

Segment loss of S\$1.800 million for YTD3Q2016 increased by 99.1% from S\$0.904 million for YTD3Q2015.

Statement of Cash Flows

Third Quarter 2016

Net increase in cash and cash equivalents of S\$7.568 million due to net cash generated from investing activities of S\$51.069 million, partially offset by net cash used in operating activities of S\$28.996 million and net cash used in financing activities of S\$14.506 million. For details, please refer to Part 1(c).

Net cash used in operating activities was mainly due to increase in operating receivables due to the receivable of sales proceeds from the disposal of available-for-sale financial assets in 3Q2016. The sales proceeds have been received in October 2016.

Net cash generated from investing activities was due mainly to proceeds from the disposal of available-for-sales financial assets and the proceeds from disposal of an Investment Property.

Net cash used in financing activities was mainly due to net repayment of bank borrowings.

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

Not applicable.

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

The property rental markets in Singapore, Tunis and Perth are expected to remain stable in the near term.

The market conditions in the countries in which the Hotel Division operates are expected to remain challenging. Construction has commenced for the Group's hotel in Bintan, the second hotel in the Maldives and the hotel in Douz, Tunisia.

The Industrial Division will continue to optimise its operating resources and be prudent in its costs management.

The performance of the Investment Division will continue to be affected by volatility of the various stock markets. However, the total investments in the Division has decreased following the disposal of available-for-sale financial assets in 3Q2016.

No revenue contribution is expected from the Property Development Division as there is no property development project currently.

The Other Division will contribute to the Group revenue with the commencement of operations of a restaurant located at Holland Village, Singapore in May 2016.

Note 10a The above note contains forward looking statements that involve a fair amount of uncertainties pertaining to future operating conditions. Actual future performance may differ from those views expressed as a result of a number of uncertainties and assumptions such as the general economy and industry conditions, level of market competition and shift in supply or demand patterns. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? No.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12 If no dividend has been declared/recommendeded, a statement to that effect

Not applicable.

13 If no IPT mandate has been obtained, a statement to that effect

Bonvests Holdings Limited has not obtained a general mandate from shareholders.

14 Confirmation of procurement of undertakings from all directors and executives officers

The Company confirms that it has procured the Undertakings from all its Directors and Executive Officer in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

15 Confirmation pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Directors which may render the interim financial statements to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Foo Soon Soo

Company Secretary

9 November 2016