SECOND CHANCE PROPERTIES LTD
(Incorporated in the Republic of Singapore)
Company Registration No.198103193M

UNAUDITED FULL YEAR FINANCIAL RESULTS FOR THE YEAR ENDED 31-08-2017

Note: All figures are in Singapore Dollars

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY, HALF-YEARLY AND FULL YEAR RESULTS

1(a) An income statement (for the Group) together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group For the 12 months ended			Group For the 3 months ended		
	31-08-2017	31-08-2016	Change	31-08-2017	31-08-2016	Change
	$ '000	$ '000	%	$ '000	$ '000	%
Revenue	**34,812**	**39,122**	**(11.02)**	**10,349**	**12,272**	**(15.67)**
Cost of sales	**(17,016)**	**(18,731)**	**(9.16)**	**(5,272)**	**(6,592)**	**(20.02)**
Gross profit	**17,796**	**20,391**	**(12.73)**	**5,077**	**5,680**	**(10.62)**
Other income	2,218	645	243.88	(41)	(29)	41.38
Expenses						
Distribution expenses	(778)	(778)	-	(190)	(215)	(11.63)
Property operating expenses	(1,119)	(1,355)	(17.42)	(256)	(252)	1.59
Gold operating expenses	(165)	(166)	(0.60)	(35)	(36)	(2.78)
Apparels operating expenses	(1,763)	(1,945)	(9.36)	(697)	(726)	(3.99)
Administrative expenses	(4,450)	(5,159)	(13.74)	(1,442)	(1,451)	0.62
Other operating expenses	(24)	(34)	(29.41)	(15)	(34)	(55.88)
	(8,299)	(9,437)	(12.06)	(2,635)	(2,714)	(2.91)
Profit from operations	**11,715**	**11,599**	**1.00**	**2,401**	**2,937**	**(18.25)**
Loss on fair valuation of properties	(2,443)	(1,547)	57.92	(2,443)	(1,640)	48.96
Gain/(loss) on fair valuation of financial assets, at fair value through profit or loss	1,418	(1,486)	nm	767	(706)	nm
Finance costs	(711)	(979)	(27.37)	(133)	(152)	(12.50)
Profit before income tax	**9,979**	**7,587**	**31.53**	**592**	**439**	**34.85**
Income tax expense	(502)	(615)	(18.37)	242	(235)	nm
Net profit	**9,477**	**6,972**	**35.93**	**834**	**204**	**308.82**

Net profit	**9,477**	**6,972**	**35.93**	**834**	**204**	**308.82**
Other Comprehensive Income						
Items that may be reclassified subsequently to profit or loss: Available-for-sale financial assets						
-Fair value gains/(loss)	1,334	1,041	28.15	(606)	1,794	nm
-Re-classification	(2,153)	-	nm	-	-	nm
Currency translation differences arising from consolidation - (loss)/gains	(1,245)	(39)	nm	(394)	136	nm
Items that will not be reclassified subsequently to profit or loss:	(2,064)	1,002	nm	(1,000)	1,930	nm
Revaluation loss on property, plant and equipment	(1,590)	(153)	nm	(1,590)	(153)	939.22
Other comprehensive (loss)/income, net of tax	(3,654)	849	nm	(2,590)	1,777	nm
Total comprehensive income/(loss)	**5,823**	**7,821**	**(25.55)**	**(1,756)**	**1,981**	**nm**

Notes	**Group For the 12 months ended**		**Group For the 3 months ended**	
	31-08-2017	31-08-2016	31-08-2017	31-08-2016
	$ '000	$ '000	$ '000	$ '000
Net profit is arrived at after crediting / (charging):				
Dividend income	3,990	4,274	989	968
Profit on disposal of available-for-sale financial assets	92	-	-	-
Re-classification from other comprehensive income on disposal of available-for-sale financial assets	2,153	-	-	-
Gain on disposal of financial assets, at fair value through profit or loss	264	54	50	33
Profit on disposal of investment property	-	640	-	90
Expenses include:				
Depreciation of property, plant and equipment	320	379	80	83
Write off/allowance for doubtful trade receivables	-	180	-	180
Total directors' remuneration	1,419	1,571	392	451
Directors' CPF	29	27	7	8
Directors' fees	160	162	60	52
Foreign exchange loss/gain	707	-	209	(10)
Finance costs				
Interest expenses:-				
Bank overdrafts	-	1	-	-
Short-term loans	663	879	120	137
Long-term loans	48	99	13	15
	711	**979**	**133**	**152**

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

	Group		Company	
	31-08-2017	31-08-2016	31-08-2017	31-08-2016
	$ '000	$ '000	$ '000	$ '000
ASSETS				
Current assets				
Cash and cash equivalents	6,517	5,512	176	742
Trade and other receivables	567	793	10,214	10,406
Inventories	15,716	16,418	1,005	990
Other current assets	482	529	250	196
Property held-for-sale	9,400	-	-	-
Financial assets, at fair value through profit or loss	32,774	34,642	-	-
Income tax recoverable	136	163		
Total current assets	65,592	58,057	11,645	12,334
Non-current assets				
Amounts due from subsidiaries	-	-	168,294	196,380
Investments in subsidiaries	-	-	17,231	17,231
Available-for-sale financial assets	54,574	53,955	47,731	47,713
Property, plant and equipment	20,936	24,567	61	67
Investment properties	171,702	183,653	13,500	13,500
Total non-current assets	247,212	262,175	246,817	274,891
Total assets	**312,804**	**320,232**	**258,462**	**287,225**
LIABILITIES AND EQUITY				
Current liabilities				
Borrowings	42,914	55,548	23,912	50,355
Trade payables	4,247	2,400	250	372
Other payables	2,203	1,901	1,921	1,659
Current income tax liabilities	957	705	-	266
Total current liabilities	50,321	60,554	26,083	52,652
Non-current liabilities				
Borrowings	2,876	3,232	2,876	3,232
Deferred income tax liabilities	252	192	9	9
Total non-current liabilities	3,128	3,424	2,885	3,241
Total liabilities	**53,449**	**63,978**	**28,968**	**55,893**
Net assets	**259,355**	**256,254**	**229,494**	**231,332**
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	137,107	138,319	137,107	138,319
Reserves	122,248	117,935	92,387	93,013
Total equity	**259,355**	**256,254**	**229,494**	**231,332**

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

Amount repayable in one year or less, or on demand

As at 31-08-2017		As at 31-08-2016	
Secured	***Unsecured***	***Secured***	***Unsecured***
$42,914,178	$886,414	$55,547,868	$428,101

Amount repayable after one year

As at 31-08-2017		As at 31-08-2016	
Secured	***Unsecured***	***Secured***	***Unsecured***
$2,875,690	-	$3,231,970	-

Details of Collateral

The Group's bank borrowings are secured by the mortgage of securities, the freehold and leasehold lands and buildings of the subsidiaries, investment properties of the Group and assignment of rental proceeds from these properties.

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

	Group For the 12 months ended		Group For the 3 months ended	
	31-08-2017 $ '000	31-08-2016 $ '000	31-08-2017 $ '000	31-08-2016 $ '000
Cash flows from operating activities				
Net profit	9,477	6,972	834	204
Adjustments for				
-Income tax expense	502	615	(242)	235
-Depreciation of property, plant and equipment	320	379	80	83
-Fair value loss on investment properties	2,443	1,547	2,443	1,640
-Interest income from bank deposits	(190)	(71)	(83)	(12)
-Finance expense	711	979	133	152
-Gain on disposal of available-for-sale financial assets	(2,245)	-	-	-
-Write-off of furniture & fittings	557	241	557	241
-Gain on disposal of investment property held for sale	-	(640)	-	(90)
-Unrealised currency translation differences	387	(6)	117	(28)
	11,962	**10,016**	**3,839**	**2,425**
Changes in working capital				
Financial assets at fair value through proft or loss	1,868	4,224	(1,251)	685
-Inventories	450	676	2,205	2,549
-Trade and other receivables	310	2,649	144	659
-Trade and other payables	2,164	(614)	1,024	(1,310)
Net cash generated from operations	**16,754**	**16,951**	**5,961**	**5,008**
Income taxes paid	(179)	(872)	(15)	(101)
Interest received	190	71	83	12
Interest paid	(717)	(1,143)	(183)	(184)
Net cash provided by operating activities	**16,048**	**15,007**	**5,846**	**4,735**

	Group For the 12 months ended		Group For the 3 months ended	
	31-08-2017 $ '000	31-08-2016 $ '000	31-08-2017 $ '000	31-08-2016 $ '000
Cash flows from investing activities				
-Disposal of available-for-sale financial assets	7,017	439	77	155
-Disposal of investment properties held for sale	-	19,185	-	6,100
-Purchase of available-for-sale financial assets	(6,210)	(342)	(5,237)	15
-Additions to property, plant and equipment	(143)	(374)	(28)	(103)
Net cash provided by/(used in) investing activities	**664**	**18,908**	**(5,188)**	**6,167**
Cash flows from financing activities				
-Proceeds from issue of shares	382	-	382	-
-Cash used in Share Buyback	(1,594)	-	-	-
-Dividend paid	(1,511)	(5,863)	-	-
-Proceeds from short-term bank borrowings	103,000	79,749	8,522	2,432
-Repayment of bank borrowings	(115,963)	(109,394)	(8,595)	(11,018)
Net cash (used in)/provided by financing activities	**(15,686)**	**(35,508)**	**309**	**(8,586)**
Net increase/(decrease) in cash and cash equivalents	1,026	(1,593)	967	2,316
Cash and cash equivalents at beginning of financial year/period	5,491	7,084	5,550	3,175
Cash and cash equivalents at end of financial year/period	**6,517**	**5,491**	**6,517**	**5,491**
Cash and cash equivalents consist of:				
Cash at bank	6,517	5,512	6,517	5,512
Bank overdrafts	-	(21)	-	(21)
	6,517	**5,491**	**6,517**	**5,491**

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

Group

	Share capital	Assets revaluation reserve	Fair value reserve	Translation reserve	Retained earnings	Total equity
	$ '000	$ '000	$ '000	$ '000	$ '000	$ '000
Balance as at 31 August 2016	**138,319**	**9,439**	**9,607**	**(5,428)**	**104,317**	**256,254**
Total comprehensive (loss)/income for the period	-	-	(2,050)	(1,165)	1,261	**(1,954)**
Balance as at 30 November 2016	**138,319**	**9,439**	**7,557**	**(6,593)**	**105,578**	**254,300**
Share buyback	(1,594)	-	-	-	-	**(1,594)**
Dividends paid	-	-	-		(1,511)	**(1,511)**
Total comprehensive income/(loss) for the period	-	-	2,555	(214)	1,977	**4,318**
Balance as at 28 February 2017	**136,725**	**9,439**	**10,112**	**(6,807)**	**106,044**	**255,513**
Total comprehensive (loss)/income for the period	-	-	(717)	529	5,404	**5,216**
Balance as at 31 May 2017	**136,725**	**9,439**	**9,395**	**(6,278)**	**111,448**	**260,729**
Issue of share capital	382	-	-	-	-	**382**
Total comprehensive (loss)/income for the period	-	(1,590)	(606)	(394)	834	**(1,756)**
Balance as at 31 August 2017	**137,107**	**7,849**	**8,789**	**(6,672)**	**112,282**	**259,355**

	Share Capital	Assets Revaluation Reserve	Fair Value Reserve	Translation Reserve	Retained Earnings	Total
	$ '000	$ '000	$ '000	$ '000	$ '000	$ '000
Balance as at 31 August 2015	**120,141**	**9,592**	**8,566**	**(5,388)**	**121,386**	**254,297**
Total comprehensive (loss)/income for the period	-	-	(2,657)	(484)	2,528	**(613)**
Balance as at 30 November 2015	**120,141**	**9,592**	**5,909**	**(5,872)**	**123,914**	**253,684**
Cash dividends paid	-	-	-	-	(5,863)	**(5,863)**
Scrip dividend	18,178	-	-	-	(18,178)	-
Total comprehensive (loss)/income for the period	-	-	(799)	212	1,104	**517**
Balance as at 29 February 2016	**138,319**	**9,592**	**5,110**	**(5,660)**	**100,977**	**248,338**
Total comprehensive income for the period	-	-	2,702	97	3,136	5,935
Balance as at 31 May 2016	**138,319**	**9,592**	**7,812**	**(5,563)**	**104,113**	**254,273**
Total comprehensive income for the period	-	(153)	1,794	136	204	1,981
Balance as at 31 August 2016	**138,319**	**9,439**	**9,606**	**(5,427)**	**104,317**	**256,254**

Company

	Share Capital	Fair Value Reserve	Retained Earnings	Total
	$ '000	$ '000	$ '000	$ '000
Balance as at 31 August 2016	**138,319**	**8,726**	**84,287**	**231,332**
Total comprehensive (loss)/ income for the period	-	(2,026)	130	**(1,896)**
Balance as at 30 November 2016	**138,319**	**6,700**	**84,417**	**229,436**
Share buyback	(1,594)	-	-	**(1,594)**
Dividends paid	-	-	(1,511)	**(1,511)**
Total comprehensive income/(loss) for the period	-	1,276	510	**1,786**
Balance as at 28 February 2017	**136,725**	**7,976**	**83,416**	**228,117**
Total comprehensive income for the period	-	1,432	1,411	**2,843**
Balance as at 31 May 2017	**136,725**	**9,408**	**84,827**	**230,960**
Issue of share capital	382	-	-	**382**
Total comprehensive loss for the period	-	(594)	(1,254)	**(1,848)**
Balance as at 31 August 2017	**137,107**	**8,814**	**83,573**	**229,494**

	Share Capital	Fair Value Reserve	Retained Earnings	Total
	$ '000	$ '000	$ '000	$ '000
Balance as at 31August 2015	**120,141**	**7,580**	**105,011**	**232,732**
Total comprehensive (loss)/ income for the period	-	(2,699)	103	**(2,596)**
Balance as at 30 November 2015	**120,141**	**4,881**	**105,114**	**230,136**
Cash dividends paid	-	-	(5,863)	**(5,863)**
Scrip dividend	18,178	-	(18,178)	**-**
Total comprehensive (loss)/ income for the period	-	(1,030)	530	**(500)**
Balance as at 29 February 2016	**138,319**	**3,851**	**81,603**	**223,773**
Total comprehensive income for the period	-	2,881	672	**3,553**
Balance as at 31 May 2016	**138,319**	**6,732**	**82,275**	**227,326**
Total comprehensive income for the period	-	1,994	2,012	**4,006**
Balance as at 31 August 2016	**138,319**	**8,726**	**84,287**	**231,332**

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 maybe 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

There was an increase of $382,125 in share capital during the quarter ended 31 August 2017 due to exercise of warrants. Cancelled shares due to Share Buyback reduced the share capital by $1,593,707.

The old warrants which were issued on 25 July 2012 expired on 24 July 2017.

The company issued new warrants on 23 January 2017 which will expire on 23 January 2020.

The number of shares that maybe issued on conversion of the convertibles is as follows:

	31-08-2017	**31-08-2016**
Warrants – New	-	577,024,950
Warrants – New	752,268,852	-

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

	As at 31-08-2017	As at 31-08-2016
Total number of issued shares	750,472,552	755,396,152
Less: Treasury shares	-	-
Total number of issued shares excluding treasury shares	750,472,552	755,396,152

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.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable.

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice (eg. The Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have neither been audited nor reviewed by the Company's auditors.

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

Not applicable.

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

All accounting policies and methods of computation applied are the same as those in the most recently audited annual financial statements.

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 or amended FRS and Interpretations of FRS ("INT FRS") that are mandatory for application for the financial year. However, the adoption of those new or amended FRS did not result in substantial changes to the accounting policies of the Group and had no material effect on the amounts reported for the current or prior financial years.

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 For the 12 months ended		Group For the 3 months ended	
	31-08-2017	31-08-2016	31-08-2017	31-08-2016
Earnings per share	1.26 cents	0.96 cents	0.11 cents	0.03 cents
Earnings per share on fully diluted basis	1.25 cents	0.96 cents	0.11 cents	0.03 cents

The calculation of earnings per share for the year ended 31 August 2017 and 31 August 2016 is based on the weighted average number of shares in issue of 751,428,169 and 722,818,680 respectively.

The diluted earnings per share for the year ended 31 August 2017 was computed considering the average number of shares that would have been issued at fair value if all the new warrants were exercised at the exercise price of $0.25.

There was no dilution in earnings per share for the year ended 31 August 2016 as the average market price of the Company's shares for the year was less than the exercise price of the old warrants of $0.40.

7. Net Asset value (for the issuer and Group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on and (b) immediately preceding financial year

	Group 31-08-2017	Group 31-08-2016	Company 31-08-2017	Company 31-08-2016
Net asset value per share	34.56 cents	33.92 cents	30.58 cents	30.62 cents

8. A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. The review must include a discussion of 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the Group during the current financial period reported on

Notes:

1. Throughout the review in this section, FY 2017 refers to the financial year ended 31 August 2017. FY 2016 refers to the financial year ended 31 August 2016.

2. EBITDA is the operating earnings before interest expenses, tax, depreciation, divestment and revaluation gains/deficits on non-current assets and foreign exchange differences.

OVERVIEW

The group net profit increased by $2.51 million to $9.48 million in FY 2017 from $6.97 million in FY 2016.

Revenue has decreased by $4.31 million or 11.02% from $39.12 million in FY 2016 to $34.81 million in FY 2017.

Adjusted EBITDA increased by $2.07 million from $9.85 million in FY 2016 to $11.92 million in FY 2017.

REVENUE

The Group revenue has decreased by $4.31 million or 11.02% from $39.12 million in FY 2016 to $34.81 million in FY 2017.

Different business segments contributed to the decrease as illustrated below:

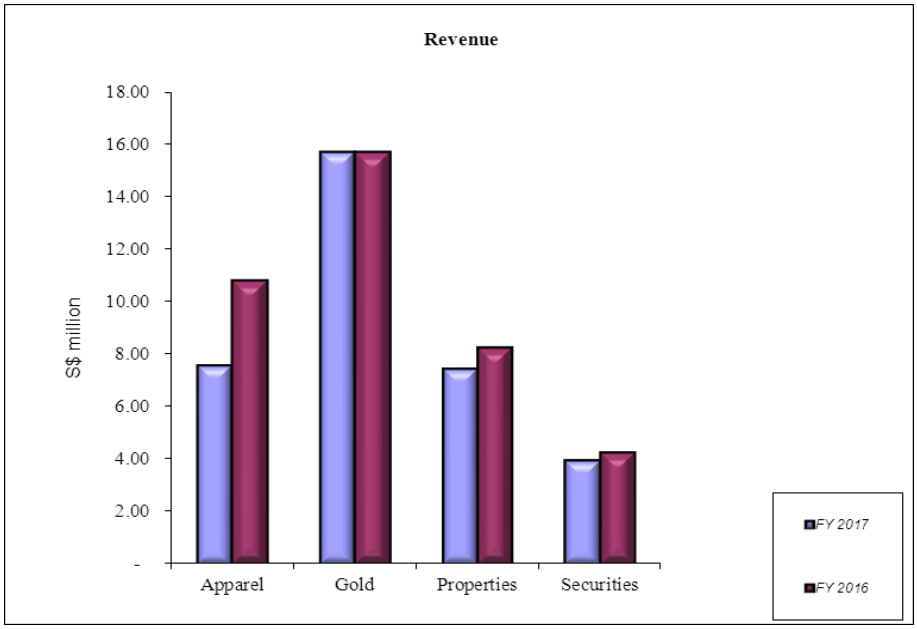
Revenue	FY 2017	FY 2016	Variance	
	$ million	$ million	$ million	%
Apparel	7.59	10.85	(3.26)	-30.05%
Gold	15.74	15.72	0.02	0.13%
Properties	7.49	8.28	(0.79)	-9.54%
Securities	3.99	4.27	(0.28)	-6.56%

There was a decrease of $3.26 million in the revenue from apparel business mainly because of closure of thirteen shops in Malaysia since the end of FY 2016, the weakening Malaysian Ringgit and also intense competition there primarily due to increasing trend of online shopping. The revenue from apparel business was $10.85 million in FY 2016 as compared to $7.59 million in FY 2017. Of the $7.59 million, Malaysian apparel business contributed $5.49 million.

Revenue from gold business increased marginally by $0.02 million from $15.72 million in FY 2016 to $15.74 million in FY 2017 due to general market conditions.

Rental revenue from properties generated $7.49 million in FY 2017 as compared to $8.28 million in FY 2016. There was a loss of rental income on account of sale of three investment properties as well as lower rentals received on some lease renewals.

The securities business witnessed a decrease in revenue of $0.28 million from $4.27 million in FY 2016 to $3.99 million in FY 2017. This decrease was the result of drop in coupon payments and dividends on the fixed income and equity securities redeemed/sold since FY 2016.



Other income comprised mainly of profit on disposal of securities. In FY 2017, the company accepted cash offer on de-listing of one of the available-for sale equity securities resulting in a profit of $2.25 million whereas in FY 2016 there was no disposal of available-for-sale securities. Further, disposal of held-for-trading securities resulted in profit of $0.26 million in FY 2017 as compared to $0.05 million in FY 2016. In FY 2017, however this increase in other income was partially off-set by the unrealised foreign exchange loss of $0.71 million resulting from the depreciating Malaysian Ringgit.

PROFIT

The Group net profit increased by $2.51 million from $6.97 million in FY 2016 to $9.48 million in FY 2017.

The contribution from various business segments are illustrated below (the contributions are before interest, tax and unallocated expenses).

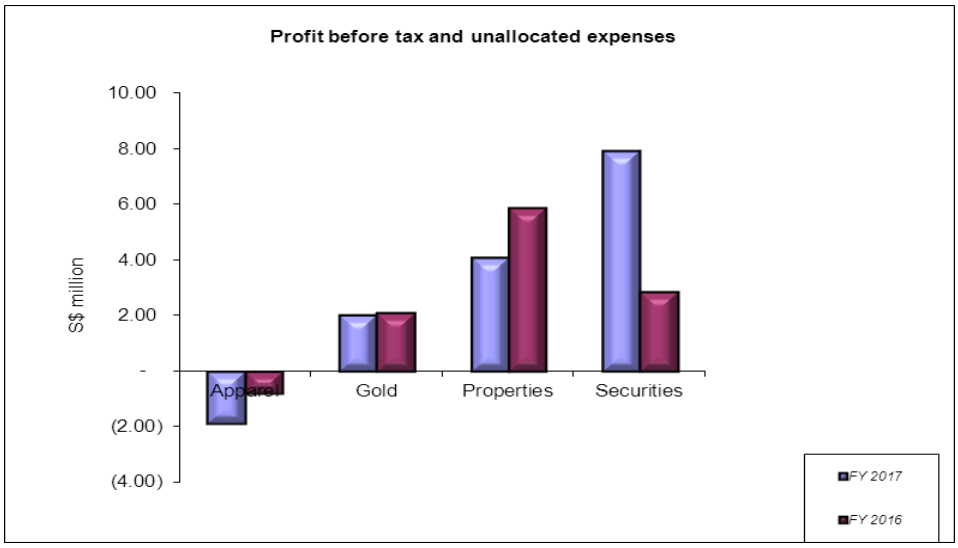
	FY 2017	FY 2016	Variance	
	$ million	$ million	$ million	%
Apparel	(1.86)	(0.76)	(1.10)	144.74%
Gold	2.02	2.12	(0.10)	-4.72%
Properties	4.09	5.86	(1.77)	-30.20%
Securities	7.89	2.85	5.04	176.84%

The loss from apparel business increased by $1.10 million from $0.76 million in FY 2016 to $1.86 million in FY 2017. The drop in revenue on account of closure of thirteen shops in Malaysia, 1 shop in Singapore since the end of FY 2016 and the unrealised foreign exchange loss because of the depreciating Malaysian Ringgit contributed to the decrease in profit from this segment.

The profit from gold business decreased by $0.10 million from $2.12 million in FY 2016 to $2.02 million in FY 2017 mainly because of lower gross profit margin in the current year.

Properties segment contributed $4.09 million in FY 2017 as compared to $5.86 million in FY 2016. This was mainly because of the reduced rental income during the current year. Further, in FY 2017 there was a loss of $3.20 million on revaluation of properties in Singapore which was partially off-set by revaluation gain of $0.76 million on property in Malaysia resulting in net revaluation loss of $2.44 million on properties. As compared to this, loss on revaluation of properties was $1.55 million in FY 2016 and this also contributed to the decrease in profit from this segment.

Securities segment recorded a profit of $7.89 million in FY 2017, which was $5.04 million more than the profit of $2.85 million in FY 2016. In FY 2017, this increase was mainly attributed to the profit of $2.25 million realised on acceptance of cash offer on de-listing of one of the equity securities. Further, unrealised gain of $1.42 million recorded on financial assets, at fair value through profit or loss i.e. the financial assets held for trading purpose in the current year as compared to an unrealised loss of $1.49 million in FY 2016 contributed to the increase in profit from this segment.



Higher taxable income in FY 2017 resulted in higher income tax expense in current year. However, reversal of part of deferred tax liabilities in Malaysia as well as group relief claimed in Singapore resulted in overall reduction of the income tax expense as compared to FY 2016. The net effect was decreased income tax expense from $ 0.62 million in FY 2016 to $0.50 million in FY 2017.

Interest expenses decreased by $0.27 million from $0.98 million in FY 2016 to $0.71 million in FY 2017 due to partial repayment of loan during the current year.

ADJUSTED EBITDA

Adjusted EBITDA increased by $2.07 million from $9.85 million in FY 2016 to $11.92 million in FY 2017.

The details of Adjusted EBITDA calculation are as below:

Adjusted EBITDA*	**FY 2017**	**FY 2016**
	$ '000	$ '000
Net Profit	9,477	6,972
Add/(Less):		
Interest expenses	711	979
Taxes	502	615
Depreciation	320	379
Fair valuation deficit of properties	2,443	1,547
Gain on fair valuation of available-for-sale financial assets	(2,245)	-
Divestment gains of investment property	-	(640)
Exchange differences	707	-
	11,915	**9,852**

**Adjusted earnings before interest, tax, depreciation, exchange gains/losses, revaluation gains/deficit, divestment profits/losses*

CASH FLOW

The net cash flow from operating activities was $16.05 million in FY 2017.

Proceeds from divestment of financial assets, available-for-sale including capital distribution made by various REITs generated $7.01 million and the Group had drawn down an amount of $103 million from banks. Proceeds from issue of shares due to warrants conversion amounted to $0.38 million.

An amount of $1.59 million was used to buy back shares as per the Share Buyback scheme. The Group purchased securities worth $5.98 million and subscribed to rights issue totaling $0.23 million and they were classified as available-for-sale. Improvements made to property, plant and equipment totaled $0.14 million. An amount of $115.96 million was utilised to repay bank borrowings. The above funds were also deployed to distribute dividends totaling $1.51 million.

Cash and cash equivalents at the end of the period i.e. 31 August 2017 was $6.52 million while it was $5.49 million at the beginning of the period i.e. 31 August 2016. Thus, there was an increase of $1.03 million through the year.

FINANCIAL POSITION AS AT 31 AUGUST 2017

Investment properties of the group totaled $171.70 million. In addition, $20.68 million worth of property owned by the group was classified as Property, Plant and equipment because it was self-occupied and one property worth $9.40 million was classified as Property held-for-sale. Thus the total value of the properties was $201.78 million.

As at 31 August 2017, available-for-sale financial assets comprised of shares valued at $54.57 million and financial assets at fair value through profit or loss comprised of fixed income securities and shares valued at $12.83 million and $19.95 million respectively. During the year, the unrealized loss in fair value on financial assets, available-for-sale was $0.82 million which was taken directly to equity while the unrealised gain on fair value of financial assets, held-for-trading was $1.42 million which was taken to the income statement.

Inventories at end August 2017 totaled $15.72 million of which $11.35 million was gold stock.

WORKING CAPITAL

The Group had a positive working capital as at 31 August 2017 as compared to negative working capital as at 31 August 2016. This was mainly due to partial repayment of short term borrowings from funds realised on cash offer accepted on de-listing of one of the equity securities held by the company.

The net current assets were $15.27 million as at 31 August 2017 as compared to net current liabilities of $2.49 million as at 31 August 2016.

BANK BORROWINGS

Long-term bank borrowings decreased from $3.23 million in FY 2016 to $2.88 million in FY 2017. Total borrowings of the group were $45.79 million at end August 2017 while the borrowings totaled $58.78 million at end August 2016. The gearing ratio of the group improved to 0.15 as at 31 August 2017 from 0.21 as at 31 August 2016.

SHARE CAPITAL

Share capital was $137.12 million as at end August 2017 as compared to $138.32 million as at end August 2016**.** The movement in share capital was due to the issue of shares pursuant to exercise of warrants by shareholders as well as issue of scrip dividend. Share buyback during the period totaled $1.59 million. The number of shares in float was 750.47 million as at 31 August 2017 as compared to 755.40 million as at 31 August 2016. Total shareholders' equity stood at $259.36 million and NTA per share was 34.56 cents as at 31 August 2017.

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

The full year results are in line with disclosures made in the previous announcement of results of the Group.

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

Singapore's economic outlook for 2018 looks better as compared to previous year.

We are confident that our gold business will remain profitable.

The retail apparel business remains very challenging especially in Malaysia. Increased competition, higher operating costs, weakening Ringgit and poor consumer spending continue to negatively affect this business segment.

We expect negative rental revisions to take place which will lead to overall lower rental income.

Market forces will continue to determine the performance of the financial instruments sector.

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

(a) ***Whether an interim (final) ordinary dividend has been declared (recommended)***

Yes

(i) Name of Dividend: First and Final
(ii) Dividend type: Cash
(iii) Dividend Amount per share (in cents): 0.3 cents per ordinary share
(iv) Tax Rate: Tax exempt

(b) Corresponding Period of the Immediately Preceding Financial Year

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

(i) Name of Dividend: First and Final
(ii) Dividend type: Cash
(iii) Dividend Amount per share (in cents): 0.2 cents per ordinary share
(iv) Tax Rate: Tax exempt

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

One-tier tax exempt

(d) The date the dividend is payable

To be announced at a later date.

(e) The date on which Registrable Transfers received by the company (up to 5.00pm) will be registered before entitlements to the dividend are determined

To be announced at a later date.

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

Not applicable.

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

There were no interested person transactions for the full year under review. The Company does not have a general mandate from its shareholders for the interested person transaction.

PART II Additional information required for full year announcement

14. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

Attached (Annexure A)

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

Segment Performance

APPAREL

Revenue was $7.59 million in FY 2017 as compared to $10.85 million in FY 2016. Of the $7.59 million revenue in current year, the Malaysian apparel business contributed $5.49 million. The closure of thirteen shops in Malaysia during the current year and increased competition there resulted in decrease in revenue.

This segment generated a loss of $1.86 million in the current year as compared to loss of $0.76 million in the prior year.

GOLD

There was a marginal increase in revenue from gold business by $0.02 million from $15.72 million in FY 2016 to $ 15.74 million in FY 2017.

The earnings before tax however decreased by $0.10 million from $2.12 million in FY 2016 to $2.02 million in FY 2017 mainly due to lower gross profit margin in the current year.

PROPERTIES

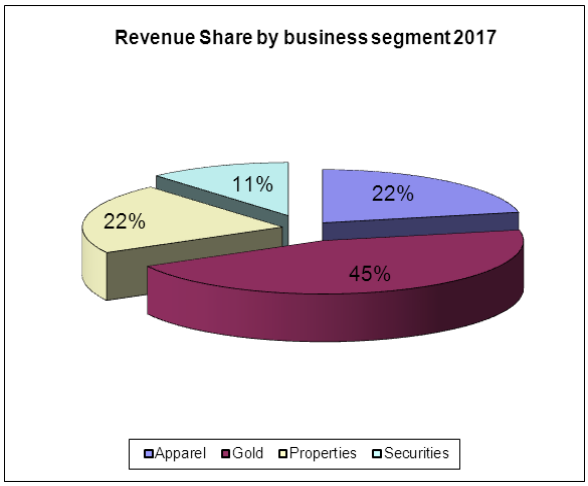
The properties business recorded a decrease in revenue of $0.79 million in FY 2017 as compared to the prior year. Revenue from this segment was $7.49 million in FY 2017 as compared to $8.28 million in FY 2016. The decrease was due to loss of rental income on sale of three properties as well as lower rentals received on lease renewals.

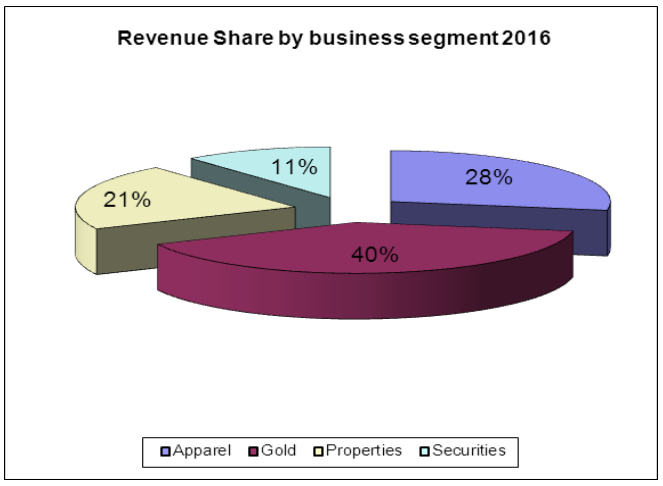
Earnings from the properties segment decreased from $5.86 million in FY 2016 to $4.09 million in FY 2017. This was mainly due to loss on rental income on sale of three properties, lower rentals on lease renewals and loss of $2.44 million on revaluation of properties in FY 2017 as compared to loss of $1.55 million in FY 2016.

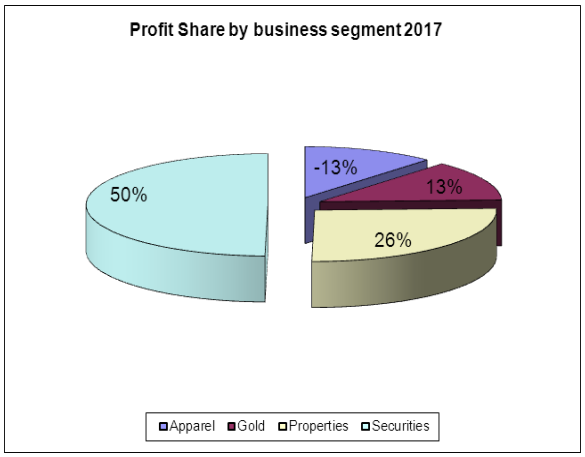
QUOTED SECURITIES

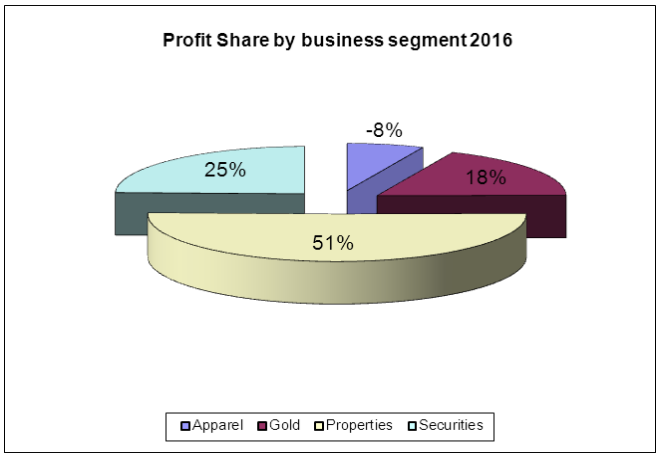
The securities segment recorded a decrease in revenue of $0.28 million from $4.27 million in FY 2016 to $3.99 million in FY 2017. This was mainly due to drop in coupon payments and dividends on the fixed income and equity securities redeemed/sold since FY 2016.

The earnings before tax however increased by $5.04 million from $2.85 million in FY 2016 to $7.89 million in FY 2017. This increase was mainly attributed to the profit of $2.44 million realised on acceptance of cash offer on de-listing of one of the equity securities. The unrealized gain of $1.42 million recorded on financial assets, at fair value through profit or loss i.e. the financial assets held for trading purpose also contributed to the increased profits in FY 2017. The corresponding figure for FY 2016 was a loss of $1.49 million.









16. A breakdown of sales

	31/08/2017	31/08/2016	% (decrease)/increase
	$ '000	$ '000	
	Group	Group	Group
Sales reported for first half year	15,051	16,651	(9.61)
Operating profit after tax reported for first half year	3,238	3,632	(10.85)
Sales reported for second half year	19,761	22,471	(12.06)
Operating profit after tax reported for second half year	6,239	3,340	86.80

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

	31-08-2017	31-08-2016
Ordinary	2,251,418	1,510,792
Preference	-	-
Total	**-**	**1,510,792**

18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder or the issuer pursuant to rule 704(13)

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and positions held, if any, during the year
Mdm Aisamar Binte Kadil Mydin Syed Marikiah	70	Sister of Mr.Mohamed Salleh, CEO and substantial shareholder	Director in subsidiary – First Lady Apparels (Malaysia) Sdn Bhd. The position was first held in 2001.	Nil
Mr.Azhar Bin Abul Hasan	43	Nephew of Mr.Mohamed Salleh, CEO and substantial shareholder	Director in subsidiary – First Lady Apparels (Malaysia) Sdn Bhd. The position was first held in 2001.	Nil
Mr.Mohamed Amal Bin Mohamed Salleh Maricar	30	Son of Mr.Mohamed Salleh, CEO and substantial shareholder	Executive Director in subsidiary – First Lady Apparels (Malaysia) Sdn Bhd. Assisting the CEO in the Malaysian operations. The position was first held in 2010.	Nil

19. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1) of the Listing Manual of SGX-ST

The Company confirms that it has procured undertakings from all its Directors and Executive Officers, in the format as set out in Appendix 7.7 pursuant to Rule 720(1).

On behalf of the Board of Directors

Mohamed Salleh
s/o Kadir Mohideen Saibu Maricar
CEO

Mohamed Hasan Marican
s/o Kadir Mohideen Saibu Maricar
Deputy CEO

30 October 2017