



Unaudited Financial Statements for the 2nd Quarter and Half Year Ended 31 December 2019

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

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

1(a)(i) Statement of comprehensive income for the 2nd quarter and half year ended 31 December 2019

	Group					
	2 nd quarter ended 31 December			Half year ended 31 December		
	2019	2018	+ / (-)	2019	2018	+ / (-)
	USD'000	USD'000	%	USD'000	USD'000	%
		(restated)			(restated)	
Continuing operations						
Revenue	3,469	4,778	(27.4)	7,555	12,762	(40.8)
Property development expense	(1,590)	(3,773)	(57.9)	(3,618)	(7,927)	(54.4)
Other operating expenses	(106)	(49)	nm	(233)	(97)	nm
Changes in fair value of investment securities	1,240	(2,599)	nm	269	(2,908)	nm
Changes in fair value of derivative financial instruments	(260)	73	nm	129	241	(46.5)
Employee benefits expense	(494)	(170)	nm	(1,057)	(1,751)	(39.6)
Depreciation expense	(36)	(31)	16.1	(70)	(62)	12.9
Other expenses	(486)	(219)	nm	(829)	(499)	66.1
Other gain/(losses), net (note 1(a)(ii))	2,872	(672)	nm	24	(1,366)	nm
Finance costs	(1)	(66)	(98.5)	(1)	(132)	(99.2)
Share of results of associates	(686)	(1,084)	(36.7)	(2,298)	(1,276)	80.1
Profit/(loss) before tax from continuing operations	3,922	(3,812)	nm	(129)	(3,015)	(95.7)
Income tax credit/(expense)	6	61	(90.2)	(190)	(501)	(62.1)
Profit/(loss) from continuing operations, net of tax	3,928	(3,751)	nm	(319)	(3,516)	(90.9)
Discontinued operations						
Profit from discontinued operations, net of tax	-	2,530	nm	-	6,033	nm
Profit/(loss) for the period	3,928	(1,221)	nm	(319)	2,517	nm
Other comprehensive income:						
Items that will not be reclassified to profit or loss:						
Financial assets, at FVOCI:						
Changes in fair value	36	(733)	nm	(176)	(1,210)	(85.5)
Fair value changes reclassified to accumulated profits	-	(19)	nm	(115)	(19)	nm
Items that may be reclassified subsequently to profit or loss:						
Currency translation	3,259	(744)	nm	247	(2,789)	nm
Share of currency translation reserves of associate	-	(16)	nm	76	(257)	nm
Other comprehensive income for the period, net of tax	3,295	(1,512)	nm	32	(4,275)	nm
Total comprehensive income for the period	7,223	(2,733)	nm	(287)	(1,758)	(83.7)
Profit/(loss) attributable to:						
Equity holders of the Company						
Continuing operations, net of tax	3,928	(3,751)	nm	(319)	(3,516)	(90.9)
Discontinued operations, net of tax	-	2,001	nm	-	4,687	nm
	3,928	(1,750)	nm	(319)	1,171	nm
Non-controlling interests						
Discontinued operations, net of tax	-	529	nm	-	1,346	nm
	3,928	(1,221)	nm	(319)	2,517	nm

nm: not meaningful

1(a)(i) Statement of comprehensive income for the 2nd quarter and half year ended 31 December 2019 (cont'd)

	Group					
	2 nd quarter ended 31 December			Half year ended 31 December		
	2019	2018	+ / (-)	2019	2018	+ / (-)
	USD'000	USD'000 (restated)	%	USD'000	USD'000 (restated)	%
Total comprehensive income attributable to:						
Equity holders of the Company						
Continuing operations, net of tax	7,223	(5,404)	nm	(287)	(7,316)	(96.1)
Discontinued operations, net of tax	-	2,109	nm	-	4,323	nm
	7,223	(3,295)	nm	(287)	(2,993)	(90.4)
Non-controlling interests						
Discontinued operations, net of tax	-	562	nm	-	1,235	nm
	7,223	(2,733)	nm	(287)	(1,758)	(83.7)

1(a)(ii) Profit/(loss) for the 2nd quarter and half year ended 31 December 2019 included the following items:

	Group					
	2 nd quarter ended 31 December			Half year ended 31 December		
	2019	2018	+ / (-)	2019	2018	+ / (-)
	USD'000	USD'000	%	USD'000	USD'000	%
Plant and equipment written off	(5)	-	nm	(5)	-	nm
Other income	-	-	-	-	3	nm
Foreign exchange gain/(loss)	2,877	(672)	nm	29	(1,369)	nm
Other gain/(losses), net	2,872	(672)	nm	24	(1,366)	nm

nm: not meaningful

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

	Group		Company	
	31/12/2019 USD'000	30/6/2019 USD'000	31/12/2019 USD'000	30/6/2019 USD'000
Assets				
Current assets				
Development properties	11,758	15,077	-	-
Trade and other receivables	10,529	15,670	186	331
Tax recoverable	13	7	-	-
Amounts due from subsidiaries	-	-	123,617	164,083
Investment securities	18,000	16,375	16,473	16,375
Derivative financial instruments	4,756	900	-	-
Cash and cash equivalents	108,141	124,641	51,876	27,791
	<u>153,197</u>	<u>172,670</u>	<u>192,152</u>	<u>208,580</u>
Non-current assets				
Plant and equipment	767	609	767	609
Investment properties	55,695	55,455	-	-
Subsidiaries	-	-	26,657	26,657
Associates and joint venture	52,380	38,350	38,513	38,513
Investment securities	3,234	21,460	1,148	586
Other receivables	7,937	-	-	-
	<u>120,013</u>	<u>115,874</u>	<u>67,085</u>	<u>66,365</u>
Total assets	<u>273,210</u>	<u>288,544</u>	<u>259,237</u>	<u>274,945</u>
Equity and liabilities				
Current liabilities				
Borrowings	-	49	-	49
Trade and other payables	10,097	18,337	5,062	9,914
Amounts due to subsidiaries	-	-	40,146	44,175
Income tax payable	261	353	-	-
Derivative financial instruments	72	-	72	-
	<u>10,430</u>	<u>18,739</u>	<u>45,280</u>	<u>54,138</u>
Non-current liabilities				
Other payables	229	157	-	-
Deferred tax liabilities	316	409	-	-
	<u>545</u>	<u>566</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>10,975</u>	<u>19,305</u>	<u>45,280</u>	<u>54,138</u>
Equity				
Share capital	150,863	150,863	150,863	150,863
Reserves	(5,849)	4,075	(2,219)	(1,996)
Accumulated profits	117,221	114,301	65,313	71,940
Total equity	<u>262,235</u>	<u>269,239</u>	<u>213,957</u>	<u>220,807</u>
Total equity and liabilities	<u>273,210</u>	<u>288,544</u>	<u>259,237</u>	<u>274,945</u>

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

	As at 31/12/2019		As at 30/6/2019	
	Secured USD'000	Unsecured USD'000	Secured USD'000	Unsecured USD'000
Amount repayable in one year or less, or on demand	-	-	49	-
Amount repayable after one year	-	-	-	-

Details of any collateral

Finance leases in prior year was secured by a charge over the related leased assets.

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.

	2 nd quarter ended 31 December		Half year ended 31 December	
	2019	2018	2019	2018
	USD'000	USD'000 (restated)	USD'000	USD'000 (restated)
Operating activities				
Profit/(loss) before tax from continuing operations	3,922	(3,812)	(129)	(3,015)
Profit before tax from discontinued operations	-	2,899	-	7,404
Profit/(loss) before tax, total	3,922	(913)	(129)	4,389
Adjustments for:				
Share of results of associates	686	1,084	2,298	1,276
Depreciation/amortisation expense	36	953	70	1,893
Dividend income	(96)	(249)	(294)	(916)
Interest income	(534)	(446)	(1,301)	(823)
Finance costs	1	66	1	132
Unrealised translation (gain)/loss	(2,728)	454	(231)	435
Plant and equipment written off	5	-	5	-
Gain on disposal of plant and equipment	-	(1)	-	(31)
Changes in fair value of investment securities	(1,240)	2,599	(269)	2,908
Changes in fair value of derivative financial instruments	260	(73)	(129)	(241)
Operating cash flows before changes in working capital	312	3,474	21	9,022
Changes in working capital:				
Decrease in development properties	959	3,741	3,319	6,689
Increase in inventories	-	(5,984)	-	(4,603)
Increase in investment securities	(969)	(991)	(5,011)	(1,779)
Decrease in receivables	643	7,256	5,130	11,819
Decrease in payables	(2,994)	(10,568)	(8,184)	(18,250)
Cash flows (used in)/from operations	(2,049)	(3,072)	(4,725)	2,898
Interest paid	(1)	(64)	(1)	(130)
Interest received	425	619	1,315	963
Dividends received from investment securities	70	89	249	308
Income tax paid	(312)	(2,201)	(354)	(3,506)
Net cash flows (used in)/from operating activities	(1,867)	(4,629)	(3,516)	533
Investing activities				
Purchase of plant and equipment	(217)	(951)	(233)	(1,666)
Proceeds from disposal of plant and equipment	-	30	-	82
Proceeds from disposal of financial assets, at FVOCI	-	3,362	655	3,442
Dividends received from financial assets, at FVOCI	-	139	3	578
Dividends received from an associate	-	-	1,126	1,222
Additional investment in an associate	-	-	-	(597)
Increase in property development loan to an associate	(5,155)	-	(7,274)	-
Increase in property development loan to joint venture	(456)	-	(456)	-
Net cash flows (used in)/from investing activities	(5,828)	2,580	(6,179)	3,061
Financing activities				
Dividends paid to equity holders of the Company	(6,717)	(6,789)	(6,717)	(6,789)
Dividends paid to non-controlling interests of a subsidiary	-	(1,675)	-	(1,675)
Repayment of borrowings	(31)	(71)	(49)	(140)
Net cash flows used in financing activities	(6,748)	(8,535)	(6,766)	(8,604)
Net decrease in cash and cash equivalents	(14,443)	(10,584)	(16,461)	(5,010)
Effect of exchange rate changes on cash and cash equivalents	2,837	(731)	(39)	(1,559)
Cash and cash equivalents at beginning of the year	119,747	121,704	124,641	116,958
Cash and cash equivalents at end of the period	108,141	110,389	108,141	110,389

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.

Consolidated statement of changes in equity for half year ended 31 December 2019

Group	Share capital	Currency translation reserve	FVOCI reserve	Accumulated profits	Total equity
	USD'000	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2019	150,863	(3,871)	7,946	114,301	269,239
Loss for the period	-	-	-	(4,247)	(4,247)
<u>Other comprehensive income</u>					
Financial assets, at FVOCI					
Changes in fair value	-	-	(212)	-	(212)
Fair value changes reclassified to accumulated profits	-	-	-	(115)	(115)
Currency translation	-	(3,012)	-	-	(3,012)
Share of reserves of associate	-	76	-	-	76
Other comprehensive income, net of tax	-	(2,936)	(212)	(115)	(3,263)
Total comprehensive income for the period	-	(2,936)	(212)	(4,362)	(7,510)
Balance at 30 September 2019	150,863	(6,807)	7,734	109,939	261,729
Profit for the period	-	-	-	3,928	3,928
<u>Other comprehensive income</u>					
Financial assets, at FVOCI					
Changes in fair value	-	-	36	-	36
Currency translation	-	3,259	-	-	3,259
Other comprehensive income, net of tax	-	3,259	36	-	3,295
Total comprehensive income for the period	-	3,259	36	3,928	7,223
<u>Contributions by and distributions to owners</u>					
Dividends paid to equity holders of the Company	-	-	-	(6,717)	(6,717)
Total contributions by and distributions to owners	-	-	-	(6,717)	(6,717)
<u>Others</u>					
Transfer of fair value reserves of financial assets at FVOCI on reclassification	-	-	(10,071)	10,071	-
Total others	-	-	(10,071)	10,071	-
Balance at 31 December 2019	<u>150,863</u>	<u>(3,548)</u>	<u>(2,301)</u>	<u>117,221</u>	<u>262,235</u>

1(d)(i) Consolidated statement of changes in equity for half year ended 31 December 2018

Group	Attributable to equity holders of the Company							Non-controlling interests	Total equity
	Share capital	Currency translation reserve	Investment revaluation reserve	FVOCI reserve	Capital reserve	Accumulated profits	Total		
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2018 (As previously stated)	150,863	(1,485)	(280)	-	343	136,145	285,586	23,476	309,062
Adoption of SFRS(I) 1	-	(273)	-	-	-	273	-	-	-
Adoption of SFRS(I) 9	-	-	280	7,073	-	4,730	12,083	-	12,083
Adoption of SFRS(I) 1-23	-	-	-	-	-	(301)	(301)	-	(301)
Balance at 1 July 2018 (As restated)	150,863	(1,758)	-	7,073	343	140,847	297,368	23,476	320,844
Profit for the period (restated)	-	-	-	-	-	2,921	2,921	817	3,738
<u>Other comprehensive income</u>									
Financial assets, at FVOCI									
Changes in fair value	-	-	-	(477)	-	-	(477)	-	(477)
Currency translation	-	(1,901)	-	-	-	-	(1,901)	(144)	(2,045)
Share of reserves of associate	-	(241)	-	-	-	-	(241)	-	(241)
Other comprehensive income, net of tax	-	(2,142)	-	(477)	-	-	(2,619)	(144)	(2,763)
Total comprehensive income for the period	-	(2,142)	-	(477)	-	2,921	302	673	975
Balance at 30 September 2018	150,863	(3,900)	-	6,596	343	143,768	297,670	24,149	321,819
Loss for the period (restated)	-	-	-	-	-	(1,750)	(1,750)	529	(1,221)
<u>Other comprehensive income</u>									
Financial assets, at FVOCI									
Changes in fair value	-	-	-	(733)	-	-	(733)	-	(733)
Fair value changes reclassified to accumulated profits	-	-	-	-	-	(19)	(19)	-	(19)
Currency translation	-	(777)	-	-	-	-	(777)	33	(744)
Share of reserves of associate	-	(16)	-	-	-	-	(16)	-	(16)
Other comprehensive income, net of tax	-	(793)	-	(733)	-	(19)	(1,545)	33	(1,512)
Total comprehensive income for the period	-	(793)	-	(733)	-	(1,769)	(3,295)	562	(2,733)
<u>Contributions by and distributions to owners</u>									
Dividends paid to equity holders of the Company	-	-	-	-	-	(6,789)	(6,789)	-	(6,789)
Dividends paid to non-controlling interests of a subsidiary	-	-	-	-	-	-	-	(1,675)	(1,675)
Total contributions by and distributions to owners	-	-	-	-	-	(6,789)	(6,789)	(1,675)	(8,464)
<u>Others</u>									
Transfer of fair value reserves of financial assets at FVOCI upon disposal	-	-	-	1,656	-	(1,656)	-	-	-
Total others	-	-	-	1,656	-	(1,656)	-	-	-
Balance at 31 December 2018	150,863	(4,693)	-	7,519	343	133,554	287,586	23,036	310,622

1(d)(i) Statement of changes in equity for half year ended 31 December 2019

Company	Share capital USD'000	FVOCI reserve USD'000	Accumulated profits USD'000	Total equity USD'000
Balance at 1 July 2019	150,863	(1,996)	71,940	220,807
Loss for the period	-	-	(2,058)	(2,058)
<u>Other comprehensive income</u>				
Financial assets, at FVOCI				
Changes in fair value	-	(259)	-	(259)
Other comprehensive income, net of tax	-	(259)	-	(259)
Total comprehensive income for the period	-	(259)	(2,058)	(2,317)
Balance at 30 September 2019	150,863	(2,255)	69,882	218,490
Profit for the period	-	-	2,148	2,148
<u>Other comprehensive income</u>				
Financial assets, at FVOCI				
Changes in fair value	-	36	-	36
Other comprehensive income, net of tax	-	36	-	36
Total comprehensive income for the period	-	36	2,148	2,184
<u>Contributions by and distributions to owners</u>				
Dividends paid to equity holders of the Company	-	-	(6,717)	(6,717)
Total contributions by and distributions to owners	-	-	(6,717)	(6,717)
Balance at 31 December 2019	<u>150,863</u>	<u>(2,219)</u>	<u>65,313</u>	<u>213,957</u>

Statement of changes in equity for half year ended 31 December 2018

Company	Share capital USD'000	Investment revaluation reserve USD'000	FVOCI reserve USD'000	Accumulated profits USD'000	Total equity USD'000
Balance at 1 July 2018 (As previously stated)	150,863	(2)	-	51,898	202,759
Adoption of SFRS(I) 9	-	2	(2,906)	2,904	-
Balance at 1 July 2018 (As restated)	150,863	-	(2,906)	54,802	202,759
Profit for the period	-	-	-	16,742	16,742
<u>Other comprehensive income</u>					
Financial assets, at FVOCI					
Changes in fair value	-	-	(417)	-	(417)
Other comprehensive income, net of tax	-	-	(417)	-	(417)
Total comprehensive income for the period	-	-	(417)	16,742	16,325
Balance at 30 September 2018	150,863	-	(3,323)	71,544	219,084
Profit for the period	-	-	-	3,893	3,893
<u>Other comprehensive income</u>					
Financial assets, at FVOCI					
Changes in fair value	-	-	(12)	-	(12)
Other comprehensive income, net of tax	-	-	(12)	-	(12)
Total comprehensive income for the period	-	-	(12)	3,893	3,881
<u>Contributions by and distributions to owners</u>					
Dividends paid to equity holders of the Company	-	-	-	(6,789)	(6,789)
Total contributions by and distributions to owners	-	-	-	(6,789)	(6,789)
<u>Others</u>					
Transfer of fair value reserves of financial assets at FVOCI upon disposal	-	-	1,656	(1,656)	-
Total others	-	-	1,656	(1,656)	-
Balance at 31 December 2018	<u>150,863</u>	<u>-</u>	<u>(1,679)</u>	<u>66,992</u>	<u>216,176</u>

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

Not applicable.

- 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.

	31 December 2019	30 June 2019
Total number of issued shares, excluding treasury shares	928,272,850	928,272,850

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

Not applicable.

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

Not applicable.

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

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

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as those of the audited financial statements for the year ended 30 June 2019 except as stated in paragraph 5 below.

- 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 has adopted the new or revised Singapore Financial Reporting Standards International ("SFRS(I)") and interpretations ("INT") that are effective for annual periods beginning on or after 1 July 2019. The adoption of these SFRS(I)s and INTs did not result in any significant impact on the financial statements of the Group.

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			
	2 nd quarter ended 31 December		Half year ended 31 December	
	2019	2018	2019	2018
Earnings/(loss) per ordinary share for the period based on profit/(loss) attributable to equity holders of the Company after deducting any provision for preference dividends:	US cents	US cents (restated)	US cents	US cents (restated)
<u>Continuing operations</u>				
(i) Based on weighted average number of ordinary shares on issue	0.42	(0.40)	(0.03)	(0.38)
(ii) On a fully diluted basis	0.42	(0.40)	(0.03)	(0.38)
<u>Discontinued operations</u>				
(i) Based on weighted average number of ordinary shares on issue	-	0.22	-	0.50
(ii) On a fully diluted basis	-	0.22	-	0.50

Group basic and fully diluted earnings per ordinary share for the second quarter and half year ended 31 December 2019 are calculated based on the weighted average number of ordinary shares on issue during the period of 928,272,850 (2018: 928,272,850) shares respectively.

Note: Group basic earnings per share was the same as the fully diluted earnings per share as the Group did not have any potential dilutive ordinary shares outstanding as at 31 December 2019 and 2018.

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

	Group		Company	
	31/12/2019	30/6/2019	31/12/2019	30/6/2019
	US cents	US cents	US cents	US cents
Net asset value per ordinary share based on existing issued share capital	28.25	29.00	23.05	23.79

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.

Second quarter ended 31 December 2019 ("2Q20") vs second quarter ended 31 December 2018 ("2Q19")

Group revenue of USD 3.47 million was 27.4% lower than USD 4.78 million in 2Q19. This was attributable to fewer Concerto apartment units sold in 2Q20.

Profit from continuing operations of USD 3.93 million was recorded in 2Q20, as compared to a loss of USD 3.75 million in 2Q19. The net profit in the current period arose mainly due to mark-to-market gains on financial investments of USD 0.98 million and foreign exchange gain of USD 2.88 million. These were partly offset by share of losses from associates of USD 0.69 million.

Employee benefits expense of USD 0.49 million had increased by USD 0.32 million as compared to 2Q19, which included a USD 0.39 million reversal of over provision for staff cost. Other gain comprised mainly foreign exchange gain on the back of stronger Singapore and Australian dollars against US dollar.

Other comprehensive income of USD 3.30 million comprises mainly currency translation gain, similarly as a result of stronger Singapore and Australian dollars against US dollar.

Earning per share was US cents 0.42, compared to loss per share of US cents 0.40 in 2Q19 for continuing operations.

Share of results of associates

Share of results of associates recorded a loss of USD 0.69 million mainly due to share of results of Pacific Star Development Limited ("PSDL"). Share of results in relation to Finbar Group Limited was not recorded in the current quarter as its financial results for half year ended 31 December 2019 was not available on the Australian Securities Exchange at the date of this announcement.

Keyland Ayala Properties Inc. ("Keyland") became an associated company in the current quarter. It was previously accounted for as a financial asset at fair value through other comprehensive income. The share of profits of Keyland was USD 0.20 million in 2Q20.

Half year ended 31 December 2019 ("1H20") vs half year ended 31 December 2018 ("1H19")

Group revenue of USD 7.56 million was 40.8% lower than USD 12.76 million in 1H19, mainly due to lower property sales. Revenue from property sales was lower due to fewer Concerto units sold in 1H20 and absence of contribution from Unison on Tenth as project was fully settled and sold in the prior year. Also included in prior year was a one-off sale of land.

Loss from continuing operations of USD 0.32 million was recorded in 1H20, as compared to a loss of USD 3.52 million in 1H19. The net loss in 1H20 arose mainly from share of losses from associates of USD 2.30 million which was partly offset by mark-to-market gains on financial investments of USD 0.40 million and lower employee benefits expense.

Decrease in employee benefits expense was mainly related to lower provision for staff cost. Lower finance costs was incurred in 1H20 as the bank loans related to investments in leveraged bond funds were fully repaid. Other comprehensive income of USD 0.03 million was attributed to foreign exchange translation gain from a stronger Singapore dollar against US dollar, partly offset by mark-to-market loss on financial assets measured at fair value through other comprehensive income.

Loss per share was US cents 0.03, as compared to loss per share of US cents 0.38 in 1H19 for continuing operations.

Review of financial position and cash flow

As at 31 December 2019, the Group continued to be in a healthy position. Net assets attributable to equity holders of the Company decreased by 2.6% to USD 262.24 million.

Cash and cash equivalents had decreased 13.2% to USD 108.14 million from the previous year end. Net cash used in operating activities was USD 3.52 million. Net cash used in investing activities was USD 6.18 million. This was mainly attributable to a property development loan granted to an associate which was partly offset by dividends received from the associate. Net cash used in financing activities of USD 6.77 million resulted mainly from payment of dividends in respect of financial year 2019.

Group total assets of USD 273.21 million as at 31 December 2019 had decreased by USD 15.33 million from 30 June 2019. The increase in non-current assets of USD 4.14 million was mainly due to an increase in other receivables related to a property development loan granted to an associate.

Keyland Ayala Properties Inc. ("Keyland") became an associated company in 2Q20. Hence the Group's 32.52% interest in Keyland was reclassified from investment securities held as non-current assets to associate. The accumulated fair value gains on the investment of USD 10.07 million was also reclassified from fair value through other comprehensive income reserve to accumulated profits.

The decrease in current assets of USD 19.47 million was mainly due to the decrease in cash balance, reduced trade and other receivables as a result of lower property sales, as well as a decrease in development properties as Concerto apartment units were being sold and settled.

Group total liabilities of USD 10.98 million as at 31 December 2019 had decreased by USD 8.33 million from 30 June 2019. This was mainly due to a decrease in trade and other payables from lower accrual for property development costs and staff cost.

Net asset value per share was US cents 28.25, as compared to US cents 29.00 as at 30 June 2019.

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 Group maintains a cautious business outlook given the slowdown in global economy.

The directors will continue to exercise prudence, pending the stabilization of the Covid-19 situation, when considering new investments. Save as disclosed herein, there are no known material factors or events which may affect the earnings of the Group between this date up to which the report refers and the date on which the report is issued.

11 If a decision regarding dividend has been made:

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

No

(b)(i) Amount per share

Not applicable.

(b)(ii) Previous corresponding period

Not applicable

(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).

Not applicable.

(d) The date the dividend is payable.

Not applicable.

(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.

Not applicable.

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

No dividend has been declared for the period ended 31 December 2019.

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.

Not applicable as the Group has not obtained a general mandate from shareholders for Interested Person Transactions.

14 Negative confirmation pursuant to Rule 705(5).

The Board of Directors of the Company hereby confirms that to the best of its knowledge, nothing has come to the attention of the Directors of the Company which may render the unaudited financial results for the second quarter and half year ended 31 December 2019 to be false or misleading, in any material respect.

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

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

BY ORDER OF THE BOARD

Valerie Tan
Company Secretary
14 February 2020