



EMERGING TOWNS & CITIES SINGAPORE LTD.

(formerly known as Cedar Strategic Holdings Ltd)

80 Raffles Place
#26-05 UOB Plaza 1
Singapore 048624
T: (+65) 6532 0933
F: (+65) 6733 3458

FOR IMMEDIATE RELEASE

ETC Singapore ends FY2016 with RMB63.9 million net profit, heralding a brand new beginning

- Revenue surges to RMB718.8 million for FY2016, riding on the maiden contributions from the Golden City project
- Group is on track to strengthen its income streams with the luxury mixed-use development in Myanmar
- New corporate identity distinctly echoes emerging markets strategy as the Group continues to prospect for quality assets in the region

SINGAPORE, 27 February 2017 – Catalist-listed Emerging Towns & Cities Singapore Ltd. (“ETC Singapore” or the “Company”, and together with its subsidiaries, the “Group”, formerly known as Cedar Strategic Holdings Ltd.), today reported its financial results for the full year ended 31 December 2016 (“FY2016”).

The Group ended the financial year on a high note with an RMB692.5 million year-on-year (“yoy”) hike in revenue to RMB718.8 million for FY2016. Correspondingly, net profit attributable to shareholders rose almost nine fold from RMB7.5 million for FY2015 to RMB63.9 million for FY2016. This significant strengthening of both the top and bottom lines can be traced primarily to the consolidation of DAS Pte. Ltd. (“DAS”), which holds an effective 49.0% equity stake in Myanmar’s landmark luxury development project, Golden City. As of 20 December 2016, the Group has acquired an equity stake of approximately 75.0% in DAS.¹ Consequently, the Group was able to recognise revenue of RMB570.2 million arising from the recognition of sale of 205 property units from the initial development phase of the Golden City project². As at 31 December 2016, 230 additional units have been sold but yet to be recognised.

Mr. Tan Thiam Hee, Executive Director and Chief Executive Officer of ETC Singapore, commented, *“In the final quarter of 2016, we witnessed the culmination of our efforts to turn around the Company. Besides the closure of the Special Audit matters, we managed to successfully complete the first phase of the acquisition of the Golden City project, thereby procuring a new source of growth for the Group. The iconic mixed-use development in Yangon, Myanmar, is a complementary addition to our portfolio, as it perpetuates our two-pronged strategy of seeking short-term development profit while securing long-term recurring rental income. Having reaped our maiden returns from Golden City, we can look forward to greater income visibility and resilience in the coming periods as we progressively book in both sale and rental income from the Golden City and the Daya Bay projects.”*

The financial impact of the Golden City project is also evident on the Group’s balance sheet. As at 31 December 2016, the Group’s development properties stood at RMB1.2 billion, a substantial increase from RMB169.1 million as at 31 December 2015. In addition, the Group has accumulated cash and cash equivalents amounting to RMB79.3 million as at 31 December 2016. The Group expects to channel it towards funding its overall working capital needs.

¹ Following the approval from shareholders at the Extraordinary General Meeting on 27 February 2017, the Group’s equity stake in DAS has been raised to 100.0%.

² The Golden City project comprises four development phases, with the first phase dedicated to residential use and consisting of 504 units.

On the Group's outlook, **Mr. Tan** remarked, "We are extremely heartened to see our endeavours to nurse the Company back to strong financial health finally pay off. To denote the dawn of a new era for the Group as we transit into our next stage of growth, we decided to change our name to "Emerging Towns & Cities Singapore Ltd.". Besides symbolising our transformation from a company which was laden with legacy issues to one with a profit-generating portfolio, the name change also entrenches our commitment to our strategy of being a niche property developer and investor in emerging markets. This strategy is aligned with the global economic zeitgeist, seeing the accommodative policies by central banks in developed nations and optimistic global expansion forecasts. According to the World Bank, growth in emerging economies will accelerate to 4.2 percent in 2017 from 3.4 percent in the preceding year.³

With a brand new corporate identity, solid credentials built upon our existing portfolio, and favourable macroeconomic conditions, we are well-positioned to pursue even more projects in emerging markets in the region. Besides China and Myanmar, other countries in which we are prospecting for quality assets include other parts of ASEAN. At the same time, we are working towards streamlining and integrating our regional operations. Amidst the work that still needs to be done in the new chapter of our corporate journey, we are constantly reminded of our shareholders' enduring support, without which we would not have our accomplishments today. As such, the maximisation of shareholders' value remains a high priority."

###

About Emerging Towns & Cities Singapore Ltd.

Listed on the Catalist board of the Singapore Exchange Securities Trading Limited, Emerging Towns & Cities Singapore Ltd. was incorporated in Singapore on 17 October 1980. Formerly known as China Titanium Ltd. and later Cedar Strategic Holdings Ltd., the Company adopted the name Emerging Towns & Cities Singapore Ltd. on 27 February 2017 to mark the resolution of its legacy issues and cement its positioning as an emerging markets player. Going forward, the Group intends to continue to focus on property investment and development and related businesses in emerging towns and cities.

Issued on behalf of Emerging Towns & Cities Singapore Ltd by: Financial PR Pte Ltd

Financial PR Pte Ltd

Mr. Tok Chong Yap/ Ms. Cassandra Chan
Investor Relations
Tel: (65) 6438 2990 | Fax: (65) 6438 0064
Email: chongyap@financialpr.com.sg / cassandra@financialpr.com.sg

This press release has been prepared by the Company and its contents have been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. (the "Sponsor"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("SGX-ST"). The Sponsor has not independently verified the contents of this press release.

This press release has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this press release, including the correctness of any of the statements or opinions made or reports contained in this press release.

The details of the contact person for the Sponsor is:
Name: Mr. Nathaniel C.V. (Registered Professional, RHT Capital Pte. Ltd.)
Address: Six Battery Road, #10-01, Singapore 049909
Tel: 6381 6757

³ "Emerging-Market Investors Fearless of Fed as Growth in Focus", Bloomberg News, 17 February 2017