



FIGTREE HOLDINGS LIMITED

(Company Registration Number : 201315211G)

**Unaudited Financial Statement and Dividend Announcement
For the Three Months and Nine Months Financial Period
Ended 30 September 2017**

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

1(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year

Consolidated Income Statement

	Note	Group Three Months Ended			Group Nine Months Ended		
		30 September 2017	30 September 2016	Change	30 September 2017	30 September 2016	Change
		S\$	S\$	%	S\$	S\$	%
Revenue	8(a)(i)	1,037,030	12,771,771	(91.9)	11,082,537	42,948,686	(74.2)
Cost of sales	8(a)(ii)	8,951	(9,581,759)	(100.1)	(4,989,481)	(32,446,701)	(84.6)
Gross profit	8(a)(ii)	1,045,981	3,190,012	(67.2)	6,093,056	10,501,985	(42.0)
Other income	8(a)(iii)	252,983	328,815	(23.1)	944,387	955,890	(1.2)
General and administrative expenses	8(a)(iv)	(533,511)	(175,309)	204.3	(2,868,978)	(3,575,460)	(19.8)
Finance costs		(18,997)	-	NM	(27,302)	(2,399)	NM
Share of results of associates	8(a)(v)	(97,320)	140,484	(169.3)	(849,047)	1,814,678	(146.8)
Profit before taxation		649,136	3,484,002	(81.4)	3,292,116	9,694,694	(66.0)
Tax credit/(expense)	8(a)(vi)	38,386	(537,625)	(107.1)	(674,610)	(1,438,774)	(53.1)
Profit for the period		687,522	2,946,377	(76.7)	2,617,506	8,255,920	(68.3)
Attributable to:							
Owners of the Company		696,392	2,939,037	(76.3)	2,669,938	8,259,324	(67.7)
Non-controlling interests		(8,870)	7,340	(220.8)	(52,432)	(3,404)	NM
		687,522	2,946,377	(76.7)	2,617,506	8,255,920	(68.3)

NM – Not Meaningful

Consolidated Statement of Comprehensive Income

	Group Three Months Ended			Group Nine Months Ended		
	30 September 2017	30 September 2016	Change	30 September 2017	30 September 2016	Change
	S\$	S\$	%	S\$	S\$	%
Profit for the period	687,522	2,946,377	(76.7)	2,617,506	8,255,920	(68.3)
Other comprehensive income: Items that may be reclassified subsequently to profit or loss						
- Exchange differences on translation of foreign operations	173,677	59,393	192.4	242,835	(810,822)	129.9
Other comprehensive income for the period, net of tax	173,677	59,393	192.4	242,835	(810,822)	129.9
Total comprehensive income for the period	<u>861,199</u>	<u>3,005,770</u>	(71.3)	<u>2,860,341</u>	<u>7,445,098</u>	(61.6)
Attributable to:						
Owners of the Company	870,069	2,998,430	(71.0)	2,912,773	7,448,502	(60.9)
Non-controlling interests	(8,870)	7,340	(220.8)	(52,432)	(3,404)	NM
	<u>861,199</u>	<u>3,005,770</u>	(71.3)	<u>2,860,341</u>	<u>7,445,098</u>	(61.6)

NM – Not Meaningful

Notes to the Consolidated Income Statement

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

	Note	Group Three Months Ended			Group Nine Months Ended		
		30 September 2017	30 September 2016	Change	30 September 2017	30 September 2016	Change
		S\$	S\$	%	S\$	S\$	%
Depreciation of property, plant and equipment		43,445	45,027	(3.5)	137,499	138,353	(0.6)
Foreign exchange gain, net	8(a)(iv)	(267,589)	(1,059,077)	(74.7)	(127,621)	(105,389)	21.1
Interest income from loans to associates		(205,381)	(247,380)	(17.0)	(768,046)	(704,026)	9.1
Operating lease expense		19,126	15,094	26.7	55,238	42,184	30.9
Employee benefits expense presented in the consolidated income statement as:							
- Cost of sales		250,988	551,310	(54.5)	1,211,080	1,587,044	(23.7)
- General and administrative expenses		784,669	977,233	(19.7)	2,332,537	2,932,669	(20.5)

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

	Note	Group		Company	
		As at 30 September 2017 S\$	As at 31 December 2016 S\$	As at 30 September 2017 S\$	As at 31 December 2016 S\$
ASSETS					
Non-current assets					
Property, plant and equipment	8(b)(i)	3,455,376	3,443,916	–	52
Investments in subsidiaries		–	–	9,152,597	9,152,597
Interests in associates	8(b)(ii)	7,048,860	3,855,893	–	–
Loans to associates	8(b)(iii)	17,727,191	6,411,343	–	–
Loans to a subsidiary		–	–	1,881,020	1,837,415
Other receivables	8(b)(iv)	13,756,192	5,732,716	–	–
Total non-current assets		41,987,619	19,443,868	11,033,617	10,990,064
Current assets					
Development properties	8(b)(v)	30,871,233	22,502,370	–	–
Trade receivables	8(b)(vi)	12,820,276	19,345,263	–	–
Other receivables	8(b)(iv)	296,875	122,912	–	–
Prepayments		84,636	64,078	12,879	2,821
Amounts due from subsidiaries		–	–	19,085,986	20,282,649
Loans to associates	8(b)(iii)	2,981,197	16,599,298	–	–
Cash and short-term deposits	8(b)(vii)	3,639,169	13,353,237	22,456	723,505
Total current assets		50,693,386	71,987,158	19,121,321	21,008,975
Total assets		92,681,005	91,431,026	30,154,938	31,999,039
LIABILITIES					
Current liabilities					
Gross amount due to customers for contract work-in-progress	8(b)(viii)	7,135,275	9,063,885	–	–
Trade and other payables	8(b)(ix)	13,384,887	24,890,689	384,184	1,829,874
Bank borrowings	8(b)(x)	3,300,000	–	–	–
Provision for taxation	8(b)(xi)	425,208	1,807,489	5,921	7,590
Total current liabilities		24,245,370	35,762,063	390,105	1,837,464
Net current assets		26,448,016	36,225,095	18,731,216	19,171,511
Non-current liabilities					
Trade and other payables	8(b)(ix)	17,457,831	6,627,130	–	–
Deferred tax liabilities		717,392	552,985	51,908	39,485
Total non-current liabilities		18,175,223	7,180,115	51,908	39,485
Total liabilities		42,420,593	42,942,178	442,013	1,876,949
Net assets		50,260,412	48,488,848	29,712,925	30,122,090

	Group		Company	
	As at 30 September 2017 S\$	As at 31 December 2016 S\$	As at 30 September 2017 S\$	As at 31 December 2016 S\$
	<u>EQUITY</u>			
Equity attributable to owners of the Company				
Share capital	29,404,663	26,083,664	29,404,663	26,083,664
Accumulated profits	29,041,449	30,330,588	223,610	3,976,550
Merger deficit ⁽¹⁾	(8,152,595)	(8,152,595)	-	-
Share option reserve	84,652	61,876	84,652	61,876
Foreign currency translation reserve	(597,181)	(335,746)	-	-
Other reserves	488,000	488,000	-	-
	50,268,988	48,475,787	29,712,925	30,122,090
Non-controlling interests	(8,576)	13,061	-	-
Total equity	50,260,412	48,488,848	29,712,925	30,122,090

Note :

- (1) The difference between the consideration paid / transferred and the issued and paid up share capital of Figtree Projects Pte. Ltd. during the pre-IPO Restructuring Exercise is reflected as a Merger Deficit under the Equity of the Group.

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

Amount repayable in one year or less, or on demand

As at 30 September 2017		As at 31 December 2016	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	3,300,000	-	-

Amount repayable after one year

As at 30 September 2017		As at 31 December 2016	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	-	-	-

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		Group	
	Three Months Ended		Nine Months Ended	
	30 September 2017	30 September 2016	30 September 2017	30 September 2016
	S\$	S\$	S\$	S\$
Cash flows from operating activities				
Profit before taxation	649,136	3,484,002	3,292,116	9,694,694
Adjustments for:				
Depreciation of property, plant and equipment	43,445	45,027	137,499	138,353
Share of results of associates	97,320	(140,484)	849,047	(1,814,678)
Share-based expense	16,920	12,041	48,028	32,215
Interest income	(249,389)	(267,188)	(873,909)	(768,116)
Finance costs	18,997	–	27,302	2,399
Unrealised exchange loss/(gain)	29,840	(131,968)	28,284	(34,775)
Operating cash flows before changes in working capital	606,269	3,001,430	3,508,367	7,250,092
Decrease/(increase) in:				
Development properties	(2,438,265)	(1,454,159)	(2,292,675)	(1,307,295)
Trade receivables	678,062	7,222,697	6,524,987	11,115,625
Other receivables and prepayments	(84,163)	6,106	(233,909)	83,786
(Decrease)/increase in:				
Gross amount due to customers for contract work-in-progress	(702,339)	1,062,380	(1,928,610)	(1,367,126)
Trade and other payables	(1,019,692)	(2,367,020)	(14,704,584)	(5,550,679)
Cash flows (used in)/generated from operations	(2,960,128)	7,471,434	(9,126,424)	10,224,403
Income tax paid	(922,714)	(1,592,612)	(1,892,483)	(3,021,886)
Interest received	44,009	19,809	105,864	64,090
Net cash flows (used in)/generated from operating activities	(3,838,833)	5,898,631	(10,913,043)	7,266,607
Cash flows from investing activities				
Purchases of property, plant and equipment	(84,349)	–	(149,781)	(28,916)
(Loans to)/repayment of loans from associates	–	(1,115,449)	2,822,742	(3,394,094)
Acquisition of an associate	–	–	(4,083,353)	–
Net cash flows used in investing activities	(84,349)	(1,115,449)	(1,410,392)	(3,423,010)
Cash flows from financing activities				
Dividends paid on ordinary shares	–	–	(771,748)	(1,052,520)
Share issuance expense	(23,178)	(5,889)	(31,325)	(31,055)
Net proceeds from exercise of employee share options	–	–	139,742	–
Proceeds from bank borrowing	1,300,000	–	4,300,000	500,000
Repayment of bank borrowing	–	–	(1,000,000)	(500,000)
Interest paid	(18,998)	–	(27,302)	(2,399)
Net cash flows generated from/(used in) financing activities	1,257,824	(5,889)	2,609,367	(1,085,974)

Net (decrease)/increase in cash and cash equivalents	(2,665,358)	4,777,293	(9,714,068)	2,757,623
Cash and cash equivalents at the beginning of period	6,304,527	11,090,832	13,353,237	13,110,502
Cash and cash equivalents at the end of period	<u>3,639,169</u>	<u>15,868,125</u>	<u>3,639,169</u>	<u>15,868,125</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

Group	Attributable to equity holders of the Company							Total equity attributable to owners of the Company S\$	Non-controlling interests S\$	Total equity S\$
	Share capital S\$	Accumulated profits S\$	Merger deficit S\$	Share option reserve S\$	Foreign currency translation reserve S\$	Other reserves	Total reserves S\$			
Balance as at 1 July 2016	26,089,553	25,403,428	(8,152,595)	34,281	(542,355)	-	16,742,759	42,832,312	8,405	42,840,717
Profit for the period	-	2,939,037	-	-	-	-	2,939,037	2,939,037	7,340	2,946,377
<u>Other comprehensive income</u>										
Foreign currency translation	-	-	-	-	59,393	-	59,393	59,393	-	59,393
Total comprehensive income for the period	-	2,939,037	-	-	59,393	-	2,998,430	2,998,430	7,340	3,005,770
<u>Contributions by and distributions to owners</u>										
Share issuance expense	(5,889)	-	-	-	-	-	-	(5,889)	-	(5,889)
Share-based expense	-	-	-	12,041	-	-	12,041	12,041	-	12,041
Total contributions by and distributions to owners	(5,889)	-	-	12,041	-	-	12,041	6,152	-	6,152
Total transactions with owners in their capacity as owners	(5,889)	-	-	12,041	-	-	12,041	6,152	-	6,152
Balance as at 30 September 2016	26,083,664	28,342,465	(8,152,595)	46,322	(482,962)	-	19,753,230	45,836,894	15,745	45,852,639

Group	Attributable to equity holders of the Company							Total equity attributable to owners of the Company S\$	Non-controlling interests S\$	Total equity S\$
	Share capital S\$	Accumulated profits S\$	Merger deficit S\$	Share option reserve S\$	Foreign currency translation reserve S\$	Other reserves	Total reserves S\$			
Balance as at 1 July 2017	29,427,841	28,345,057	(8,152,595)	67,732	(770,858)	488,000	19,977,336	49,405,177	(30,501)	49,374,676
Profit for the period	-	696,392	-	-	-	-	696,392	696,392	(8,870)	687,522
<u>Other comprehensive income</u>										
Foreign currency translation	-	-	-	-	173,677	-	173,677	173,677	-	173,677
Total comprehensive income for the period	-	696,392	-	-	173,677	-	870,069	870,069	(8,870)	861,199
<u>Contributions by and distributions to owners</u>										
Share issuance expense	(23,178)	-	-	-	-	-	-	(23,178)	-	(23,178)
Share-based expense	-	-	-	16,920	-	-	16,920	16,920	-	16,920
Total contributions by and distributions to owners	(23,178)	-	-	16,920	-	-	16,920	(6,258)	-	(6,258)
<u>Changes in ownership interests in subsidiaries</u>										
Acquisition of subsidiary	-	-	-	-	-	-	-	-	30,795	30,795
Total changes in ownership interests in subsidiaries	-	-	-	-	-	-	-	-	30,795	30,795
Total transactions with owners in their capacity as owners	(23,178)	-	-	16,920	-	-	16,920	(6,258)	30,795	24,537
Balance as at 30 September 2017	29,404,663	29,041,449	(8,152,595)	84,652	(597,181)	488,000	20,864,325	50,268,988	(8,576)	50,260,412

Company	Share capital S\$	Accumulated profits S\$	Share option reserve S\$	Total S\$
Balance as at 1 July 2016	26,089,553	414,960	34,281	26,538,794
Loss, representing total comprehensive income, for the period	-	(99,059)	-	(99,059)
<u>Contributions by and distributions to owners</u>				
Share issuance expense	(5,889)	-	-	(5,889)
Share-based expense	-	-	12,041	12,041
Total contributions by and distributions to owners	(5,889)	-	12,041	6,152
Total transactions with owners in their capacity as owners	(5,889)	-	12,041	6,152
Balance as at 30 September 2016	26,083,664	315,901	46,322	26,445,887
Balance as at 1 July 2017	29,427,841	191,151	67,732	29,686,724
Profit, representing total comprehensive income, for the period	-	32,459	-	32,459
<u>Contributions by and distributions to owners</u>				
Share issuance expense	(23,178)	-	-	(23,178)
Share-based expense	-	-	16,920	16,920
Total contributions by and distributions to owners	(23,178)	-	16,920	(6,258)
Total transactions with owners in their capacity as owners	(23,178)	-	16,920	(6,258)
Balance as at 30 September 2017	29,404,663	223,610	84,652	29,712,925

1(d)(ii) Details of any changes in the company's share capital arising from right 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 and subsidiary holdings of the issuer, 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. 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.

	Company	
	Number of shares	Issued and paid-up share capital (S\$)
As at 30 June 2017	337,316,232	29,427,841
Share issuance expense	-	(23,178)
As at 30 September 2017	337,316,232	29,404,663

Figtree Employee Share Option Scheme (the "ESOS")

The movement in ESOS during the period was as follows:

	2017 Number of share options	2016 Number of share options
Outstanding as at 1 July 2017	3,365,000	1,740,000
Granted and accepted during the period	2,460,000	2,695,000
Forfeited during the period	(120,000)	-
Outstanding as at 30 September 2017	5,705,000	4,435,000

The outstanding share options of 5,705,000 as at 30 September 2017 (30 September 2016: 4,435,000) are convertible into 5,705,000 (30 September 2016: 4,435,000) ordinary shares of the Company.

Other than the unexercised share options under the ESOS as stated above, the Company had no other outstanding convertibles, subsidiary holdings or treasury shares as at 30 September 2017 and 30 September 2016.

1(d)(iii) To show the 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

	Company	
	As at 30 September 2017	As at 31 December 2016
Total number of issued shares excluding treasury shares	337,316,232	315,656,244

The Company did not have any treasury shares as at 30 September 2017 and 31 December 2016.

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. The Company does not have any treasury shares during and as at the end of the current financial period reported on.

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. The Company does not have any subsidiary holdings during and as at the end of the current financial period reported on.

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

These 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 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

Save as disclosed on Section 5 below, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as compared with the audited financial statements for the year ended 31 December 2016.

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 Company has adopted certain Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that are mandatory for the financial year beginning on or after 1 January 2017. The adoption of these FRS and INT FRS has no significant impact on the financial position or performance of the Group.

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

	Group		Group	
	Three Months Ended		Nine Months Ended	
	30	30	30	30
	September	September	September	September
	2017	2016	2017	2016
	S\$	S\$	S\$	S\$
Profit attributable to owners of the Company	696,392	2,939,037	2,669,938	8,259,324
Weighted average number of ordinary shares for basic earnings per share computation	321,338,691	300,434,336	321,338,691	300,434,336
Effects of dilution:				
- Share options	1,354,234	764,040	1,354,234	764,040
Weighted average number of ordinary shares for diluted earnings per share computation	322,692,925	301,198,376	322,692,925	301,198,376
Basic earnings per share (cents)	0.22	0.98	0.83	2.75
Diluted earnings per share (cents)	0.22	0.98	0.83	2.74

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		Company	
	As at 30 September 2017	As at 31 December 2016	As at 30 September 2017	As at 31 December 2016
Net asset value per ordinary share based on issued share capital (cents)	14.90	15.36	8.81	9.54
Number of issued ordinary shares	337,316,232	315,656,244	337,316,232	315,656,244

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.**

(a) Review of the Consolidated Income Statement

Financial period from 1 July 2017 to 30 September 2017 ("3Q2017") vs 1 July 2016 to 30 September 2016 ("3Q2016")

- (i) The Group's revenue decreased due to higher revenue that was recognised in 3Q2016 from various projects which were completed in the financial year ended 2016 ("FY2016").
- (ii) The negative cost of sales reported is mainly due to (i) the decrease in cost of sales which is in line with the decrease in revenue and (ii) a write back of an accrual of subcontractors' costs of S\$0.56 million that was no longer required. The Group's gross profit decreased mainly due to the completion of projects during FY2016.
- (iii) The Group's other income decreased mainly due to no rental income recognised in 3Q2017 from the existing buildings at 303 La Trobe, Melbourne, Australia and a decrease in interest income resulting from the repayment of shareholders' loans that were extended to associates in the prior financial period ("2Q2017").
- (iv) The Group's general and administrative expenses increased mainly due to lower foreign exchange gains of S\$0.27 million in 3Q2017 as compared to S\$1.06 million in 3Q2016 due to the weakening of the Australia Dollar against the Singapore Dollar, offset by the decrease in employee benefits expenses amounting to S\$0.19 million.
- (v) The loss incurred by associates in 3Q2017 arose largely due to operational costs. However, the profit in 3Q2016 was mainly due to the profits recognised from the second government-approved resettlement housing project in Jiangyin, China.
- (vi) There was a reversal of provision for taxation in 3Q2017 that was previously recognised, which is in line with lower profits achieved in 3Q2017.

(b) Review of the Financial Position of the Group

- (i) The net book value of the Group's property, plant and equipment increased mainly due to purchases of computers and a motor vehicle during the period.
- (ii) The increase in interests in associates arose mainly from the completion of the acquisition of the 20% interest in Vibrant Pucheng Logistics (Chongqing) Co., Ltd ("**Vibrant Pucheng**"), in China, in May 2017.
- (iii) Total loans to associates decreased mainly due to the repayment of shareholder's loans by Vibrant Properties Pte. Ltd. ("**VPPL**").

(iv) Other receivables as at 30 September 2017 and 31 December 2016 comprised the following :

	Group	
	As at 30 September 2017 S\$	As at 31 December 2016 S\$
Non-current:		
Deposits held in trust	13,756,192	5,732,716
Current:		
Refundable deposits	96,560	91,217
GST receivables	123,355	-
Sundry receivables	76,960	31,695
	296,875	122,912
Total other receivables	14,053,067	5,855,628

Total other receivables increased mainly due to deposits received from customers arising from the sales of residential units at 303 La Trobe, in Melbourne, Australia.

(v) Development properties increased mainly due to the capitalisation of commission payable to sales agents from the sales of residential units at 303 La Trobe.

(vi) Trade receivables as at 30 September 2017 and 31 December 2016 comprised the following :

	Group	
	As at 30 September 2017 S\$	As at 31 December 2016 S\$
Trade receivables	673,100	4,315,172
Accrued receivables	4,952,705	6,148,246
Retention receivables	9,649,103	11,336,477
	15,274,908	21,799,895
Less: Allowance for doubtful debt	(2,454,632)	(2,454,632)
Total trade receivables	12,820,276	19,345,263

Total trade receivables decreased mainly due to the completion of the project with Hankyu Hanshin Properties Singapore Pte Ltd ("HHPPL") during 2Q2017.

(vii) Cash and short term deposits decreased mainly due to net cash flows used in operating activities.

(viii) The net decrease in gross amount due to customers for contract work-in-progress was mainly due to the completion of the HHPPL project and a project with LTH Logistics (Singapore) Pte Ltd ("LTHLPL"), which commenced in the 4th quarter of FY2016.

(ix) Trade and other payables as at 30 September 2017 and 31 December 2016 comprised the following :

	Group	
	As at 30 September 2017 S\$	As at 31 December 2016 S\$
Non-current:		
Deposits received from customers	13,686,009	5,732,716
Accrued operating expenses	3,771,822	894,414
	17,457,831	6,627,130
Current:		
Trade payables	3,290,614	6,332,340
Accrued subcontractors' costs	9,202,652	13,979,274
Accrued operating expenses	813,545	4,194,946
GST payables	–	289,869
Sundry payables	78,076	94,260
	13,384,887	24,890,689
Total trade and other payables	30,842,718	31,517,819

Trade and other payables decreased mainly due to: (a) a decrease in trade payables and accrued subcontractors' costs due to the completion of HHPPL and LTHLPL projects; and (b) a decrease in accrued operating expenses resulting from the payment of operating expenses previously accrued for in FY2016. This was partially offset by an increase in deposits received from customers arising from the sales of residential units at 303 La Trobe and non-current accrued operating expenses.

(x) Bank borrowings relate to the drawdown of facilities extended by banks. The amounts are denominated in Singapore Dollars, unsecured and bear interests at 2.9% to 3.2% per annum. The amounts are repayable between 21 November 2017 and 16 January 2018.

(xi) Provision for taxation decreased in line with the lower profits achieved for the period.

(c) **Review of the Cash Flow Statement of the Group**

Financial period from 1 July 2017 to 30 September 2017 ("3Q2017")

In 3Q2017, the Group recorded a net cash outflow from operating activities of S\$3.84 million, which was a result of operating cash flows before changes in working capital of S\$0.61 million, adjusted for working capital outflows of S\$3.57 million, income tax paid of S\$0.93 million and offset by interest received of S\$0.04 million. Working capital outflows were mainly due to an increase in development properties of S\$2.44 million, an increase in other receivables and prepayments of S\$0.08 million, a decrease in gross amount due to customers for contract work-in-progress of S\$0.70 million and a decrease in trade and other payables of S\$1.02 million. This was partially offset by a decrease in trade receivables of S\$0.68 million.

Net cash used in investing activities amounted to S\$0.08 million, which was due to purchases of property, plant and equipment.

Net cash generated from financing activities amounted to S\$1.26 million mainly due to proceeds from bank borrowings.

As a result of the above, there was a net decrease of S\$2.67 million in the Group's cash and cash equivalents, from S\$6.30 million as at 30 June 2017 to S\$3.64 million as at 30 September 2017.

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

The progress of the Company's projects are updated in Section 10 below.

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 continues to explore suitable business opportunities as it leverages the potential in the property development and investment business in China. Several projects that are still under development in China and Australia are expected to recognise positive contributions in the near term.

Property Development and Investment – China

The Group's first investment project in China, Phase 1 of Changshu Fervent Industrial Park in Jiangsu province, with an available factory leasing space of 58,024 square metres has been 100% leased to MNCs from various countries such as USA, Italy, France, Germany and Japan who are mainly on long term committed leases of five to ten years.

Phase 2 sits on an adjacent plot of industrial land spanning 76,533 square metres which has been reserved for build-to-suit ("BTS") industrial facilities based on clients' specifications. The Group recently secured a 10-year lease contract to design-and-build a customised BTS factory for Ingevity Corporation, a chemical manufacturing MNC. With a lease area of 13,122 square metres, this project which has commenced construction in October 2017 will include workshop, office and auxiliary facilities when completed. The Group is also in advanced discussions to develop another BTS facility for a manufacturing MNC on the remaining land area. The Group has an effective interest of 32% in this development.

The construction of the Group's mixed residential and commercial development in Jiangyin is in progress. This development of 508 units of residential apartments, 148 units of commercial units and 400 basement car park lots, is strategically located along 中山路, South of 环城南路 and North of 毗陵路, close to hotels, schools, city garden and parks, public hospitals and the central commercial hub. Of the 508 units of residential apartments launched, more than 96% have been sold. The development is expected to be completed in the fourth quarter of 2018. The Group has an effective stake of 24% in this project.

In July 2017, the Group completed its subscription for a 20% stake in logistics company, 重庆埔程物流有限公司 ("Pucheng"), which has since been renamed Vibrant Pucheng Logistics (Chongqing) Co., Ltd (重庆辉联埔程国际物流有限公司) ("Vibrant Pucheng"). Vibrant Pucheng successfully acquired 217,788 square metres of land earmarked for the logistics industry at 重庆市江北区鱼嘴镇东风路 in Yufu Industrial Park, Liang Jiang New Area for RMB 176.4 million. The land will be developed into a state of the art Multi-Modal Logistics Distribution Centre (the "DC"), providing integration of land, sea, rail and air logistics services, in line with China's "one belt one road initiative" and the announced Chongqing Connectivity Initiative (CCI) between Singapore and PRC.

Construction is expected to commence in the first quarter of 2018 and targeted to complete in 2021. When completed, the DC will consist of 7 blocks of 2-storey ramped up warehouse facilities with 1 block of heavy vehicle parking complex, 1 block of 15-storey finance & IT Support Centre and General Administrative offices, and other amenities including central dining, retail, F&B outlets, workshops, and dormitories.

Property Development – Australia

In Australia, the Group's 100%-owned mixed development project, 303 La Trobe, is 97% sold. Comprising 215 residential units of one-, two- and three-bedroom apartments, retail and café outlets on the ground floor and other recreational facilities, the development is situated strategically near the Melbourne Central Railway Station which is in the heart of the central business district. Construction is expected to begin in the first quarter of 2018, and completion targeted by second quarter of 2020.

Design and Build – Singapore

The Group's S\$65 million design-and-build project, Hankyu Hanshin Regional Logistics Hub, has received Temporary Occupation Permit on 13 May 2017.

The management is currently in the process of evaluating a number of industrial and commercial Design and Build opportunities, and will make appropriate announcements as and when ready.

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 (recommended), a statement to that effect

No dividend has been declared for the third quarter and nine months ended 30 September 2017.

13. If the group has obtained a general mandate from shareholders for Interested Person Transactions ("IPT"), 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.

The Company does not have an existing general mandate pursuant to Rule 920 of the Catalist Listing Manual.

There were no IPTs exceeding S\$100,000 for the financial period under review.

14. Confirmation by Directors pursuant to Rule 705(5) of the Listing Manual of the Singapore Exchange Securities Trading Limited

The Board of Directors of the Company confirms that, to the best of their knowledge, nothing has come to the attention of the Board of Directors that may render the unaudited financial statements for the third quarter and nine months ended 30 September 2017 to be false or misleading in any material aspect.

15. Confirmation that the issue has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1) of the Catalist Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1) of the Catalist Listing Manual.

By Order of the Board

Siaw Ken Ket @ Danny Siaw
Executive Chairman & Managing Director
13 November 2017

*This announcement has been prepared by Figtree Holdings Limited (the “**Company**”) and its contents have been reviewed by PrimePartners Corporate Finance Pte. Ltd. (the “**Sponsor**”) for compliance with the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.*

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

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