



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 2018**

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 2018	30 September 2017	Change %	30 September 2018	30 September 2017	Change %
		S\$	S\$		S\$	S\$	
Revenue	8(a)(i)	734,307	1,037,030	(29.2)	1,437,580	11,082,537	(87.0)
Cost of sales	8(a)(ii)	(1,132,834)	8,951	NM	(1,435,613)	(4,989,481)	(71.2)
Gross (loss)/profit	8(a)(ii)	(398,527)	1,045,981	(138.1)	1,967	6,093,056	(100.0)
Other income	8(a)(iii)	144,878	252,983	(42.7)	1,635,367	944,387	73.2
General and administrative expenses	8(a)(iv)	(1,679,251)	(533,511)	214.8	(4,852,416)	(2,868,978)	69.1
Finance costs	8(a)(v)	(48,253)	(18,997)	154.0	(101,454)	(27,302)	271.6
Share of results of associates	8(a)(vi)	(540,440)	(97,320)	NM	(2,006,217)	(849,047)	136.3
(Loss)/profit before taxation		(2,521,593)	649,136	NM	(5,322,753)	3,292,116	(261.7)
Tax credit/(expense)	8(a)(vii)	93,753	38,386	NM	(23,301)	(674,610)	(96.5)
(Loss)/profit for the period		(2,427,840)	687,522	NM	(5,346,054)	2,617,506	NM
Attributable to:							
Owners of the Company		(2,462,656)	696,392	NM	(5,393,204)	2,669,938	NM
Non-controlling interests		34,816	(8,870)	NM	47,150	(52,432)	(189.9)
		(2,427,840)	687,522	NM	(5,346,054)	2,617,506	NM

NM – Not Meaningful

Consolidated Statement of Comprehensive Income

	Group			Group		
	Three Months Ended			Nine Months Ended		
	30 September 2018 S\$	30 September 2017 S\$	Change %	30 September 2018 S\$	30 September 2017 S\$	Change %
(Loss)/profit for the period	(2,427,840)	687,522	NM	(5,346,054)	2,617,506	NM
Other comprehensive income:						
Items that may be reclassified						
subsequently to profit or loss						
- Exchange differences on translation of foreign operations	(702,511)	173,677	(203.6)	(764,887)	242,835	NM
Other comprehensive income for the period, net of tax	(702,511)	173,677	(203.6)	(764,887)	242,835	NM
Total comprehensive income for the period	(3,130,351)	861,199	NM	(6,110,941)	2,860,341	NM
Attributable to:						
Owners of the Company	(3,165,167)	870,069	NM	(6,158,091)	2,912,773	NM
Non-controlling interests	34,816	(8,870)	NM	47,150	(52,432)	(189.9)
	(3,130,351)	861,199	NM	(6,110,941)	2,860,341	NM

NM – Not Meaningful

Notes to the Consolidated Income Statement

The following items have been included in arriving at (loss)/profit before taxation:

Note	Group Three Months Ended			Group Nine Months Ended		
	30 September 2018	30 September 2017	Change	30 September 2018	30 September 2017	Change
	S\$	S\$	%	S\$	S\$	%
Depreciation of property, plant and equipment	46,505	43,445	7.0	142,676	137,499	3.8
Foreign exchange loss/(gain), net	596,847	(267,589)	NM	1,336,463	(127,621)	NM
Interest income from loans to associates	(103,882)	(205,381)	(49.4)	(355,015)	(768,046)	(53.8)
Operating lease expense	18,086	19,126	(5.4)	63,869	55,238	15.6
Write back of allowance for doubtful debts (trade)	-	-	NM	1,125,000	-	NM
Employee benefits expense	1,164,860	1,035,657	12.5	3,497,350	3,543,617	(1.3)
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<i>Note A: Employee benefits expense</i>						
<i>Presented in the consolidated income statement as:</i>						
- Cost of sales	386,632	250,988	54.0	901,373	1,211,080	(25.6)
- General and administrative expenses	778,228	784,669	(0.8)	2,595,977	2,332,537	11.3
	1,164,860	1,035,657	12.5	3,497,350	3,543,617	(1.3)

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 2018	As at 31 December 2017	As at 30 September 2018	As at 31 December 2017
		S\$	S\$	S\$	S\$
ASSETS					
Non-current assets					
Property, plant and equipment		3,311,280	3,446,573	-	-
Investments in subsidiaries		-	-	9,152,597	9,152,597
Interests in associates	8(b)(i)	4,444,792	7,146,762	-	-
Loans to associates	8(b)(ii)	14,610,225	16,446,064	-	-
Loans to a subsidiary		-	-	1,968,952	1,953,419
Other receivables	8(b)(iii)	13,305,922	13,680,062	-	-
Total non-current assets		35,672,219	40,719,461	11,121,549	11,106,016
Current assets					
Development properties	8(b)(iv)	29,570,370	30,610,897	-	-
Contract assets	8(b)(v)	714,755	117,759	-	-
Trade receivables	8(b)(vi)	5,792,454	11,617,590	-	-
Other receivables	8(b)(iii)	288,315	178,754	-	-
Prepayments		75,196	67,356	15,911	3,887
Amounts due from subsidiaries		-	-	21,812,420	22,091,370
Loans to associates	8(b)(ii)	6,644,585	4,305,922	-	-
Amounts due from associates		11,289	-	11,289	-
Cash and short-term deposits	8(b)(vii)	1,116,016	1,754,387	38,280	73,294
Total current assets		44,212,980	48,652,665	21,877,900	22,168,551
Total assets		79,885,199	89,372,126	32,999,449	33,274,567
LIABILITIES					
Current liabilities					
Trade and other payables	8(b)(viii)	11,058,857	13,371,154	1,473,066	1,159,775
Bank borrowings	8(b)(ix)	4,900,000	3,300,000	-	-
Provision for taxation	8(b)(x)	115,712	1,560,933	2,924	4,048
Total current liabilities		16,074,569	18,232,087	1,475,990	1,163,823
Net current assets		28,138,411	30,420,578	20,401,910	21,004,728
Non-current liabilities					
Trade and other payables	8(b)(viii)	16,661,802	17,269,616	-	-
Deferred tax liabilities		771,875	861,520	68,517	56,094
Total non-current liabilities		17,433,677	18,131,136	68,517	56,094
Total liabilities		33,508,246	36,363,223	1,544,507	1,219,917
Net assets		46,376,953	53,008,903	31,454,942	32,054,650

	Group		Company	
	As at 30 September 2018 S\$	As at 31 December 2017 S\$	As at 30 September 2018 S\$	As at 31 December 2017 S\$
	EQUITY			
Equity attributable to owners of the Company				
Share capital	30,911,972	29,418,521	30,911,972	29,418,521
Accumulated profits ⁽¹⁾	24,086,585	31,941,192	352,088	2,525,948
Merger deficit ⁽²⁾	(8,152,595)	(8,152,595)	-	-
Share option reserve	190,882	110,181	190,882	110,181
Foreign currency translation reserve ⁽¹⁾	(1,189,000)	(759,859)	-	-
Other reserves	488,000	488,000	-	-
	46,335,844	53,045,440	31,454,942	32,054,650
Non-controlling interests	41,109	(36,537)	-	-
Total equity	46,376,953	53,008,903	31,454,942	32,054,650

Note :

- (1) On transition to the Singapore Financial Reporting Framework (International) ("SFRS(I)"), a new financial reporting framework identical to International Financial Reporting Standards, the Group has elected the option to deem cumulative translation differences for foreign operations to be zero on 1 January 2017, and accordingly, the gain or loss that will be recognised on a subsequent disposal of the foreign operations will exclude cumulative translation differences that arose before 1 January 2017. The Group has reclassified an amount of S\$335,746 of foreign currency translation reserve to the opening retained earnings as at 1 January 2017.
- (2) 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 2018		As at 31 December 2017	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	4,900,000	-	3,300,000

Amount repayable after one year

As at 30 September 2018		As at 31 December 2017	
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 2018	30 September 2017	30 September 2018	30 September 2017
	S\$	S\$	S\$	S\$
Cash flows from operating activities				
(Loss)/profit before taxation	(2,521,593)	649,136	(5,322,753)	3,292,116
Adjustments for:				
Depreciation of property, plant and equipment	46,505	43,445	142,676	137,499
Share of results of associates	540,440	97,320	2,006,217	849,047
Share-based expense	22,103	16,920	80,701	48,028
Write back of allowance for doubtful debts (trade)	-	-	(1,125,000)	-
Interest income	(143,438)	(249,389)	(498,448)	(873,909)
Finance costs	48,253	18,998	101,454	27,302
Unrealised exchange loss	770,112	29,839	1,642,022	28,284
Operating cash flows before changes in working capital	(1,237,618)	606,269	(2,973,131)	3,508,367
Decrease/(increase) in:				
Development properties	(99,731)	(2,438,265)	(685,209)	(2,292,675)
Contract assets	(366,919)	-	(596,996)	-
Trade receivables	2,413,979	678,062	6,950,136	6,524,987
Other receivables and prepayments	(21,944)	(84,163)	(111,309)	(233,909)
Amounts due from associates	-	-	(11,289)	-
(Decrease)/increase in:				
Contract liabilities	-	(702,339)	-	(1,928,610)
Trade and other payables	(1,762,008)	(1,019,692)	(2,543,097)	(14,704,584)
Cash flows (used in)/generated from operations	(1,074,241)	(2,960,128)	29,105	(9,126,424)
Income tax paid	(763,558)	(922,714)	(1,558,167)	(1,892,483)
Interest (paid)/received	(99,616)	44,009	4,261	105,864
Net cash flows used in operating activities	(1,937,415)	(3,838,833)	(1,524,801)	(10,913,043)
Cash flows from investing activities				
Purchases of property, plant and equipment	(1,772)	(84,349)	(10,405)	(149,781)
Repayment of loans from associates	-	-	-	2,822,742
Acquisition of an associate	-	-	-	(4,083,353)
Net cash flows used in investing activities	(1,772)	(84,349)	(10,405)	(1,410,392)

	Group		Group	
	Three Months Ended		Nine Months Ended	
	30 September 2018	30 September 2017	30 September 2018	30 September 2017
	S\$	S\$	S\$	S\$
Cash flows from financing activities				
Dividends paid on ordinary shares	(602,995)	–	(602,995)	(771,748)
Share issuance expense	(29,213)	(23,178)	(29,213)	(31,325)
Contributions from non-controlling interest for a subsidiary	30,497	–	30,497	–
Net proceeds from exercise of employee share options	–	–	–	139,742
Proceeds from bank borrowing	3,450,000	1,300,000	4,200,000	4,300,000
Repayment of bank borrowing	(800,000)	–	(2,600,000)	(1,000,000)
Interest paid	(48,253)	(18,998)	(101,454)	(27,302)
Net cash flows generated from financing activities	2,000,036	1,257,824	896,835	2,609,367
Net increase/(decrease) in cash and cash equivalents	60,849	(2,665,358)	(638,371)	(9,714,068)
Cash and cash equivalents at the beginning of period	1,055,167	6,304,527	1,754,387	13,353,237
Cash and cash equivalents at the end of period	1,116,016	3,639,169	1,116,016	3,639,169

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 2017	29,427,841	28,009,311	(8,152,595)	67,732	(435,112)	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>										
Contributions from non-controlling interest for a 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	28,705,703	(8,152,595)	84,652	(261,435)	488,000	20,864,325	50,268,988	(8,576)	50,260,412

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 2018	29,418,521	28,674,900	(8,152,595)	168,779	(486,489)	488,000	20,692,595	50,111,116	(24,204)	50,086,912
(Loss)/profit for the period	-	(2,462,656)	-	-	-	-	(2,462,656)	(2,462,656)	34,816	(2,427,840)
<u>Other comprehensive income</u>										
Foreign currency translation	-	-	-	-	(702,511)	-	(702,511)	(702,511)	-	(702,511)
Total comprehensive income for the period	-	(2,462,656)	-	-	(702,511)	-	(3,165,167)	(3,165,167)	34,816	(3,130,351)
<u>Contributions by and distributions to owners</u>										
Dividends on ordinary shares	1,522,664	(2,125,659)	-	-	-	-	(2,125,659)	(602,995)	-	(602,995)
Share issuance expense	(29,213)	-	-	-	-	-	-	(29,213)	-	(29,213)
Share-based expense	-	-	-	22,103	-	-	22,103	22,103	-	22,103
Total contributions by and distributions to owners	1,493,451	(2,125,659)	-	22,103	-	-	(2,103,556)	(610,105)	-	(610,105)
<u>Changes in ownership interests in subsidiaries</u>										
Contributions from non-controlling interest for a subsidiary	-	-	-	-	-	-	-	-	30,497	30,497
Total changes in ownership interests in subsidiaries	-	-	-	-	-	-	-	-	30,497	30,497
Total transactions with owners in their capacity as owners	1,493,451	(2,125,659)	-	22,103	-	-	(2,103,556)	(610,105)	30,497	(579,608)
Balance as at 30 September 2018	30,911,972	24,086,585	(8,152,595)	190,882	(1,189,000)	488,000	15,423,872	46,335,844	41,109	46,376,953

Company	Share capital S\$	Accumulated profits S\$	Share option reserve S\$	Total S\$
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
Balance as at 1 July 2018	29,418,521	2,564,460	168,779	32,151,760
(Loss)/profit, representing total comprehensive income, for the period	-	(86,713)	-	(86,713)
<u>Contributions by and distributions to owners</u>				
Dividends on ordinary shares	1,522,664	(2,125,659)	-	(602,995)
Share issuance expense	(29,213)	-	-	(29,213)
Share-based expense	-	-	22,103	22,103
Total contributions by and distributions to owners	1,493,451	(2,125,659)	22,103	(610,105)
Total transactions with owners in their capacity as owners	1,493,451	(2,125,659)	22,103	(610,105)
Balance as at 30 September 2018	30,911,972	352,088	190,882	31,454,942

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 (\$\$)
As at 30 June 2018	337,406,232	29,418,521
Issuance of ordinary shares as scrip dividend	10,574,060	1,522,664
Share issuance expense	-	(29,213)
As at 30 September 2018	347,980,292	30,911,972

Figtree Employee Share Option Scheme (the "ESOS")

The movement in ESOS during the period was as follows:

	2018 Number of share options	2017 Number of share options
Outstanding as at 1 July	5,525,000	3,365,000
Granted and accepted during the period	2,420,000	2,460,000
Forfeited during the period	(190,000)	(120,000)
Outstanding as at 30 September	7,755,000	5,705,000

The outstanding share options of 7,755,000 as at 30 September 2018 (30 September 2017: 5,705,000) are convertible into 7,755,000 (30 September 2017: 5,705,000) 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 2018 and 30 September 2017.

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 2018	As at 31 December 2017
Total number of issued shares excluding treasury shares	347,980,292	337,406,232

The Company did not have any treasury shares as at 30 September 2018 and 31 December 2017.

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 financial year ended 31 December 2017.

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

For annual financial period beginning on or after 1 January 2018, Singapore-incorporated companies listed on the Singapore Exchange will apply the Singapore Financial Reporting Framework (International) ("SFRS(I)", a new financial reporting framework identical to International Financial Reporting Standards. The Group has adopted SFRS(I) on 1 January 2018.

On transition to the new financial reporting framework, the Group has elected the option to deem cumulative translation differences of foreign operations to be zero on 1 January 2017, and accordingly, the gain or loss that will be recognised

on a subsequent disposal of the foreign operations will exclude cumulative translation differences that arose before 1 January 2017. The Group has reclassified an amount of S\$335,746 of foreign currency translation reserve to the opening retained earnings as at 1 January 2017.

Other than the effects of the matter as described in the paragraphs above, the Group 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 2018. The adoption of these FRS and INT FRS has no significant impact on the financial position or performance of the Group for the current financial period reported on.

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
	2018	2017	2018	2017
	S\$	S\$	S\$	S\$
(Loss)/profit attributable to owners of the Company	(2,462,656)	696,392	(5,393,204)	2,669,938
Weighted average number of ordinary shares for basic earnings per share computation	339,927,978	321,338,691	339,927,978	321,338,691
Effects of dilution:				
- Share options	-	1,354,234	-	1,354,234
Weighted average number of ordinary shares for diluted earnings per share computation	339,927,978	322,692,925	339,927,978	322,692,925
Basic (loss)/earnings per share (cents)	(0.72)	0.22	(1.59)	0.83
Diluted (loss)/earnings per share (cents) ⁽¹⁾	(0.72)	0.22	(1.59)	0.83

Note :

(1) The basic and diluted loss per share for the three months and nine months ended 30 September 2018 were the same as the potential ordinary shares to be exercised from the outstanding share options are anti-dilutive as the effect of the share conversions would be to decrease the loss per share.

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 2018	As at 31 December 2017	As at 30 September 2018	As at 31 December 2017
Net asset value per ordinary share based on issued share capital (cents)	13.32	15.72	9.04	9.50
Number of issued ordinary shares	347,980,292	337,406,232	347,980,292	337,406,232

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 2018 to 30 September 2018 ("3Q2018") vs 1 July 2017 to 30 September 2017 ("3Q2017")

- (i) The Group's revenue decreased due to various projects completed in the financial year ended 2017 ("FY2017").
- (ii) The increase in cost of sales and gross loss incurred during 3Q2018 arose from additional costs recognised for projects completed in prior years due to the final settlement of these projects.
- (iii) The Group's other income decreased mainly due to a decrease in interest income resulting from the repayment of shareholders' loans that were extended to associates in the prior financial period.
- (iv) The Group's general and administrative expenses increased mainly due to foreign exchange losses recognised in 3Q2018 from the weakening of the Australian Dollar against the Singapore Dollar, resulting in a foreign exchange loss during the period, compared to a foreign exchange gain in 3Q2017.
- (v) The increase in finance costs was mainly due to interest paid on short term bank borrowings and other borrowings.
- (vi) The increase in losses incurred by associates arose due to operational costs from developments that commenced in the fourth quarter of 2017.
- (vii) The increase in the tax credit is due to the reduction in the deferred tax liabilities as a result of the losses incurred for the period.

(b) Review of the Financial Position of the Group

- (i) The decrease in interests in associates arose from the Group's share of associates' losses for the period, as well as the Group's share of the foreign currency translation reserve of associates.
- (ii) Total loans to associates as at 30 September 2018 and 31 December 2017 comprised the following :

	Group	
	As at 30 September 2018 S\$	As at 31 December 2017 S\$
Non-current	14,610,225	16,446,064
Current	6,644,585	4,305,922
Total loans to associates	21,254,810	20,751,986

Total loans to associates increased mainly due to interest charged to associates for outstanding loans.

(iii) Other receivables as at 30 September 2018 and 31 December 2017 comprised the following :

	Group	
	As at 30 September 2018 S\$	As at 31 December 2017 S\$
Non-current:		
Deposits held in trust	13,305,922	13,680,062
Current:		
Refundable deposits	75,230	81,589
GST receivables	106,171	-
Sundry receivables	106,914	97,165
	288,315	178,754
Total other receivables	13,594,237	13,858,816

Total other receivables decreased mainly due to deposits received from customers held in trust arising from the sales of residential units at 303 La Trobe, in Melbourne, Australia. This decrease is due to the weaker Australian Dollar against the Singapore Dollar as at 30 September 2018 as compared to 31 December 2017.

- (iv) Development properties decreased mainly due to the weaker Australian Dollar against the Singapore Dollar as at 30 September 2018 as compared to 31 December 2017.
- (v) The increase in contract assets arose mainly due to initial costs incurred for projects that have not commenced.
- (vi) Trade receivables as at 30 September 2018 and 31 December 2017 comprised the following :

	Group	
	As at 30 September 2018 S\$	As at 31 December 2017 S\$
Trade receivables	501,397	1,879,544
Accrued receivables	1,363,489	2,313,893
Retention receivables	3,927,568	8,549,153
	5,792,454	12,742,590
Less: Allowance for doubtful debt	-	(1,125,000)
Total trade receivables	5,792,454	11,617,590

Total trade receivables decreased mainly due to the receipt of outstanding trade receivables, accrued receivables and retention receivables.

- (vii) Cash and short term deposits decreased mainly due to dividends paid amounting to S\$0.60 million, repayment of bank borrowings of S\$2.60 million, and net cash flows used in operating activities. This was partially offset by proceeds received from bank borrowings of S\$4.20 million.

(viii) Trade and other payables as at 30 September 2018 and 31 December 2017 comprised the following :

	Group	
	As at 30 September 2018 S\$	As at 31 December 2017 S\$
Non-current:		
Deposits received from customers	13,062,315	13,569,534
Accrued operating expenses	3,599,487	3,700,082
	16,661,802	17,269,616
Current:		
Trade payables	2,023,750	3,648,430
Accrued subcontractors' costs	4,611,580	7,287,447
Accrued operating expenses	2,345,504	2,201,080
GST payables	–	20,208
Sundry payables	2,078,023	213,989
	11,058,857	13,371,154
	27,720,659	30,640,770
Total trade and other payables	27,720,659	30,640,770

Trade and other payables decreased mainly due to: (a) a decrease in non-current trade and other payables due to the weakening of the Australian Dollar against the Singapore Dollar; and (b) a decrease in trade payables together with accrued subcontractors' costs due to payments made for outstanding balances owing. This was partially offset by an increase in sundry payables resulting from other borrowings of S\$2.00 million.

(ix) The increase in bank borrowings was due to proceeds received of S\$4.20 million, partially offset by repayment of S\$2.60 million.

(x) Provision for taxation decreased mainly due to income tax paid during the period.

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

Financial period from 1 July 2018 to 30 September 2018 ("3Q2018")

In 3Q2018, the Group recorded a net cash outflow from operating activities of S\$1.94 million, which was a result of operating cash flows before changes in working capital of S\$1.24 million, adjusted for working capital inflows of S\$0.16 million, income tax paid of S\$0.76 million and interest paid of S\$0.10 million. Working capital inflows were due to a decrease in trade receivables of S\$2.41 million, partially offset by an increase in development properties of S\$0.10 million, an increase in contract assets of S\$0.37 million, an increase in other receivables and prepayments of S\$0.02 million and a decrease in trade and other payables of S\$1.76 million.

Net cash generated from financing activities amounted to S\$2.00 million mainly due to proceeds from bank borrowings of S\$3.45 million, partially offset by dividends paid on ordinary shares of S\$0.60 million and repayment of bank borrowings of S\$0.80 million.

As a result of the above, there was a net increase of S\$0.06 million in the Group's cash and cash equivalents, from S\$1.06 million as at 30 June 2018 to S\$1.12 million as at 30 September 2018.

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

No forecast or prospect statement in relation to the financial performance or position of the Group has been previously disclosed to shareholders. 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 in existing markets. Several projects that are still under development in China and the proposed sale of the Group's Australian project are expected to contribute positively in the near term. In relation to the existing development projects, the Group is also exploring divestment opportunities. Notwithstanding, we may report a loss for the full year ending 31 December 2018.

Property Investment – China

The Group's first property investment project, in which it holds an effective stake of 32%, is fully leased. The project, Fervent High Tech Industrial Park, has two phases. Phase One, 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.

There are two customised BTS factories currently under construction under Phase Two of the project. One is for Ingevity Corporation and has been completed and handed over to Ingevity Corporation in September 2018. This facility will be leased to Ingevity for 10 years. The second factory for Faurecia (Changshu) Automotive System Co., Ltd. has a target completion date of 2Q2019 and will be leased to Faurecia for seven years.

Property Development – China

In Chongqing, our 20%-owned associate, Vibrant Pucheng Logistics (Chongqing) Co., Ltd, is target to commence its Phase 1 construction of the development of a state-of-the-art Multi-Modal Logistics Distribution Centre ("DC") in December 2018. Upon completion in 2020, the DC will integrate land, sea, rail and air logistics services that will support China's "belt and road initiative" and the Chongqing Connectivity Initiative between Singapore and the PRC. The completed 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, as well as other amenities including central dining, retail, F&B outlets and workshops.

In Jiangyin, the construction of our mixed residential and commercial development has been completed in September 2018. More than 99% of the 508 residential units launched have been sold. Approximately 44% of the 156 commercial units which are currently on sale have also been sold. The Group has an effective stake of 24% in this project.

Property Development – Australia

On 29 October 2018, the Group announced the sale of its mixed development project in Australia, 303 La Trobe, for A\$35 million. This project was acquired in 2015 for approximately A\$17.4 million.

Upon completion of this sale agreement, all unit sales contracts for the development project will be assigned and transferred to the purchaser, who is an independent third-party. The purchaser will also assume liability for all commissions to the relevant sales agents that may arise after completion.

Design and Build – Singapore

On 24 August 2018, the Group secured a S\$12.2 million contract to design-and-build a food processing and distribution factory, from Tiong Lian Food Pte Ltd, one of the leading importers and distributors of quality pork and other meat products in Singapore.

Expected to complete in 4Q2019, the facility will be a general food processing and distribution centre with a gross floor area of more than 12,000 sqm. It will comprise a 5-storey single user general industrial factory with fully automated

refrigerated ASRS warehouse, fully automated refrigerated mini bin storage system, chiller and freezer cold rooms, central kitchen and other production and ancillary offices.

The Group continues to actively participate in tenders for industrial projects in Singapore, 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 2018.

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 2018 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 2018

*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 Catalyst. 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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