



**Unaudited Full Year Financial Statement And Dividend Announcement for the Year Ended 30 June 2020**

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

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

	<b>Group \$'000 30-Jun-20</b>	<b>Group \$'000 30-Jun-19</b>	<b>Increase/ (Decrease) %</b>
<b>Revenue</b>	19,873	22,055	(9.9)
Cost of sales	(10,179)	(11,010)	(7.5)
<b>Gross profit</b>	9,694	11,045	(12.2)
Other income	1,390	463	200.2
Distribution costs	(2,632)	(3,123)	(15.7)
Administrative expenses	(6,861)	(7,243)	(5.3)
Other operating expenses	(318)	(1,544)	(79.4)
Finance costs	(73)	-	n/m
<b>Profit (Loss) before income tax</b>	1,200	(402)	(398.5)
Income tax credit (expense)	42	(99)	(142.4)
<b>Profit (Loss) for the year</b>	1,242	(501)	(347.9)
<b>Other comprehensive (loss) income:</b>			
<i>Items that will not be reclassified subsequently to profit or loss</i>			
Net fair value gain in equity instruments designated as at FVTOCI <sup>(1)</sup> arising during the year	(55)	116	(147.4)
<i>Items that may be reclassified subsequently to profit or loss</i>			
Exchange differences arising on translation of foreign subsidiaries	(1)	12	(108.3)
Net fair value gain (loss) in debt instruments designated as at FVTOCI <sup>(1)</sup> arising during the year	-	35	(100.0)
Financial assets at FVTOCI <sup>(1)</sup>			
Reclassification of fair value adjustment loss from debt securities equity on disposal	-	(1)	(100.0)
<b>Other comprehensive (loss) gain for the year</b>	(56)	162	(134.6)
<b>Total comprehensive income (loss) for the year</b>	1,186	(339)	(449.8)

n/m = not meaningful

- (a)(ii) **Notes to the Income Statement**  
**Other disclosure items included in the above statement**

	<b>GROUP \$'000 30-Jun-20</b>	<b>GROUP \$'000 30-Jun-19</b>
<b>Other income:</b>		
Government grants (net)	729	166
Dividend income from investments	96	108
Interest income	142	168
Gain on disposal of plant and equipment	1	12
Fair value gain of investment properties	421	-
Others	1	9
	1,390	463
Depreciation of plant and equipment	(533)	(497)
Allowance for doubtful debts - trade receivables	(182)	(49)
Allowance for inventories	(75)	(36)
Plant and equipment written off	-	(61)
Net foreign exchanges gain (loss)	(1)	13
Fair value loss of investment properties	-	(1,194)

- 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.**

	<b>GROUP \$'000 30-Jun-20</b>	<b>GROUP \$'000 30-Jun-19</b>	<b>COMPANY \$'000 30-Jun-20</b>	<b>COMPANY \$'000 30-Jun-19</b>
<b><u>ASSETS</u></b>				
<b>Current assets</b>				
Cash and cash equivalents	12,928	14,365	10,687	10,934
Trade receivables	925	1,197	476	605
Amount due from subsidiaries	-	-	215	817
Other receivables and prepayments	763	514	642	452
Income tax refundable	1	-	-	-
Inventories	2,009	1,908	1,444	1,247
<b>Total current assets</b>	<b>16,626</b>	<b>17,984</b>	<b>13,464</b>	<b>14,055</b>
<b>Non - current assets</b>				
Subsidiaries	-	-	3,099	3,099
Club membership	192	190	192	190
Financial assets at FVTOCI <sup>(1)</sup>	1,710	1,687	1,710	1,687
Financial assets at FVTPL <sup>(2)</sup>	731	738	731	738
Plant and equipment	939	1,285	667	906
Right-of-use assets	2,120	-	2,074	-
Investment properties	15,054	14,633	15,054	14,633
<b>Total non-current assets</b>	<b>20,746</b>	<b>18,533</b>	<b>23,527</b>	<b>21,253</b>
<b>Total Assets</b>	<b>37,372</b>	<b>36,517</b>	<b>36,991</b>	<b>35,308</b>
<b><u>LIABILITIES AND EQUITY</u></b>				
<b>Current liabilities</b>				
Trade payables	429	630	317	494
Amount due to related companies, associates and related parties	-	-	987	988
Other payables	2,085	2,004	1,524	1,436
Lease liabilities, current portion	906	-	860	-
Income tax payable	10	150	5	108
<b>Total current liabilities</b>	<b>3,430</b>	<b>2,784</b>	<b>3,693</b>	<b>3,026</b>
<b>Non-current liabilities</b>				
Other payables	164	218	164	177
Lease liabilities	1,123	-	1,123	-
Deferred tax liabilities	106	103	66	49
<b>Total non-current liabilities</b>	<b>1,393</b>	<b>321</b>	<b>1,353</b>	<b>226</b>
<b>Capital and reserves</b>				
Share capital	10,251	10,251	10,251	10,251
Currency translation deficit	(86)	(86)	-	-
Fair value adjustment surplus (deficit)	46	138	46	138
Retained earnings	22,338	23,109	21,648	21,667
<b>Total equity</b>	<b>32,549</b>	<b>33,412</b>	<b>31,945</b>	<b>32,056</b>
<b>Total liabilities and equity</b>	<b>37,372</b>	<b>36,517</b>	<b>36,991</b>	<b>35,308</b>

Note:

<sup>1</sup> FVTOCI - denote fair value through other comprehensive income

<sup>2</sup> FVTPL - denote fair value through profit or loss

- 1(b)(ii) **In relation to the aggregate amount of the group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year.**

**Amount repayable in one year or less, or on demand.**

Not applicable

**Amount repayable after one year**

Not applicable

**Details of any collateral**

Not applicable

- 1(c) **A statement of cash flow (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

	<b>GROUP \$'000 30-Jun-20</b>	<b>GROUP \$'000 30-Jun-19</b>
<b>Operating activities:</b>		
Profit (Loss) before income tax	<b>1,200</b>	<b>(402)</b>
<u>Adjustments for:</u>		
Loss on disposal of financial assets at FVTOCI <sup>(1)</sup>	-	1
(Reversal) Impairment loss on other investment	(2)	(25)
Depreciation of plant and equipment	533	497
Depreciation of right-of-use assets	962	-
Dividend income	(96)	(108)
Interest income	(142)	(168)
Finance expenses	73	-
Fair value loss (gain) of investment properties	(421)	1,194
Fair value loss of financial asset at FVTPL <sup>(2)</sup>	7	-
Loss allowances on trade receivables	182	49
Allowance for inventories	75	36
Net foreign exchange loss	1	13
Plant and equipment written off	-	61
Gain on disposal of plant and equipment	(1)	(12)
Operating cash flows before movements in working capital	<u>2,371</u>	<u>1,136</u>
Trade receivables	90	(212)
Other receivables and prepayments	(250)	(30)
Inventories	(176)	168
Trade payables	(201)	102
Other payables	27	(679)
Cash generated from operations	<u>1,861</u>	<u>485</u>
Interest received	142	168
Interest paid	(73)	-
Income tax paid (net)	(95)	(353)
Net cash from operating activities	<b><u>1,835</u></b>	<b><u>300</u></b>
<b>Investing activities</b>		
Dividend income	96	108
Proceeds on disposal of plant and equipment	-	12
Proceeds on disposal of financial assets at FVTOCI <sup>(1)</sup>	481	1,002
Purchase of plant and equipment	(186)	(365)
Purchase of financial assets at FVTOCI <sup>(1)</sup>	(562)	(126)
Net cash (used in) from investing activities	<b><u>(171)</u></b>	<b><u>631</u></b>
<b>Financing activities</b>		
Dividend paid	(2,049)	(1,025)
Repayment of lease liabilities	(1,052)	-
Net cash used in financing activities	<b><u>(3,101)</u></b>	<b><u>(1,025)</u></b>
Net (decrease) increase in cash and cash equivalents	<u>(1,437)</u>	<u>(94)</u>
Cash and cash equivalents at beginning of year	<u>14,365</u>	<u>14,459</u>
<b>Cash and cash equivalents at end of year</b>	<b><u>12,928</u></b>	<b><u>14,365</u></b>
<b>Cash and cash equivalents consist of :</b>		
Cash and bank balances	2,146	1,927
Fixed deposits	10,782	12,438
Total	<u>12,928</u>	<u>14,365</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**

	Share capital	Currency translation deficit	Fair value adjustment surplus (deficit)	Retained earnings	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Balance as at July 1, 2019</b>	10,251	(85)	138	23,108	33,412
Total comprehensive income for the year					
Profit for the year	-	-	-	1,242	1,242
Other comprehensive income for the year	-	(1)	(55)	-	(56)
Total	-	(1)	(55)	1,242	1,186
Total	-	-	-	-	-
Transaction with owners, recognised directly in equity					
Dividends				(2,049)	(2,049)
Transfer upon disposal of equity instruments designated as FVTOCI	-	-	(37)	37	-
<b>Balance as at June 30, 2020</b>	<b>10,251</b>	<b>(86)</b>	<b>46</b>	<b>22,338</b>	<b>32,549</b>
<b>Balance as at July 1, 2018</b>	10,251	(97)	(12)	24,634	34,776
Total comprehensive income for the year					
Loss for the year	-	-	-	(501)	(501)
Other comprehensive income for the year	-	12	150	-	162
Total	-	12	150	(501)	(339)
Dividends, representing transaction with owners, recognised directly in equity	-	-	-	(1,025)	(1,025)
<b>Balance as at June 30, 2019</b>	<b>10,251</b>	<b>(85)</b>	<b>138</b>	<b>23,108</b>	<b>33,412</b>

**Company**

	Share capital	Fair value adjustment surplus (deficit)	Retained earnings	Total
	\$'000	\$'000	\$'000	\$'000
<b>Balance as at July 1, 2019</b>	10,251	138	21,667	32,056
Total comprehensive income for the year				
Profit for the year	-	-	1,993	1,993
Other comprehensive income for the year	-	(55)	-	(55)
Total	-	(55)	1,993	1,938
Transaction with owners, recognised directly in equity				
Dividends	-		(2,049)	(2,049)
Transfer upon disposal of equity instruments designated		(37)	37	-
<b>Balance as at June 30, 2020</b>	<b>10,251</b>	<b>46</b>	<b>21,648</b>	<b>31,945</b>
<b>Balance as at July 1, 2018</b>	10,251	(12)	23,393	33,632
Total comprehensive income for the year				
Loss for the year	-	-	(701)	(701)
Other comprehensive gain for the year	-	150	-	150
Total	-	150	(701)	(551)
Dividends, representing transaction with owners, recognised directly in equity	-	-	(1,025)	(1,025)
<b>Balance as at June 30, 2019</b>	<b>10,251</b>	<b>138</b>	<b>21,667</b>	<b>32,056</b>

- 1(d)(ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that 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 immediate preceding financial year.**

	Number of shares	Paid-up Capital
Balance as at 30 June 2019 and 30 June 2020	102,476,024	\$10,251,458

There was no change in the Company's number of shares since 30 June 2019.

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

	As at 30/06/2020	As at 30/06/2019
Total number of issued ordinary shares excluding treasury shares	102,476,024	102,476,024

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

The Company has no treasury shares. There were no sales, transfer, disposal, cancellation and/or use of treasury shares 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.**

The 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 a 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.**  
**b) Confirmation from the Board that the impact of all outstanding audit issue on the financial statements have been adequately.**  
**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.**

Except as disclosed in Note 5 below, the Group has adopted the same accounting policies and methods of computation in the financial statements as those adopted in the recent audited financial statements of the Group for the financial year ended 30 June 2019.

- 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 SFRS(I) 16 with effect from 1 July 2019. The Group has applied the simplified transition approach and will not restate comparative amounts for the year prior to first adoption and has no restated amount comparatives for the financial year ended 30 June 2019 reporting period as permitted under the specific transition provision in the standard.

**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 30-Jun-20	Group 30-Jun-19
Earning per ordinary share for the year : -		
(i) Based on weighted average number of ordinary shares on issue (cents)	1.21	-0.49
(ii) On a fully diluted basis (cents)	1.21	-0.49

Note to item (6i) :

Earnings per share is calculated based on the weighted average number of 102,476,024 (30 Jun 19: 102,476,024) ordinary shares in issue.

The basic and fully diluted earnings per ordinary share are the same as the Group did not have any potential dilutive ordinary share outstanding as at 30 June 2020.

**7 Net asset value (for the issuer and group) per ordinary share based on the total number of shares excluding treasury shares of the issuer at the end of the: -**

- (a) current financial period reported on; and**  
**(b) immediately preceding financial year**

	As at 30-Jun-20 Cents	As at 30-Jun-19 Cents
Group	31.76	32.60
Company	31.17	31.28

**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.**

Statement of comprehensive income

The Group recorded revenue of \$19.8 million for the year ended 30 June 2020 ("FY2020"), a decreased of 9.9% from \$22.1 million in the previous year ended 30 June 2019 ("FY2019"). The decrease is mainly attributable to lower gift revenue due to the impact of Covid-19 pandemic. The gross profit decrease was largely in line with the decrease in revenue.

The cost of sales decreased from \$11.0 million to \$10.2 million. Accordingly, gross profit decrease by \$1.3 million from \$11.0 million to \$9.7 million.

The Group's other income of \$1.4 million in FY2020 also comprises mainly receipts of government grants under the Jobs Support Scheme, rental rebates and foreign worker levy rebates, amounting to \$0.7 million in total.

In FY2020, the Group recorded in other income, the fair value gain of \$0.4 million of investment properties as per independent desktop valuation report.

In FY2020 the total distribution, administrative and other operating expense decreased by \$0.9 million from \$10.7 million to \$9.8 million due mainly to lower manpower and marketing expenses. This excludes the fair value loss in investment properties of \$1.2 million in FY2019.

Finance costs of \$0.07 million was due to the adoption of the new accounting standard, SFRS(I) 16 Lease, which recognised finance cost on lease liabilities.

Group income tax credit in FY2020 was due to overprovision in prior years as a result of the tax rebate.

As a result, the Group achieved a profit of \$1.2million as compared to \$0.5 million loss in FY2019.

## Statement of financial position and cash flows

Net cash from operating activities increased by \$0.9 million, excluding the effect of depreciation of right-of-use assets of \$1.0 million.

Net cash used in investing activities of \$0.2 million was mainly due to the purchase of plant and equipment.

Net cash used in financing activities of \$3.1 million comprises of dividend paid of \$2.0 million and repayment of lease liabilities of \$1.0 million.

As a result, cash and cash equivalents decreased by \$1.4million from \$14.4 million to \$13.0 million.

- 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.**

Given the uncertainty in the global and local economies as a result of the impact of the Covid-19 pandemic and geo-political tension, the Group expects to face more challenges in the coming year. As the full effect of the aforesaid situation is still uncertain, the Group will continuously monitor and take appropriate measures to mitigate any adverse impact arising. The Group would look into cost reduction measures, explore new business opportunities and up skill our staff.

- 11 **Dividend**

### **(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on? Yes

Name of Dividend	First & Final
Dividend Type	Cash
Dividend Amount per Share (in cents)	0.20 cent per ordinary share
Tax Rate	One-Tier Tax-Exempt

  

Name of Dividend	Special dividend
Dividend Type	Cash
Dividend Amount per Share (in cents)	1.30 cent per ordinary share
Tax Rate	One-Tier Tax-Exempt

### **(b) Corresponding Period of the Immediately Preceding Financial Year**

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

Name of Dividend	First & Final
Dividend Type	Cash
Dividend Amount per Share (in cents)	0.10 cent per ordinary share
Tax Rate	One-Tier Tax-Exempt
Date of payment	11 November 2019

  

Name of Dividend	Special dividend
Dividend Type	Cash
Dividend Amount per Share (in cents)	1.90 cent per ordinary share
Tax Rate	One-Tier Tax-Exempt
Date of payment	11 November 2019

**(c) Date payable**

To be announced later.

**(d) Record date**

To be announced later.

**12 If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.**

Not applicable.

**13 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) of the Listing Manual.**

The Company 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.

**PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

**14 If the Company has obtained a general mandate from shareholders for interested person transaction (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.**

The Company has not obtained an IPT mandate from shareholders. It does not have any interested person transaction (excluding transaction less than \$100,000) in the financial year ended 30 June 2020 that is discloseable under Rule 920(1)(a)(ii) of the SGX-ST Listing Manual.

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

**(a) Business Segments**

The Group is organised into two main operating divisions, namely gifts and properties.

	<b>Gifts \$'000 30-Jun-20</b>	<b>Properties \$'000 30-Jun-20</b>	<b>Group \$'000 30-Jun-20</b>	<b>Gifts \$'000 30-Jun-19</b>	<b>Properties \$'000 30-Jun-19</b>	<b>Group \$'000 30-Jun-19</b>
<b>SEGMENT REVENUE AND RESULTS</b>						
Revenue	19,413	460	19,873	21,529	526	22,055
Results:						
Segment result	(204)	233	29	162	320	482
Other operating Income	795	(35)	760	207	-	207
Fair value gain (loss) of investment properties	-	421	421	-	(1,194)	(1,194)
Finance cost			(73)			-
Unallocated operating income			210			250
Unallocated expenses			(147)			(147)
Profit before income tax			1,200			(402)
Income tax credit (expense)			42			(99)
Profit after income tax			1,242			(501)
<b>Other information:</b>						
Capital expenditure on plant and equipment and investment properties	186	-	186	365	-	365
Depreciation on plant and equipment	525	8	533	489	8	497
Depreciation on right-of use assets	962		962			-

**(b) Geographical segments**

The Group's two business segments are managed on a regional basis through two main geographical areas, namely Singapore and Asia.

	<b>Revenue</b>		<b>Non-current assets</b>		<b>Capital expenditure</b>	
	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Singapore	19,588	21,698	20,739	18,517	186	365
Malaysia	285	357	7	16	-	-
Total	19,873	22,055	20,746	18,533	186	365

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

Apart from the comments made under section 8, there are no other factors leading to material changes.

**17 A breakdown of sales**

	<b>Group \$'000 2019</b>	<b>Group \$'000 2019</b>	<b>% increase/ (decrease)</b>
(a) Sales reported for first half year	8,777	8,392	4.6%
(b) Operating (loss) profit after tax before deducting minority interests reported for first half year	(349)	(737)	-52.6%
(c) Sales reported for second half year	11,096	13,663	-18.8%
(d) Operating profit after tax before deducting minority interests reported for second half year	1,591	236	574.2%

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

	<b>Latest Full Year \$'000</b>	<b>Previous Full Year \$'000</b>
Ordinary Shares	1,537	2,049

Proposed first and final dividend to be approved at the Company's forthcoming Annual General Meeting by the Shareholders.

**19 Disclosure of person occupying managerial positions in the issuer or any of its principal subsidiaries who is a relative of a director, CEO or substantial shareholders of the issuer pursuant to Rule 704(13) in the format below.**

Name	Age	Family relationship with any director, CEO and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Wong Lai Kuan, Kim <sup>(1)</sup>	40	Daughter of Mr Wong Siu Hong (Managing Director & substantial shareholder)	Senior Manager, Group Marketing: overseeing the Group Marketing, effective 1 April 2018	NIL

Note:

<sup>1</sup> Ms Wong Lai Kuan, Kim is on sabbatical leave for period 1 Oct 2019 to 2 Jan 2021

**BY ORDER OF THE BOARD**

Alfred Wong Siu Hong  
Managing Director

27 August 2020