



Roxy-Pacific
Holdings Limited

ROXY-PACIFIC HOLDINGS LIMITED

(Registration Number: 196700135Z)

**UNAUDITED SECOND QUARTER FINANCIAL STATEMENTS AND DIVIDEND
ANNOUNCEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2019**



**UNAUDITED SECOND QUARTER FINANCIAL STATEMENTS AND DIVIDEND
ANNOUNCEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2019**

TABLE OF CONTENTS

<u>Item No</u>	<u>Description</u>	<u>Page No</u>
1(a)	CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	3 to 6
1(b) (i)	STATEMENTS OF FINANCIAL POSITION	7 to 8
1(b) (ii)	GROUP'S BORROWINGS AND DEBT SECURITIES	9
1(c)	CONSOLIDATED STATEMENT OF CASH FLOWS	10 to 11
1(d) (i)	CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	12 to 15
1(d) (ii)	SHARE CAPITAL	16
1(d) (iii)	TOTAL NUMBER OF ISSUED SHARES	16
1(d) (iv)	TREASURY SHARES	16
2	AUDIT	16
3	AUDITORS' REPORT	16
4	ACCOUNTING POLICIES	17
5	CHANGES IN ACCOUNTING POLICIES	17
6	EARNINGS PER ORDINARY SHARE (EPS)	17
7	NET ASSET VALUE PER SHARE	18
8	REVIEW OF GROUP PERFORMANCE	19 to 21
9	VARIANCE FROM PREVIOUS PROSPECTS STATEMENT	21
10	PROSPECTS	21 to 24
11, 12	DIVIDEND	25
13	INTEREST PERSON TRANSACTIONS	25
14	CONFIRMATION OF PROCUREMENT OF UNDERTAKINGS FROM ALL DIRECTORS AND EXECUTIVE OFFICERS	25
15	CONFIRMATION PURSUANT TO RULE 705 (5) OF THE LISTING MANUAL	26



UNAUDITED SECOND QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2019

PART I-INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 & Q4), HALF-YEAR AND SECOND QUARTER RESULTS

1(a) (i) 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	Second quarter ended 30 June			First half year ended 30 June		
		2019 S\$'000	2018 S\$'000 (Restated)	Change %	2019 S\$'000	2018 S\$'000 (Restated)	Change %
Revenue	A.1	51,376	36,981	39%	139,896	83,295	68%
Cost of sales	A.2	(35,194)	(24,082)	46%	(102,161)	(55,828)	83%
Gross profit	A.2	16,182	12,899	25%	37,735	27,467	37%
Other operating income	A.3	2,310	4,140	-44%	4,597	6,312	-27%
Distribution and selling expenses	A.4	(1,864)	(2,205)	-15%	(5,269)	(4,415)	19%
Administrative expenses		(2,221)	(2,231)	0%	(4,386)	(4,314)	2%
Other operating expenses	A.5	(6,164)	(5,691)	8%	(11,694)	(11,674)	0%
Finance costs	A.6	(5,795)	(4,662)	24%	(11,406)	(8,716)	31%
Share of results of associates (net of income tax)	A.7	2,190	5,102	-57%	2,096	11,215	-81%
Profit before taxation		4,638	7,352	-37%	11,672	15,875	-26%
Taxation	A.8	(542)	(2,224)	-76%	(2,915)	(3,083)	-5%
Profit after taxation		4,096	5,128	-20%	8,758	12,792	-32%
Attributable to:							
Equity holders of the Company		4,213	5,029	-16%	9,332	12,729	-27%
Non-controlling interests	A.12	(117)	99	n/m	(574)	63	n/m
		4,096	5,128	-20%	8,758	12,792	-32%



1(a) (ii) Consolidated Income Statement is arrived at:

	Note	Second quarter ended			First half year ended		
		2019 S\$'000	30 June 2018 S\$'000 (Restated)	Change %	2019 S\$'000	30 June 2018 S\$'000 (Restated)	Change %
after crediting:							
Fair value gain on investment properties		-	3,471	n/m	-	3,471	n/m
Foreign exchange gain (realised)	A.9	-	-	n/m	-	514	n/m
Foreign exchange gain (unrealised)	A.10	-	-	n/m	327	339	-4%
Interest income	A.3	1,234	546	126%	1,996	995	101%
after charging:							
Depreciation of property, plant and equipment	A.5	(2,080)	(1,558)	34%	(4,142)	(3,142)	32%
Depreciation of right-of-use assets	A.5	(373)	-	n/m	(501)	-	n/m
Amortisation of intangible assets		(47)	(45)	4%	(94)	(90)	4%
Directors' fees		(50)	(39)	29%	(100)	(77)	30%
Foreign exchange loss (realised)		(6)	-	n/m	(6)	(7)	-18%
Foreign exchange loss (unrealised)	A.11	(373)	(889)	-58%	(279)	(1,162)	-76%
Interest on borrowings	A.6	(5,074)	(4,614)	10%	(10,674)	(8,608)	24%
Interest on lease liabilities		(513)	-	n/m	(721)	-	n/m
Staff costs (including directors' remuneration)		(5,232)	(5,003)	5%	(10,647)	(10,307)	3%

n/m: Not meaningful



Notes to Consolidated Income Statement:

- A.1 Revenue increased in 2Q2019 and 1H2019 mainly due to higher contribution from the Property Development segment, partially offset by lower revenue from Hotel Ownership and Property Investment segments. Please refer to paragraph 8(a) for a more detailed analysis.
- A.2 Cost of sales and gross profit increased in 1H2019, in line with the higher revenue. The increase in cost of sales of 83% as compared to the increase in revenue of 68% was mainly due to higher contribution from Property Development segment which has a lower profit margin as compared to other segments. Please refer to paragraph 8(a) for a more detailed analysis.
- A.3 Other operating income decreased in 2Q2019 and 1H2019 mainly due to higher fair value gain from investment property at NZI Centre in 2Q2018 and 1H2018, and higher foreign exchange gain in 1H2018, partially offset by higher income and forfeiture of deposits from aborted units in The Hensley in 2Q2019 and 1H2019. The increase in interest income was mainly due to more fixed deposit placement and higher interest rate.
- A.4 Distribution and selling expenses were higher in 1H2019 mainly due to higher showflats expenses incurred for projects in 2019 as compared to 2018. In 2Q2019, distribution and selling expenses were lower mainly due to lower showflats expenses incurred for the quarter.
- A.5 Other operating expenses comprise mainly depreciation and payroll expenses. Depreciation expense increased in 2Q2019 and 1H2019 mainly due to provision for depreciation of Noku Maldives upon the commencement of full hotel operation from 3Q2018. Other operating expense remains comparable in 1H2019 as compared to 1H2018, the increase in depreciation was offset by lower foreign exchange loss.
- In 2Q2019, other operating expense increased mainly due to increase in staff cost, depreciation and adjustment for depreciation of right-of-use assets relating to NZI Centre.
- A.6 In 2Q2019 and 1H2019, finance costs increased mainly due to change in accounting policies which resulted in borrowing costs to be expense off for uncompleted projects such as RV Altitude, Fyve Derbyshire, 120 Grange, Harbour View Gardens, Bukit 828 as compared to Trilive and Straits Mansions in 2Q2018 and 1H2018.
- A.7 Share of results of associates was higher in 1H2018 mainly due to fair value gain from 117 Clarence Street. In 1H2019, it was lower due to share of loss as a result of showflat expenses incurred for Wilshire Residences and NEU At Novena, partially offset by profit recognised from Wisma Infinitum, fair value gain from investment properties at St Kilda Road and 205 Queen Street. In 2Q2018, share of results of associates was higher mainly due to fair value gain on investment properties at 205 Queen Street and St Kilda Road.
- A.8 The higher tax expense in 2Q2018 is mainly due to higher tax provision for valuation gain in NZI Centre.
- A.9 In 1H2018, foreign exchange gain (realised) arose mainly due to conversion of AUD fixed deposit into SGD on its maturity.
- A.10 In 1H2019, foreign exchange gain (unrealised) arose mainly from appreciation of JPY advances to subsidiaries and depreciation of HKD payable against SGD. In 1H2018, foreign exchange gain (unrealised) arose mainly from appreciation of JPY advances to subsidiaries.
- A.11 Foreign exchange loss (unrealised) in 2Q2019 and 1H2019 arose mainly due to depreciation of AUD receivables from subsidiaries. In 1H2018 foreign exchange loss (unrealised) arose mainly due to depreciation of AUD receivables from subsidiaries and appreciation of HKD payable.
- A.12 Non-controlling interests was a loss in 2Q2019 and 1H2019 mainly due to showflat expenses incurred for View At Kismis. In 2Q2018 and 1H2018, non-controlling interests was mainly profit from Trilive, partially offset by showflat expenses incurred for 120 Grange and Bukit 828 projects.



1(a) (iii) Consolidated Statement of Comprehensive Income

	Second quarter ended			First half year ended		
	30 June			30 June		
	2019	2018	Change	2019	2018	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Profit after taxation	4,096	5,128	-20%	8,758	12,792	-32%
Other comprehensive income						
Currency translation differences arising from consolidation	A.13 (2,493)	277	n/m	(3,436)	(6,651)	-48%
Other comprehensive profit, net of tax	(2,493)	277	n/m	(3,436)	(6,651)	-48%
Total comprehensive income for the period	1,603	5,405	n/m	5,321	6,141	n/m
Attributable to:						
Equity holders of the Company	1,718	5,306	-68%	5,928	6,075	-2%
Non-controlling interests	(115)	99	n/m	(607)	66	n/m
	1,603	5,405	n/m	5,321	6,141	n/m

A.13 Currency translation differences in 2Q2019 arose mainly from the depreciation of AUD against SGD during the period.

n/m: 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	
		30-Jun-19 S\$'000	31-Dec-18 S\$'000	30-Jun-19 S\$'000	31-Dec-18 S\$'000
ASSETS					
Non-Current					
Property, plant and equipment	B.1	231,305	231,028	749	774
Intangible assets		312	393	245	327
Investment properties		125,858	126,464	-	-
Investment in subsidiaries	B.2	-	-	168,754	170,603
Investment in associates	B.3	165,899	142,330	-	-
Right-of-use assets	B.4	24,792	-	-	-
Financial assets at fair value through profit or loss	B.5	12,050	1,856	10,445	356
		560,216	502,071	180,194	172,060
Current					
Development properties for sale*	B.6	787,392	782,499	-	-
Inventories		1,064	1,086	-	-
Amounts due from associates	B.7	60,371	58,432	-	-
Trade receivables	B.8	8,408	8,282	37	2
Contract assets	B.9	37,017	20,410	-	-
Contract costs	B.10	7,030	6,084	-	-
Other receivables	B.11	32,872	36,959	434,737	396,182
Cash and bank balances		227,953	291,574	135,948	166,888
		1,162,107	1,205,326	570,722	563,072
Total assets		1,722,323	1,707,397	750,916	735,132
EQUITY AND LIABILITIES					
Capital and Reserves					
Share capital		47,399	47,399	47,399	47,399
Treasury shares		(3,954)	(3,954)	(3,954)	(3,954)
Revaluation reserve		533	533	-	-
Other reserves		(21,962)	(18,558)	(6,471)	(5,622)
Retained earnings		471,231	470,881	220,978	201,093
Equity attributable to owners of the Company		493,247	496,301	257,952	238,916
Non-controlling interests		1,777	4,533	-	-
		495,024	500,834	257,952	238,916
Liabilities					
Non-Current					
Borrowings	B.13	227,355	229,651	-	-
Lease liability	B.4	25,050	-	-	-
Deferred tax liabilities		10,080	10,979	802	671
		262,484	240,630	802	671
Current					
Trade and other payables	B.12	92,890	104,234	418,929	430,138
Contract liabilities	B.9	36,540	30,933	-	-
Current tax liabilities		10,994	17,554	668	678
Borrowings	B.13	824,391	813,212	72,566	64,729
		964,815	965,933	492,162	495,545
Total liabilities		1,227,299	1,206,563	492,964	496,216
Total equity and liabilities		1,722,323	1,707,397	750,916	735,132

* \$325.2 million (31 December 2018: \$293.1 million) relates to the Group's pre-sold development properties as at 30 June 2019.



Notes to the statement of financial position for the Group and the Company:

- B.1 The increase in property, plant and equipment as at 30 June 2019 was mainly due to development costs for the hotel/resort under retrofitting/construction in Maldives and Chalong, partially offset by depreciation.
- B.2 At Company level, investment in subsidiaries decreased mainly due to liquidation of subsidiaries following project completion and revaluation of long-term loans to foreign subsidiaries.
- B.3 Investment in associates increased mainly due to shareholder loans to associates and investment in an associate company for acquisition of new investment property in Japan to be completed in July 2019.
- B.4 Right-of-use assets and lease liability mainly pertain to lease commitment for land rent of Maldives amounted to \$16.3 million and ground rent of NZI Centre amounted to \$8.5 million, which has a lease term till year 2056 and 2036 respectively.
- B.5 Financial assets at fair value through profit or loss comprise equity securities listed on the Singapore Exchange and funds managed by bank.
- B.6 Development properties for sale as at 30 June 2019 comprises of properties for sale under development (\$781.3 million) and developed properties for sale (\$6.1 million). The increase in properties for sale under development was mainly due to increase in construction progress at 120 Grange, and West End Residences, partially offset by completion and settlement of The Hensley during the period.
- B.7 Amounts due from associates increase mainly due to loans to associates for property development.
- B.8 Trade receivables comprised mainly progress payments receivable from purchasers.
- B.9 Contract assets primarily relate to the Group's right to consideration for work completed but not yet billed at the reporting date on the construction of development properties. The increase in contract assets was mainly due to The Navian which construction is substantially completed.
- Contract liabilities represent the progress billing to customers in excess of the Group's right to the consideration.
- B.10 Contract costs relate to sales commission incurred in securing sales of residential properties. The increase in contract cost in 1H2019 was mainly due to sales commission incurred for RV Altitude and Fyve Derbyshire, partially offset by contract cost recognition for The Navian.
- B.11 The Group's other receivables comprised mainly deposits, prepayments and other receivables. The decrease was mainly due to realisation of customer deposit held in trust for the Hensley upon settlement.
- At Company level, other receivables comprised mainly the amounts due from subsidiaries, deposits, prepayments and other receivables. The increase was mainly due to loans extended to subsidiaries.
- B.12 Trade and other payables comprised mainly of progress claims from contractors, related retention sums held, accruals for construction costs for completed projects, accruals for unbilled contractor progress claims and provision for staff and directors' bonuses. The decrease was mainly due to recognition of customer option fees for The Hensley upon completion and settlement in 1H2019, repayment of shareholder loan, trade and other payable for Trilive and Straits Mansions.
- At Company level, trade and other payables comprised mainly amounts due to subsidiaries, accrued staff and directors' bonuses and other expenses. The decrease was mainly due to repayment to subsidiaries.
- B.13 The Group's total borrowings amounted to \$1,051.7 million, with \$435.8 million repayable within one year and \$615.9 million repayable after one year (refer to page 9, table 1(b)(ii)).
- At the Company level, total borrowings amounted to \$72.6 million, all repayable within one year. The increase was mainly due to working capital loans draw down to finance new investment in Japan.



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

	30 Jun 2019			31 December 2018		
	Secured S\$'000	Unsecured S\$'000	Total S\$'000	Secured S\$'000	Unsecured S\$'000	Total S\$'000
Non-current						
- Amounts repayable after one year	227,355	-	227,355	229,651	-	229,651
Current						
- Amounts repayable in one year or less, or on demand	435,815 (i) (ii)	-	435,815	440,605	-	440,605
- Amounts repayable after one year but within the normal operating cycle of the Property Development segment	388,576	-	388,576	372,607	-	372,607
	824,391	-	824,391	813,212	-	813,212
	1,051,746	-	1,051,746	1,042,863	-	1,042,863

Details of collaterals

Borrowings are secured by:

- a) Land and buildings;
- b) Guarantee by the Company;
- c) Development properties for sale;
- d) Proceeds from sales of properties under development;
- e) Investment properties;
- f) Rental income from investment properties; and
- g) Fixed deposits

i. \$137.8 million relates to our sold development project properties and is expected to be repaid by 30 June 2020 upon obtaining TOP and collections from buyers of the properties.

\$175.3 million relates to loans for Grand Mercure Roxy Hotel, Singapore and shop units.

ii. \$72.6 million loans is secured by fixed deposits.



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.

Note	Second quarter ended 30 June		First half year ended 30 June	
	2019 S\$'000	2018 S\$'000 (Restated)	2019 S\$'000	2018 S\$'000 (Restated)
Cash Flows from Operating Activities				
Profit before taxation	4,638	7,352	11,672	15,875
Adjustments for:				
Depreciation of property, plant and equipment	2,080	1,558	4,142	3,142
Depreciation of right-of-use assets	373	-	501	-
Amortisation of intangible assets	47	45	94	90
Dividend income from equity share	(41)	(37)	(61)	(57)
Share of results of associates	(2,190)	(5,102)	(2,096)	(11,215)
Cumulative fair value gain on available-for-sale financial assets reclassified to profit or loss on adoption of SFRS(I) 9	-	-	-	(312)
Fair value gain on equity securities	42	320	(173)	126
Interest income	(1,234)	(546)	(1,996)	(995)
Interest expense on bank borrowings	5,074	5,487	10,674	8,608
Interest expense on lease liabilities	513	-	721	-
Net fair value gain on investment properties	-	(3,471)	-	(3,471)
Net foreign exchange loss/(gain) (unrealised)	373	889	(48)	823
Operating profit before working capital changes	9,675	6,495	23,430	12,614
Changes in properties for sale under development	(45,129)	52,483	515	(53,983)
Changes in developed properties for sale	5,442	-	(3,088)	4,314
Changes in contract cost	(12)	3,720	(946)	3,978
Changes in contract asset	(20,462)	(44,586)	(16,607)	(14,527)
Changes in contract liabilities	9,171	-	5,607	-
Changes in inventories	15	(2)	22	(116)
Changes in operating receivables	1,028	(46,259)	3,780	(39,497)
Changes in operating payables	(480)	(863)	(11,898)	(20,704)
Cash used in operations	(40,752)	(29,012)	815	(107,921)
Net income tax paid	(7,541)	(7,699)	(10,464)	(8,087)
Cash used in operating activities	C.1 (48,293)	(36,711)	(9,649)	(116,008)
Cash Flows from Investing Activities				
Acquisition of property, plant and equipment	C.2 (1,421)	(4,170)	(1,976)	(6,575)
Investment in associates	C.3 (13,907)	(2,352)	(14,291)	(14,626)
Dividend received from equity share	41	37	61	57
Dividend received from associates	-	9,070	-	21,070
Loan to associates	C.4 -	(4,765)	(10,919)	(7,125)
Investment in financial assets	(10,021)	-	(10,021)	-
Advance/(Repayment) from/(to) associates	104	10	(181)	1,779
Acquisition of additional shares in a subsidiary	C.5 -	-	(938)	-
Addition of intangible assets	(13)	-	(13)	-
Interest received	1,213	419	2,350	1,386
Cash used in investing activities	(24,004)	(1,751)	(35,928)	(4,034)
Cash Flows from Financing Activities				
Proceeds from borrowings	54,610	101,315	77,319	186,211
Repayment of borrowings	(9,891)	(18,159)	(67,433)	(64,470)
Fixed deposit (pledged)/discharged to/from banks and financial institutions	(10,000)	6,000	(10,000)	6,000
Interest paid	(8,698)	(7,350)	(16,534)	(13,875)
Share buy-back	-	(943)	-	(1,924)
Dividend paid to non-controlling shareholders	-	-	(1,000)	(610)
Dividend paid to owners of the company	(9,193)	(9,176)	(9,193)	(9,176)
Cash generated from/(used in) financing activities	C.6 16,828	71,687	(26,841)	102,156



	Second quarter ended		First half year ended		
	30 June		30 June		
	2019	2018	2019	2018	
	S\$'000	S\$'000	S\$'000	S\$'000	
Net (decrease) / increase in cash and cash equivalents	(55,469)	33,226	(72,418)	(17,886)	
Cash and cash equivalents at beginning of period	203,438	182,140	220,333	234,295	
Effects of foreign currency translation	(1,292)	(207)	(1,236)	(1,250)	
Cash and cash equivalents at end of period	146,677	215,159	146,677	215,159	
Analysis of cash and cash equivalents:-					
Project accounts	C.7	19,863	35,620	19,863	35,620
Fixed deposits in project accounts		12,000	9,500	12,000	9,500
Fixed deposits		112,797	181,675	112,797	181,675
Cash at bank		83,293	70,530	83,293	70,530
Total cash and bank balances		227,953	297,325	227,953	297,325
Less: Fixed deposits pledged to banks and financial institutions		(81,276)	(82,166)	(81,276)	(82,166)
		146,677	215,159	146,677	215,159


Notes to the consolidated statement of cash flows:

- C.1 The net cash outflows from operating activities of \$9.6 million in 1H2019 was mainly due to unbilled receivables and payment of construction cost for projects. 1H2019 lower cash outflow from operating activities as compared to 1H2018 mainly due to lesser acquisition of new development land and the increase in project construction cost, partially offset by settlement of Hensley in 1H2019.
- C.2 The acquisition of property, plant and equipment was mainly related to the development costs for the resort under construction in Chalong.
- C.3 The investment in associates in 1H2019 was mainly new equity injection for the acquisition of investment property in Japan.
- C.4 Loans to associates in 1H2019 was mainly shareholder loans to associate companies in Singapore, Malaysia and Australia.
- C.5 Acquisition of additional shares in an indirect subsidiary thereby increasing the Group's shareholding from 85% to 90%.
- C.6 The net cash outflows from financing activities of \$26.8 million in 1H2019 were mainly due to repayment of borrowings for completed projects. This was partially offset by proceeds from borrowings for the development sites in Australia and Singapore.
- C.7 Project accounts consist of monies held under the Housing Developers (Project Account) Rules 1997. Withdrawals are restricted for payments for development expenditure incurred on properties for sale under development.



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	Treasury shares	Revaluation reserve	Translation reserve	Retained earnings	Equity attributable to owners of the Company	Non-controlling interests	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 January 2019	47,399	(3,954)	533	(18,558)	470,881	496,301	4,533	500,834
Total comprehensive income for the period								
Profit for the period	-	-	-	-	5,118	5,118	(457)	4,661
Comprehensive income for the period	-	-	-	-	5,118	5,118	(457)	4,661
Other comprehensive income								
Foreign currency translation differences	-	-	-	(909)	-	(909)	(34)	(943)
Total other comprehensive income for the period	-	-	-	(909)	-	(909)	(34)	(943)
Total comprehensive income for the period	-	-	-	(909)	5,118	4,209	(491)	3,718
Transactions with owners, recognised directly in equity								
Contributions by and distributions to owners								
Changes in ownership interest in subsidiary with no change in control	-	-	-	-	212	212	(1,150)	(938)
Dividend paid	-	-	-	-	-	-	(1,000)	(1,000)
Total transactions with owners	-	-	-	-	212	212	(2,150)	(1,938)
Balance at 31 March 2019	47,399	(3,954)	533	(19,467)	476,211	500,722	1,892	502,614
Profit for the period	-	-	-	-	4,213	4,213	(117)	4,096
Comprehensive income for the period	-	-	-	-	4,213	4,213	(117)	4,096
Other comprehensive income								
Foreign currency translation differences	-	-	-	(2,495)	-	(2,495)	2	(2,493)
Total other comprehensive income for the period	-	-	-	(2,495)	-	(2,495)	2	(2,493)
Total comprehensive income for the period	-	-	-	(2,495)	4,213	1,718	(115)	1,603
Transactions with owners, recognised directly in equity								
Contributions by and distributions to owners								
Dividend paid	-	-	-	-	(9,193)	(9,193)	-	(9,193)
Total transactions with owners	-	-	-	-	(9,193)	(9,193)	-	(9,193)
Balance at 30 June 2019	47,399	(3,954)	533	(21,962)	471,231	493,247	1,777	495,024



Roxy-Pacific
Holdings Limited

Group	Share capital S\$'000	Treasury shares S\$'000	Fair value reserve S\$'000	Revaluation reserve S\$'000	Translation reserve S\$'000	Retained earnings S\$'000	Equity	Non-	Total S\$'000
							attributable to owners of the Company S\$'000	controlling interests S\$'000	
Balance at 1 January 2018, as previously reported	47,399	(564)	312	533	(4,527)	459,512	502,665	5,071	507,736
Effect of adopting SFRS(I) 15	-	-	-	-	-	1,801	1,811	65	1,876
At 1 January 2018, as restated	47,399	(564)	312	533	(4,517)	461,313	504,476	5,136	509,612
Effect of adoption of SFRS(I) 9	-	-	(312)	-	-	-	(312)	-	(312)
Balance at 1 January 2018	47,399	(564)	-	533	(4,517)	461,313	504,164	5,136	509,300
Total comprehensive income for the period									
Profit for the period	-	-	-	-	-	7,700	7,700	(36)	7,664
Comprehensive income for the period	-	-	-	-	-	7,700	7,700	(36)	7,664
Other comprehensive income									
Foreign currency translation differences	-	-	-	-	(6,931)	-	(6,931)	3	(6,928)
Total other comprehensive income for the period	-	-	-	-	(6,931)	-	(6,931)	3	(6,928)
Total comprehensive income for the period	-	-	-	-	(6,931)	7,700	769	(33)	736
Transactions with owners, recognised directly in equity									
Contributions by and distributions to owners									
Share buy-back	-	(981)	-	-	-	-	(981)	-	(981)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	(610)	(610)
Total transactions with owners	-	(981)	-	-	-	-	(981)	(610)	(1,591)
Balance at 31 March 2018	47,399	(1,545)	-	533	(11,448)	469,013	503,952	4,493	508,445
Profit for the period	-	-	-	-	-	5,029	5,029	99	5,128
Comprehensive income for the period	-	-	-	-	-	5,029	5,029	99	5,128
Other comprehensive income									
Foreign currency translation differences	-	-	-	-	277	-	277	-	277
Total other comprehensive income for the period	-	-	-	-	277	-	277	-	277
Total comprehensive income for the period	-	-	-	-	277	5,029	5,306	99	5,405
Transactions with owners, recognised directly in equity									
Contributions by and distributions to owners									
Share buy-back	-	(943)	-	-	-	-	(943)	-	(943)
Dividend paid	-	-	-	-	-	(9,176)	(9,176)	-	(9,176)
Total transactions with owners	-	(943)	-	-	-	(9,176)	(10,119)	-	(10,119)
Balance at 30 June 2018	47,399	(2,488)	-	533	(11,171)	464,866	499,139	4,592	503,731



Roxy-Pacific
Holdings Limited

Company	Share capital S\$'000	Treasury shares S\$'000	Translation reserve S\$'000	Retained earnings S\$'000	Total S\$'000
Balance at 1 January 2019	47,399	(3,954)	(5,622)	201,093	238,916
Total comprehensive income for the period					
Profit for the period	-	-	-	386	386
Comprehensive income for the period	-	-	-	386	386
Other comprehensive income					
Foreign currency translation difference	-	-	(515)	-	(515)
Total other comprehensive income for the period	-	-	(515)	-	(515)
Total comprehensive income for the period	-	-	(515)	386	(129)
Transaction with owners, recognised directly in equity					
Contributions by and distributions to owners					
Total transactions with owners	-	-	-	-	-
Balance at 31 March 2019	47,399	(3,954)	(6,137)	201,479	238,787
Profit for the period	-	-	-	28,692	28,692
Comprehensive income for the period	-	-	-	28,692	28,692
Other comprehensive income					
Foreign currency translation difference	-	-	(334)	-	(334)
Total other comprehensive income for the period	-	-	(334)	-	(334)
Total comprehensive income for the period	-	-	(334)	28,692	28,358
Transactions with owners, recognised directly in equity					
Contributions by and distributions to owners					
Dividend paid	-	-	-	(9,193)	(9,193)
Total transactions with owners	-	-	-	(9,193)	(9,193)
Balance at 30 June 2019	47,399	(3,954)	(6,471)	220,978	257,952



Roxy-Pacific
Holdings Limited

Company	Share capital S\$'000	Treasury shares S\$'000	Fair value reserve S\$'000	Translation reserve S\$'000	Retained earnings S\$'000	Total S\$'000
Balance at 1 January 2018, as previously reported	47,399	(564)	138	768	174,572	222,313
Effect of adoption of SFRS(I) 9			(138)	-	-	(138)
At 1 January 2018, as restated	47,399	(564)	-	768	174,572	222,175
Total comprehensive income for the period						
Profit for the period	-	-	-	-	16,587	16,587
Comprehensive income for the period	-	-	-	-	16,587	16,587
Other comprehensive income						
Foreign currency translation difference	-	-	-	(2,693)	-	(2,693)
Total other comprehensive income for the period	-	-	-	(2,693)	-	(2,693)
Total comprehensive income for the period	-	-	-	(2,693)	16,587	13,894
Transaction with owners, recognised directly in equity						
Contributions by and distributions to owners						
Share buy-back	-	(981)	-	-	-	(981)
Total transactions with owners	-	(981)	-	-	-	(981)
Balance at 31 March 2018	47,399	(1,545)	-	(1,925)	191,159	235,088
Profit for the period	-	-	-	-	4,464	4,464
Comprehensive income for the period	-	-	-	-	4,464	4,464
Other comprehensive income						
Foreign currency translation difference	-	-	-	80	-	80
Total other comprehensive income for the period	-	-	-	80	-	80
Total comprehensive income for the period	-	-	-	80	4,464	4,544
Transactions with owners, recognised directly in equity						
Contributions by and distributions to owners						
Share buy-back	-	(943)	-	-	-	(943)
Dividend paid	-	-	-	-	(9,176)	(9,176)
Total transactions with owners	-	(943)	-	-	(9,176)	(10,119)
Balance at 30 June 2018	47,399	(2,488)	-	(1,845)	186,447	229,513



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, as well as the number of shares held as treasury shares, 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.

Ordinary share capital and Treasury shares

Movement in the Company's treasury shares during the three months ended 30 June 2019 are as follows:

	30 Jun 2019	30 Jun 2018
	No. of Shares	No. of Shares
Treasury shares:		
As at beginning of period	8,924,900	3,105,000
Purchase of treasury shares	-	1,873,400
Bonus issue	-	345,500
As at end of period	8,924,900	5,323,900

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.

	30 Jun 2019	30 Jun 2018
Issued, fully paid share capital:		
Balance number of shares as at the beginning of period	1,303,979,944	1,192,223,494
Purchase of treasury shares	-	(3,651,900)
Bonus issue	-	119,354,850
Bonus issue on treasury shares	-	(345,500)
Total number of shares as at the end of period net of treasury shares	1,303,979,944	1,307,580,944

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

Not applicable.

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

The figures have not been audited nor reviewed by the Company's auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a 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.

Except as disclosed in paragraph 5 below, the Group has followed accounting policies and applied methods of computations consistent with the audited financial statements as at 31 December 2018.

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.

(i) SFRS(I) 16 Leases

The Group has applied SFRS(I) 16 *Leases* that is effective from 1 January 2019.

SFRS(I) 16 introduces new or amended requirements with respect to lease accounting. It introduces significant changes to the lessee accounting by removing the distinction between operating and finance lease, and requiring the recognition of a right-of-use asset and a lease liability at commencement for all leases, except for short-term leases and leases of low value assets. In contrast to lessee accounting, the requirements for lessor accounting have remained largely unchanged. The Group and the Company have applied the changes in accounting policies using the modified retrospective approach. Comparatives are not restated.

Refer to Paragraph 1(b) (i), B.4 for the right-of-use assets and lease liabilities recognised as at 30 June 2019 as a result of the application of SFRS (I) 16.

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.

Earnings per share for the financial period	Second quarter ended 30 June		First half year ended 30 June	
	2019	2018 (as restated)	2019	2018 (as restated)
(a) Based on the weighted average number of ordinary shares on issue (cents)	0.32	0.38	0.72	0.97
(b) On fully diluted basis (cents)	0.32	0.38	0.72	0.97
Profit attributable to shareholders of the Company (\$'000)	4,213	5,029	9,331	12,729
Weighted average number of shares ('000)	1,303,980	1,309,197	1,303,980	1,309,012



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	
	30-Jun-19	31-Dec-18	30-Jun-19	31-Dec-18
Net asset value per ordinary shares based on total issued 1,303,979,944 ordinary shares (cents) (2018: 1,303,979,944 ordinary shares (cents))	37.83	38.06	19.78	18.32

The Group adopts the cost model under *FRS16 Property, Plant and Equipment*, and measures its property, plant and equipment at cost less depreciation and impairment loss. If it had applied the fair value model under FRS16, a revaluation surplus would arise as a result of the excess of the fair value of its hotel properties (includes Grand Mercure Roxy Hotel in Singapore, Noku Kyoto Hotel in Kyoto, Japan, Noku Osaka Hotel in Osaka, Japan, Noku Maldives and hotel property in Phuket, Thailand) and own use premises, over their carrying amounts. As at 30 June 2019, our directors estimated that the fair value of these properties to be \$693.9 million (31 December 2018: \$692.3 million) based on valuation carried out by independent valuers on 31 December 2018, using the investment and direct comparison methods. The revaluation surplus is estimated to be approximately \$487.8 million (31 December 2018: \$485.2 million). Had this revaluation surplus been recorded, the Group's adjusted net asset value ("ANAV") per share would have been as follows:

	Group	
	30-Jun-19	31-Dec-18
ANAV per ordinary share based on total issued 1,303,979,944 ordinary shares (cents) (2018: 1,303,979,944 ordinary shares (cents))	75.24	75.27



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

Review of Group Performance

(i) Operating Segments

GROUP	Second quarter ended			Change Increase/ (Decrease) %	First half year ended			Change Increase/ (Decrease) %		
	30 June		2018 S\$'000 (Restated)		30 June		2018 S\$'000 (Restated)			
	2019 S\$'000				2019 S\$'000					
REVENUE										
Property Development	37,194	72%	22,382	60%	66%	111,365	80%	54,013	65%	106%
Hotel Ownership	12,248	24%	12,532	34%	-2%	24,654	18%	25,185	30%	-2%
Property Investment	1,934	4%	2,067	6%	-6%	3,877	2%	4,097	5%	-5%
	51,376	100%	36,981	100%	39%	139,896	100%	83,295	100%	68%
GROSS PROFIT										
Property Development	8,302	51%	5,169	40%	61%	22,620	60%	11,839	43%	91%
Hotel Ownership	6,030	38%	6,582	51%	-8%	11,954	32%	12,969	47%	-8%
Property Investment	1,850	11%	1,148	9%	61%	3,161	8%	2,659	10%	19%
	16,182	100%	12,899	100%	25%	37,735	100%	27,467	100%	37%
GROSS PROFIT MARGIN (%)										
Property Development	22%		23%		-1 ppt	20%		22%		-2 ppt
Hotel Ownership	49%		53%		-4 ppt	48%		51%		-3 ppt
Property Investment	96%		56%		40 ppt	82%		65%		17 ppt
Total	31%		35%		-4 ppt	27%		33%		-6 ppt
ADJUSTED EBITDA										
Property Development	8,049	61%	3,121	20%	158%	18,534	66%	7,121	24%	160%
Hotel Ownership	1,981	15%	2,607	16%	-24%	4,552	16%	5,329	18%	-15%
Property Investment - Rental income	1,454	11%	960	6%	52%	2,774	10%	1,908	7%	45%
Property Investment - Fair value gain	-	0%	3,471	22%	-100%	-	0%	3,471	12%	-100%
Property Investment - Share of result of associates	1,773	13%	5,773	36%	-69%	2,124	8%	11,458	39%	-81%
	13,258	100%	15,932	100%	-17%	27,984	100%	29,287	100%	-4%
PROFIT BEFORE TAX										
Adjusted EBITDA	13,258		15,932		-17%	27,984		29,287		-4%
Corporate expenses	(1,441)		(1,190)		21%	(2,318)		(1,833)		26%
Depreciation of property, plant and equipment	(2,080)		(1,558)		34%	(4,142)		(3,142)		32%
Depreciation of right-of-use assets	(373)		-		n/m	(501)		-		n/m
Net interest expense	(4,353)		(4,941)		-12%	(9,399)		(7,613)		23%
Net unrealised foreign exchange (loss) / gain	(372)		(891)		-58%	48		(824)		n/m
	4,638		7,352		-37%	11,672		15,875		-26%

n/m: not meaningful



(ii) Geographical Segments

	Singapore \$'000	Australia \$'000	Japan \$'000	Thailand \$'000	Malaysia \$'000	Hong Kong \$'000	Indonesia \$'000	Maldives \$'000	New Zealand \$'000	Total \$'000
Revenue										
Second quarter ended										
30 June 2019	42,635	3,778	2,664	-	-	-	-	737	1,562	51,376
30 June 2018	32,163	-	2,920	-	-	-	-	220	1,678	36,981
First half year ended										
30 June 2019	71,369	58,664	4,143	-	-	-	-	2,583	3,137	139,896
30 June 2018	73,863	35	4,891	-	-	-	-	1,232	3,274	83,295
Non-current assets										
As at 30 June 2019	159,349	68,088	86,811	37,641	26,348	35,023	3,744	69,813	73,399	560,216
As at 31 December 2018	151,353	62,106	72,709	35,124	22,457	35,195	3,735	54,296	65,096	502,071
Total assets										
As at 30 June 2019	966,522	406,454	90,711	40,719	26,348	35,024	3,747	73,538	79,260	1,722,323
As at 31 December 2018	991,353	412,542	76,293	38,906	22,457	35,195	3,737	57,493	69,421	1,707,397

Revenue and gross profit analysis

(i) Revenue

The Group achieved revenue of \$139.9 million in 1H2019, 68% higher than \$83.3 million in 1H2018. In 2Q2019, the Group achieved revenue of \$51.4 million in 2Q2019, 39% higher than \$37.0 million in 2Q2018. This was mainly due to higher revenue from the Property Development segment, partially offset by lower revenue from Hotel Ownership and Property Investment segments.

(a) Property Development

Revenue from the Property Development segment, which made up 80% of the Group's turnover in 1H2019, increased 106% to \$111.4 million in 1H2019 from \$54.0 million in 1H2018. For 2Q2019, revenue from the Property Development segment, which made up 72% of the Group's turnover in 2Q2019, increased 66% to \$37.2 million in 2Q2019 from \$22.4 million in 2Q2018. The increase was largely due to revenue recognition from The Hensley upon settlement in 1Q2019 and progressive revenue recognition from The Navian and Harbour View Gardens. The increase was partially offset by the absence of revenue recognition from Trilive and Straits Mansions which obtained its TOP in June 2018 and October 2018 respectively.

(b) Hotel Ownership and Property Investment

The Hotel Ownership segment, which contributed 18% to the Group's turnover in 1H2019, recorded a slightly lower revenue of \$24.7 million in 1H2019 as compared to \$25.2 million in 1H2018. For 2Q2019, Hotel Ownership segment contributed 24% to the Group's turnover, registered \$12.2 million in revenue as compared to \$12.5 million in 2Q2018.

Revenue from the Property Investment segment constituted the balance of 2% of the Group's turnover and contributed \$3.9 million in 1H2019 as compared to \$4.1 million in 1H2018. For 2Q2019, this segment contributed \$1.9 million as compared to \$2.1 million in 2Q2018, comprises rental income from shop units in Roxy Square and NZI Centre.

(ii) Cost of sales and gross profit

In line with the increase in revenue, cost of sales increased by 83% to \$102.2 million in 1H2019 from \$55.8 million in 1H2018. In 2Q2019, cost of sales increased by 46% to \$35.2 million from \$24.1 million in 2Q2018.

Gross profit from the Property Development segment contributed \$22.6 million or 60% of the Group's total gross profit in 1H2019, while the remaining 40% or \$15.1 million was contributed by the Hotel Ownership and Property Investment segments. Gross profit margin from the Property Development segment was 20% in 1H2019, as compared to 22% in 1H2018. The gross profit margin of the Hotel Ownership segment decreased marginally by 3 percentage points to 48%



in 1H2019. Gross profit margin of the Property Investment segment increased 17 percentage points to 82% in 1H2019 from 65% in 1H2018 mainly due to reclassification of lease payable on NZI Centre from cost of sales to other operating expenses due to SFRS(I) 16 Leases, which was effective from 1 January 2019.

In 2Q2019, gross profit from the Property Development segment contributed \$8.3 million or 51% of the Group's total gross profit, while the remaining 49% or \$7.9 million was contributed by the Hotel Ownership and Property Investment segments. Gross profit margin from the Property Development segment was 22% in 2Q2019, as compared to 23% in 2Q2018. The gross profit margin of the Hotel Ownership segment decreased marginally by 4 percentage points to 49% in 2Q2019 due to lower average room rate. Gross profit margin of the Property Investment segment increased 40 percentage points to 96% in 2Q2019 from 56% in 2Q2018 mainly due to adjustment for SFRS(I) 16 Leases on NZI Centre, which was effective from 1 January 2019.

The Group's overall gross profit margin in 1H2019 was 27%, lower than the 33% recorded in 1H2018 mainly due to higher contribution from Property Development segment which has a lower profit margin.

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:-

(b). any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Please refer to explanatory notes to the statement of financial position of the Group and the Company on page 7-8 and explanatory notes to the consolidated statement of cash flows on page 10-11.

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

The Group's performance for the period under review is in line with expectations disclosed in the announcement of results for the full year ended 31 December 2018.

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.

Latest flash estimates from the Ministry of Trade and Industry showed that Singapore's economy expanded by 0.1% on a year-on-year basis in 2Q2019. This was a significant decrease from the 1.1% growth in 1Q2019. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy shrank by 3.4% as compared to the 3.8% growth in the preceding quarter¹.

Australia's economy also posted growth of 0.4% in 1Q2019 on seasonally-adjusted basis². The Reserve Bank of Australia had projected that the country's GDP will grow around 2.0% on average for the year ending December 2019³.

In Japan, the economy expanded by 0.6% quarter-on-quarter in 1Q2019⁴ while full-year GDP growth is forecasted to be between 0.7% to 0.9%.⁵

¹ Ministry of Trade and Industry Singapore, July 12, 2019 – [Singapore's GDP Grew by 0.1 Per Cent in the Second Quarter of 2019](#)

² Australian Bureau of Statistics, June 2019 – [Australian National Accounts: National Income, Expenditure and Product, Mar 2019](#)

³ Reserve Bank of Australia, May 2019 – [Statement on Monetary Policy, Table 5.1: Output Growth and Inflation Forecasts](#)

⁴ Ministry of Foreign Affairs of Japan, June 27, 2019 – [Japanese Economy](#)

⁵ Bank of Japan, April 2019, [Outlook for Economic Activity and Prices April 2019](#)



Property Development

Singapore

Latest estimates from the Urban Redevelopment Authority (“URA”) showed a 1.5% increase in the private residential property index in 2Q2019, compared to the 0.7% decrease in 1Q2019⁶.

Taking into consideration the decrease in demand following the latest round of property cooling measures and a large supply in the pipeline, the Government has reduced the supply of private housing from confirmed sites under the Government Land Sales (“GLS”) Programme for 2H2019. The private home supply of 1,715 units from the confirmed list sites is 15.3% less than the 2,025 units from confirmed list sites under the 1H2019 GLS Programme⁷.

We have launched Dunearn 386 followed by View at Kismis, both located in the prime district of Bukit Timah, in July 2019.

The Group will place priority on the sale and delivery of the units in its current land bank, with plans to launch its remaining land bank sites in the next few quarters depending on market conditions. On the replenishment of land bank sites, the Group has adopted a prudent approach with a focus on strategically-located and attractive development sites.

Australia

In Australia, the price index for residential properties for the weighted average of eight capital cities fell 3.0% in the March quarter 2019 on a year-on-year basis as all capital cities recorded falls in property prices. On a quarter-on-quarter basis, the price index registered a 7.4% decline. During the quarter, the key city of Sydney, where the Group has a presence in, registered the largest decline of 3.9% year-on-year and 10.3% quarter-on-quarter⁸.

The Group’s residential development projects in Australia have been successful. Only one unsold unit remains at Octavia Killara, while the West End Residences that was launched in two phases is currently overall close to 90% sold. The Hensley has obtained its TOP in December 2018, and the Group has started to recognise revenue for the project in 1H2019.

⁶ Urban Redevelopment Authority, July 26, 2019 – [URA releases of 2nd Quarter 2019 real estate statistics](#)

⁷ Ministry of National Development, June 6, 2019 - [Release of Second Half 2019 Government Land Sales \(GLS\) Programme](#)

⁸ Australian Bureau of Statistics, March 2019 - [Residential Property Price Indexes: Eight Capital Cities, Mar 2019](#)



Roxy-Pacific
Holdings Limited

As at 23 July 2019, based on units sold from the following ongoing development projects, the Group has total attributable pre-sale revenue of \$620.6 million, the profits of which will be recognised from 3Q2019 to FY2023.

Project name	Type of development	Group stake %	Total units in project Unit	Unit sold %	Attributable total sale value ⁽ⁱ⁾⁽ⁱⁱ⁾ \$'m	Attributable revenue recognised up to 30 June 2019 \$'m	Balance attributable progress billings to be recognised from 3Q2019 \$'m
Singapore							
1 The Navian	Residential	100%	48	98%	\$ 57.3	\$ 45.6	\$ 11.7
2 Harbour View Gardens	Residential	100%	57	100%	\$ 73.7	\$ 15.9	\$ 57.8
3 120 Grange	Residential	90%	56	80%	\$ 74.9	\$ 7.9	\$ 67.0
4 Bukit 828	Residential	80%	34	26%	\$ 8.4	-	\$ 8.4
5 Arena Residences	Residential	50%	98	64%	\$ 41.4	\$ 4.3	\$ 37.1
6 RV Altitude	Residential	100%	140	23%	\$ 50.9	-	\$ 50.9
7 Fyve Derbyshire	Residential	100%	71	18%	\$ 25.8	-	\$ 25.8
8 Wilshire Residences	Residential	40%	85	5%	\$ 2.7	-	\$ 2.7
9 Dunearn 386	Residential	100%	35	9%	\$ 4.6	-	\$ 4.6
10 VIEW AT Kismis	Residential	60%	186	16%	\$ 21.3	-	\$ 21.3
Malaysia							
11 Wisma Infinitum - The Colony	Residential	47%	423	75%	\$ 55.7	\$ 19.9	\$ 35.8
Wisma Infinitum - The Luxe	Residential	47%	300 ⁽ⁱⁱⁱ⁾	47%	\$ 29.9	\$ 10.2	\$ 19.7
Australia							
Sydney							
12 Octavia Killara	Residential	100%	43	98%	\$ 41.7	-	\$ 41.7
13 West End Residences, Tower 1 (Foundry)	Residential	100%	140	91%	\$ 143.0	-	\$ 143.0
West End Residences, Tower 2 (Art House)	Residential	100%	91	89%	\$ 93.1	-	\$ 93.1
Total			1,807		\$ 724.4	\$ 103.8	\$ 620.6

- (i) For Singapore projects, sale value is based on Option to Purchase granted up to 23 July 2019
(ii) For overseas projects, sale value is based on contract signed up to 23 July 2019
(iii) Represents Block B - The Luxe by Infinitum. An additional 31 commercial units are pending launch

In addition, the Group has the following development land bank in Singapore:

Project name/ Location	Proposed Development	Approximate Land Area (sqf)	Approximate Gross Floor Area (sqf)	Group's stake	Approximate Attributable Gross Floor Area (sqf)	Approximate Attributable Land Cost (SGD)
NEU AT NOVENA	87 units of Residential Development	22,198	65,485	50%	32,743	\$53.0



Hotel Ownership

Latest statistics from the Singapore Tourism Board (“STB”) showed a 1.5% year-on-year growth in international visitor arrivals for the first five months of 2019⁹. Hotel statistics held steady over the same period – average occupancy rate fell marginally by 0.5%, total room revenue increased by 2.4%, average room rate edged up 0.6% while revenue per available room was flat¹⁰.

STB remains cautiously optimistic on its outlook for 2019, forecasting tourism receipts to be in the range of \$27.3 billion to \$27.9 billion, an increase of 1% to 3%, while international visitor arrivals is expected to be in the range of 18.7 to 19.2 million, an increase of 1% to 4%¹¹.

The hospitality outlook in Japan remains positive, supported by the country’s strong tourism industry. According to Japan National Tourism Organisation, the estimated number of international travelers to Japan in the first five months of 2019 was about 13.8 million, an increase of 4.2% from 13.2 million in the first five months of 2018¹².

The Group’s flagship Grand Mercure Singapore Roxy hotel, and self-managed boutique hotels under the *Noku hotels* hospitality brand – *Noku Kyoto* and *Noku Osaka* – continue to contribute healthy recurring income. The Group’s second resort asset in Thailand, *Noku Phuket*, is targeted to commence operation in 2021.

The Group’s entry into the Australian hospitality sector is progressing well, having obtained Melbourne City Council’s approval to redevelop Melbourne House, a freehold commercial and retail building located in Melbourne’s central business district into a 319-room hotel. The Group has since signed a management deal with Park Hotel Group to open Park Hotel Melbourne in 2022, which will be located on the site of the former Melbourne House.

Property Investment

For the Australian office sector, the overall sentiment in commercial property markets, as measured by the NAB Commercial Property Index, fell 11 points to -2 in 1Q2019, the first negative read in over four years. The weaker sentiment was led by a sharp decline in the retail sentiment across all states. Office and industrial sentiment continued to track well above long-term averages¹³.

Funds from the divestments of 59 Goulburn Street and 117 Clarence Street had been redeployed into other yield-accretive property investments, namely the completion of acquisitions of 33 Argyle Street in New South Wales, Australia, in January 2019 and 312 St Kilda in Melbourne, Australia, in January 2018. The new properties enjoy high occupancy rates and are expected to provide the Group with a steady stream of recurring income.

Expanding its footprint into Japan’s retail property sector, the Group has acquired a 53.07% stake in a retail building situated at Ginza, which is widely known as a popular upscale shopping and entertainment district of Tokyo.

Outlook

Barring any unforeseen circumstances, the directors expect the Group to be profitable in the financial year ending 31 December 2019.

⁹ Singapore Tourism Board, July 5, 2019 – [International Visitor Arrivals Statistics](#)

¹⁰ Singapore Tourism Board, July 5, 2019 – [Hotel Statistics 2019](#)

¹¹ Singapore Tourism Board, February 13, 2019 – [Third consecutive year of growth for Singapore tourism sector in 2018](#)

¹² Japan National Tourism Organisation, [Japan Tourism Statistics](#)

¹³ National Australia Bank, May 2, 2019 – [NAB Quarterly Australian Commercial Property Survey Q1 2019](#)



11. Dividend

(a) *Current Financial Period Reported On*

Any dividend declared for the current financial period reported on?

<u>Name of Dividend</u>	<u>Interim</u>
Dividend Type	Cash (Ordinary)
Dividend Rate	0.195 cents per ordinary share
Tax Rate	Tax exempt (one-tier tax)

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

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

<u>Name of Dividend</u>	<u>Interim</u>
Dividend Type	Cash (Ordinary)
Dividend Rate	0.195 cents per ordinary share
Tax Rate	Tax exempt (one-tier tax)

(c) *Date payable*

30 August 2019

(d) *Books closure date*

20 August 2019

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

No dividend has been declared / recommended.

13. Interested Person Transactions

The Company does not have a shareholders' mandate for interested person transactions. There were no interested person transactions during the quarter ended 30 June 2019.

14. Confirmation of procurement of undertakings from all directors and executives officers

The Company confirms that it has procured the 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.

ON BEHALF OF THE BOARD

Teo Hong Lim
Chairman & CEO

Koh Seng Geok
Executive Director & Deputy CEO

31st July 2019
Singapore



Roxy-Pacific
Holdings Limited

CONFIRMATION PURSUANT TO RULE 705 (5) OF THE LISTING MANUAL

We confirm on behalf of the Board of Directors that, to the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company for the financial period ended 30 June 2019 to be false or misleading in any material respect.

ON BEHALF OF THE BOARD

Teo Hong Lim
Chairman & CEO

Koh Seng Geok
Executive Director & Deputy CEO

31st July 2019
Singapore