



# OKH GLOBAL LTD.

(formerly known as Sinobest Technology Holdings Ltd.)  
(Incorporated in Bermuda on 17 June 2004)  
(Company Registration Number: 35479)

## Unaudited Financial Statements and Related Announcement for the Second Quarter and Half Year ended 31 December 2018

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12 February 2019



**FIRST QUARTER AND THREE MONTHS FINANCIAL STATEMENT AND RELATED ANNOUNCEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2017**

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

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

**Consolidated Statement of Comprehensive Income**

	Group			Group		
	2QFY2019	2QFY2018	change	HY2019	HY2018	change
	3 months ended 31-Dec-18	3 months ended 31-Dec-17		6 months ended 31-Dec-18	6 months ended 31-Dec-17	
	S\$'000	S\$'000		S\$'000	S\$'000	
	Unaudited	Unaudited		Unaudited	Unaudited	
Revenue	4,210	6,280	-33.0%	8,316	9,749	-14.7%
Cost of sales	(1,634)	(2,666)	-38.7%	(3,157)	(4,186)	-24.6%
Gross profit	2,576	3,614	-28.7%	5,159	5,563	-7.3%
Other income	50	2,371	-97.9%	99	4,043	-97.6%
General and administrative expenses	(1,316)	(1,844)	-28.6%	(2,991)	(3,924)	-23.8%
Finance costs	(1,799)	(2,083)	-13.6%	(3,501)	(3,931)	-10.9%
<b>(Loss) Profit before tax</b>	<b>(489)</b>	<b>2,058</b>	n.m.	<b>(1,234)</b>	<b>1,751</b>	n.m.
Income tax credit (expense)	6	954	-99.4%	(18)	954	n.m.
<b>Total (loss) profit for the period, net of tax</b>	<b>(483)</b>	<b>3,012</b>	n.m.	<b>(1,252)</b>	<b>2,705</b>	n.m.
<b>(Loss) Profit attributable to:</b>						
Owners of the Company	(483)	3,012	n.m.	(1,252)	2,705	n.m.
Non-controlling interests	-	-	n.m.	-	-	n.m.
	(483)	3,012	n.m.	(1,252)	2,705	n.m.



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 Statement of Comprehensive Income (Cont'd)**

	Group			Group		
	2QFY2019	2QFY2018	change	HY2019	HY2018	change
	3 months ended 31-Dec-18	3 months ended 31-Dec-17		6 months ended 31-Dec-18	6 months ended 31-Dec-17	
	S\$'000	S\$'000		S\$'000	S\$'000	
	Unaudited	Unaudited		Unaudited	Unaudited	
<b>(Loss) Profit, net of tax</b>	(483)	3,012	n.m.	(1,252)	2,705	n.m.
<b>Other comprehensive profits:</b>						
Currency translation differences arising from consolidation	-	-	n.m.	-	-	n.m.
Other comprehensive profits for the period, net of tax	-	-	n.m.	-	-	n.m.
<b>Total comprehensive (loss) profit for the period</b>	<b>(483)</b>	<b>3,012</b>	n.m.	<b>(1,252)</b>	<b>2,705</b>	n.m.
<b>Total comprehensive (loss) profit attributable to:</b>						
Owners of the Company	(483)	3,012	n.m.	(1,252)	2,705	n.m.
Non-controlling interests	-	-	n.m.	-	-	n.m.
	<b>(483)</b>	<b>3,012</b>	n.m.	<b>(1,252)</b>	<b>2,705</b>	n.m.



1(a)(ii) The following items (with appropriate breakdowns and explanations), if significant, must either be included in the income statement or in the notes to the income statement for the current financial period reported on and the corresponding period of the immediately preceding financial year:-

	Group			Group		
	2QFY2019 3 months ended 31-Dec-18 S\$'000 Unaudited	2QFY2018 3 months ended 31-Dec-17 S\$'000 Unaudited	change	HY2019 6 months ended 31-Dec-18 S\$'000 Unaudited	HY2018 6 months ended 31-Dec-17 S\$'000 Unaudited	change
Depreciation of property, plant and equipment	(28)	(128)	-78.1%	(63)	(273)	-76.9%
Gain on disposal of assets held for sale	-	-	n.m.	-	1,603	n.m.
Gain (Loss) on disposal of property, plant and equipment	11	5	n.m.	(14)	5	n.m.
Foreign exchange gain, net	-	1	n.m.	-	1	n.m.
Interest expenses	(1,799)	(2,083)	-13.6%	(3,501)	(3,931)	-10.9%
Interest income	13	6	116.7%	25	27	-7.4%
Liquidated damages income	-	1,617	n.m.	-	1,617	n.m.
Other income	36	743	-95.2%	73	791	-90.8%



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.

**Statements of Financial Position**

	Group		Company	
	31-Dec-18	30-Jun-18	31-Dec-18	30-Jun-18
	S\$'000	S\$'000	S\$'000	S\$'000
	Unaudited	Audited	Unaudited	Audited
<b><u>ASSETS</u></b>				
<b>Current assets</b>				
Cash and cash equivalents	6,482	6,425	12	52
Trade and other receivables	17,351	21,597	52,360	51,464
Loan due from non-controlling interests	-	330	-	-
Completed properties held for sale	30,028	35,335	-	-
Assets held for sale	49,000	49,000	-	-
<b>Total current assets</b>	<b>102,861</b>	<b>112,687</b>	<b>52,372</b>	<b>51,516</b>
<b>Non-current assets</b>				
Property, plant and equipment	12,048	12,194	-	-
Investment properties	156,849	151,543	-	-
Investments in subsidiaries	-	-	27,000	27,000
Investment in joint venture	-	-	-	-
<b>Total non-current assets</b>	<b>168,897</b>	<b>163,737</b>	<b>27,000</b>	<b>27,000</b>
<b>Total assets</b>	<b>271,758</b>	<b>276,424</b>	<b>79,372</b>	<b>78,516</b>
<b><u>LIABILITIES AND EQUITY</u></b>				
<b>Current liabilities</b>				
Trade and other payables	19,641	19,831	23,655	22,292
Finance leases	134	182	-	-
Loan from controlling interests	32,778	20,000	32,778	20,000
Bank loans and overdrafts	53,470	82,856	-	-
Provisions	-	900	-	-
<b>Total current liabilities</b>	<b>106,023</b>	<b>123,769</b>	<b>56,433</b>	<b>42,292</b>



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.

**Statements of Financial Position (Cont'd)**

	<b>Group</b>		<b>Company</b>	
	<b>31-Dec-18</b>	<b>30-Jun-18</b>	<b>31-Dec-18</b>	<b>30-Jun-18</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
	<b>Unaudited</b>	<b>Audited</b>	<b>Unaudited</b>	<b>Audited</b>
<b>Non-current liabilities</b>				
Loan from controlling interests	20,000	32,778	20,000	32,778
Finance leases	156	259	-	-
Bank loans	54,532	27,319	-	-
Total non-current liabilities	74,688	60,356	20,000	32,778
<b>Total liabilities</b>	<b>180,711</b>	<b>184,125</b>	<b>76,433</b>	<b>75,070</b>
<b>Capital, reserves and non-controlling interests</b>				
Share capital	27,916	27,916	8,936	8,936
Share premium	69,304	69,304	72,155	72,155
Contributed Surplus	12,063	12,063	126,389	126,389
Translation reserves	(2,363)	(2,363)	(1,491)	(1,491)
Accumulated losses	(16,173)	(14,921)	(203,050)	(202,543)
Equity attributable to owners of the Company	90,747	91,999	2,939	3,446
Non-controlling interests	300	300	-	-
Total equity	91,047	92,299	2,939	3,446
<b>Total liabilities and equity</b>	<b>271,758</b>	<b>276,424</b>	<b>79,372</b>	<b>78,516</b>



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**

As at 31 December 2018		As at 30 June 2018	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
86,382	0	83,038	20,000

**Amount repayable after one year**

As at 31 December 2018		As at 30 June 2018	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
54,688	20,000	60,356	0

**Details of any collateral**

The Group's borrowings are secured by the Group's properties, cash deposits and receivables and assets under fixed term lease financing.



- 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.

**Consolidated Statement of Cash Flows**

	Group		Group	
	3 months ended 31-Dec-18 S\$'000	3 months ended 31-Dec-17 S\$'000	6 months ended 31-Dec-18 S\$'000	6 months ended 31-Dec-17 S\$'000
	Unaudited	Unaudited	Unaudited	Unaudited
<b>Cash flows from operating activities</b>				
Net (loss)/profit after tax	(483)	3,012	(1,252)	2,705
Adjustments for:				
Income tax (credit)/expenses	(6)	(954)	18	(954)
Bad debt expense	-	-	330	-
Depreciation of property, plant and equipment	28	128	64	273
(Gain)/Loss on disposal of property, plant and equipment	(11)	(5)	14	(5)
Gain on disposal of assets held for sale <sup>1</sup>	-	-	-	(1,603)
Interest expenses	1,799	2,083	3,501	3,931
Interest income	(13)	(6)	(25)	(27)
<b>Operating cash flows before changes in working capital</b>	<b>1,314</b>	<b>4,258</b>	<b>2,650</b>	<b>4,320</b>
Completed properties held for sale	-	1,163	-	1,163
Trade and other receivables	461	(2,445)	4,247	(2,324)
Trade and other payables	(1,067)	(3,664)	(2,366)	(9,910)
<b>Cash generated from/(used in) operations</b>	<b>708</b>	<b>(688)</b>	<b>4,531</b>	<b>(6,751)</b>
Income tax refunded/(paid)	6	955	(18)	(248)
Interest paid	(1,160)	(1,174)	(2,224)	(2,019)
<b>Net cash generated (used in)/from operating activities</b>	<b>(446)</b>	<b>(907)</b>	<b>2,289</b>	<b>(9,018)</b>



- 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.

**Consolidated Statement of Cash Flows (Cont'd)**

	Group		Group	
	3 months ended 31-Dec-18	3 months ended 31-Dec-17	6 months ended 31-Dec-18	6 months ended 31-Dec-17
	S\$'000	S\$'000	S\$'000	S\$'000
	Unaudited	Unaudited	Unaudited	Unaudited
<b>Cash flow from investing activities</b>				
Purchase of property, plant and equipment	-	-	(2)	(12)
Proceeds from disposal of property, plant and equipment	50	12	70	12
Proceeds from disposal of assets held for sale <sup>1</sup>	-	-	-	8,800
Interest received	12	6	24	27
<b>Net cash from investing activities</b>	<b>62</b>	<b>18</b>	<b>92</b>	<b>8,827</b>
<b>Cash flow from financing activities</b>				
Proceeds from bank loans	-	-	27,550	33
Repayment of bank loans	(202)	(2,000)	(29,399)	(18,117)
Proceeds from finance leases	-	-	-	-
Repayment of obligations under finance lease	(77)	(85)	(150)	(168)
(Increase)/Decrease in fixed deposits pledged	-	-	(1,000)	5,873
Loan from third party	-	2,000	-	7,000
<b>Net cash used in financing activities</b>	<b>(279)</b>	<b>(85)</b>	<b>(2,999)</b>	<b>(5,379)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(663)</b>	<b>(974)</b>	<b>(618)</b>	<b>(5,570)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>2,749</b>	<b>6,186</b>	<b>2,704</b>	<b>10,782</b>
<b>Cash and cash equivalents at end of period</b>	<b>2,086</b>	<b>5,212</b>	<b>2,086</b>	<b>5,212</b>
			<b>31-Dec-18</b>	<b>31-Dec-17</b>
			<b>S\$'000</b>	<b>S\$'000</b>
Cash and bank balances			6,482	8,870
Less: Bank overdrafts			(2,569)	(2,831)
Fixed deposits pledged			(1,827)	(827)
<b>Cash and cash equivalents</b>			<b>2,086</b>	<b>5,212</b>

<sup>1</sup> This pertains to the sale of the 5 units at LHK Building which were classified as assets held for sale as at 30 June 2017.

**Cash and cash equivalents at end of the period**

The cash and cash equivalents as at 31 December 2018 comprises bank balance of S\$2.68 million (31 December 2017: S\$4.83 million), which are restricted to approved expenditure incurred in relation to the completed properties held for sale, investment properties and repayment of certain bank loans.



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.

**Statements of Changes in Equity**

	← Attributable to owners of the Company →					Total	Non-controlling interests	Total equity
	Share capital	Share premium	Contributed Surplus	Translation reserves	Accumulated losses			
Group	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 1 July 2018</b>	27,916	69,304	12,063	(2,363)	(14,921)	91,999	300	92,299
Total comprehensive loss for the period	-	-	-	-	(769)	(769)	-	(769)
<b>Balance at 30 September 2018</b>	27,916	69,304	12,063	(2,363)	(15,690)	91,230	300	91,530
Total comprehensive loss for the period	-	-	-	-	(483)	(483)	-	(483)
<b>Balance at 31 December 2018</b>	27,916	69,304	12,063	(2,363)	(16,173)	90,747	300	91,047
<b>Balance at 1 July 2017</b>	27,916	69,304	12,063	(2,363)	(19,524)	87,396	300	87,696
Total comprehensive loss for the period	-	-	-	-	(307)	(307)	-	(307)
<b>Balance at 30 September 2017</b>	27,916	69,304	12,063	(2,363)	(19,831)	87,089	300	87,389
Total comprehensive profit for the period	-	-	-	-	3,012	3,012	-	3,012
<b>Balance at 31 December 2017</b>	27,916	69,304	12,063	(2,363)	(16,819)	90,101	300	90,401



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.

**Statements of Changes in Equity (Cont'd)**

<b>Company</b>	<b>Share capital</b>	<b>Share premium</b>	<b>Contributed Surplus</b>	<b>Translation reserves</b>	<b>Accumulated losses</b>	<b>Total</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b>Balance at 1 July 2018</b>	8,936	72,155	126,389	(1,491)	(202,543)	3,446
Total comprehensive loss for the year	-	-	-	-	(233)	(233)
<b>Balance at 30 September 2018</b>	8,936	72,155	126,389	(1,491)	(202,776)	3,213
Total comprehensive loss for the year	-	-	-	-	(274)	(274)
<b>Balance at 31 December 2018</b>	8,936	72,155	126,389	(1,491)	(203,050)	2,939
<b>Balance at 1 July 2017</b>	8,936	72,155	126,389	(1,491)	(126,389)	79,600
Total comprehensive loss for the year	-	-	-	-	(408)	(408)
<b>Balance at 30 September 2017</b>	8,936	72,155	126,389	(1,491)	(126,797)	79,192
Total comprehensive loss for the year	-	-	-	-	(495)	(495)
<b>Balance at 31 December 2017</b>	8,936	72,155	126,389	(1,491)	(127,292)	78,697



**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 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 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 immediate preceding financial year.**

There was no changes in the Company's share capital for the period ended 31 December 2018.

	<b>Number of ordinary shares</b>	<b>Share Capital S\$'000</b>
<b>As at 31 December 2018:</b>	<u>1,128,657,445</u>	<u>8,936</u>

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

The total number of issued shares excluding treasury shares and subsidiary holdings as at 31 December 2018 and 30 June 2018 were 1,128,657,445.

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

Not applicable.

**1(d)(v) A statement showing all sales, transfer, cancellation and/or use of subsidiary holdings 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 or 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, the Group has applied consistent accounting policies and methods of computation in the financial statements for the current reporting period compared with those of the audited financial statements for the financial year ended 30 June 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.**

In the current financial period, the Group has adopted all the new and revised IASs, IFRSs and amendments to IFRS issued by the International Accounting Standards Board and the Interpretations thereof that are effective from annual periods beginning on or after 1 July 2018 and are relevant to its operations.

The adoption of these new or revised IASs, IFRSs and amendments to IFRSs has no material effect on the amounts reported for the current or prior periods.

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

	3 months ended 31-Dec-18	3 months ended 31-Dec-17	Change %	6 months ended 31-Dec-18	6 months ended 31-Dec-17	Change %
<b>Basic (loss) earnings per share (cents)</b>						
Earnings per ordinary share based on the weighted average number of ordinary shares on issue (cents)	(0.04)	0.27	n.m.	(0.11)	0.24	n.m.
Weighted average number of ordinary shares on issue	<u>1,128,657,445</u>	<u>1,128,657,445</u>		<u>1,128,657,445</u>	<u>1,128,657,445</u>	
<b>Diluted (loss) earnings per share (cents)</b>						
Earnings per ordinary share based on a fully diluted basis (cents)	(0.04)	0.27	n.m.	(0.11)	0.24	n.m.
Adjusted weighted average number of ordinary shares	<u>1,128,657,445</u>	<u>1,128,657,445</u>		<u>1,128,657,445</u>	<u>1,128,657,445</u>	



**7 Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer at the end of the (a) current financial period reported on; and (b) immediately preceding financial year.**

	<b>Group</b>		
	<b>31-Dec-18</b>	<b>30-Jun-18</b>	<b>Change %</b>
Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on (cents) (excluding non-controlling interests)	8.04	8.15	-1.3
Total number of issued ordinary shares	1,128,657,445	1,128,657,445	
	<b>Company</b>		
	<b>31-Dec-18</b>	<b>30-Jun-18</b>	<b>Change %</b>
Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on (cents) (excluding non-controlling interests)	0.26	0.31	-16.1
Total number of issued ordinary shares	1,128,657,445	1,128,657,445	



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**

### **Revenue**

#### **2QFY2019 vs 2QFY2018 / HY2019 vs HY2018**

The Group posted revenue of approximately S\$4.21 million in 2QFY2019, 33.0% lower as compared to S\$6.28 million in the previous corresponding period in 2QFY2018. The lower revenue was due to no units sold in our completed development project in 2QFY2019, however this was partially offset by the increase in rental income from our leased properties.

For HY2019, the Group posted revenue of approximately S\$8.32 million as compared to S\$9.75 million in HY2018. The decrease was largely attributed to revenue from our Property Development segment due to lower number of sales of our completed development projects in HY2019. The decrease was however partially offset by the increase in revenue contribution from our Property Investment segment due to more additional leased units.

### **Gross Profit Margin**

#### **2QFY2019 vs 2QFY2018 / HY2019 vs HY2018**

The Group recorded a gross profit of approximately S\$2.58 million in 2QFY2019, as compared to a gross profit of S\$3.61 million in 2QFY2018. The lower gross profit achieved in 2QFY2019 was due to lower contribution from the Property Development segment as less units were sold.

For HY2019, gross profit of S\$5.16 million as compared to S\$5.56 million in HY2018. The reason for the higher gross profit achieved in HY2018 was due to the higher revenue from the Property Development segment however it was offset by the decreased in revenue from the Property Investment segment.

### **Other Income**

#### **2QFY2019 vs 2QFY2018 / HY2019 vs HY2018**

Other income for 2QFY2019 was 97.9% lower at approximately S\$.05 million as compared to S\$2.37 million in 2QFY2018. The decrease in other income was largely attributed to the absence of one-off income derived from liquidated damages in 2QFY2019 compared to 2QFY2018.

For HY2019, other income recorded was S\$0.10 million as compared to S\$4.04 million in HY2018. The lower other income was largely attributed to the absence of one-off income derived from the sale of assets held for sale and liquidated damages income in HY2019.

### **General and Administrative Expenses**

#### **2QFY2019 vs 2QFY2018 / HY2019 vs HY2018**

General and administrative expenses for the period was down by 28.6% from approximately S\$1.84 million in 2QFY2018 to S\$1.32 million in 2QFY2019. The factors contributing to the reduction were largely due to lower bank charges, depreciation of fixed assets, repair and maintenance cost, staff and related costs.



For HY2019, general and administrative expenses decreased by 23.8% to S\$2.99 million as compared to S\$3.92 million in HY2018. The decrease was largely attributed to lower bank charger, depreciation of fixed assets, repair and maintenance cost, insurance cost and staff and related costs.

### **Finance Costs**

#### **2QFY2019 vs 2QFY2018 / HY2019 vs HY2018**

Finance costs decreased by 13.6% from approximately S\$2.08 million in 2QFY2018 to S\$1.80 million in 2QFY2019. For HY2019, the Group recorded finance costs of S\$3.50 million, which was 10.9% lower as compared to HY2018 of S\$3.93 million. The decrease in 2QFY2019 and HY2019 was mainly due to lower outstanding bank loans and lower interest rate of the loan from controlling interests.

### **Income Tax Credit (Expense)**

#### **2QFY2019 vs 2QFY2018 / HY2019 vs HY2018**

Income tax credit for 2QFY2019 was at approximately S\$0.01 million as compared to S\$0.95 million 2QFY2018. The credit in the quarter was due to adjustments made to prior year taxation based on the Estimated Chargeable Income statement received from the tax authorities which resulted in a tax refund.

Income tax expense for HYY2019 was at approximately S\$0.02 million as compared to a credit amount in HY2018. The tax expense for HY2019 was due to a revised assessment from the authority for a previously paid tax.

### **(Loss) Profit for the period, net of tax**

#### **2QFY2019 vs 2QFY2018 / HY2019 vs HY2018**

As a result of the foregoing, the Group registered a net loss of approximately S\$0.48 million in 2QFY2019 as compared to a net profit of S\$3.01 million in 2QFY2018 and a net loss of S\$1.25 million in HY2019 as compared to a net profit of S\$2.71 million in HY2018.

### **STATEMENT OF FINANCIAL POSITION**

As at 31 December 2018, total current assets stood at approximately S\$102.86 million as compared to S\$112.69 million as at 30 June 2018. The reduction in total current assets was attributed largely to the transfer of completed properties held for sale to investment properties and the reduction in trade and other receivables.

Total non-current assets increased to approximately S\$168.90 million as at 31 December 2018 as compared to approximately S\$163.74 million as at 30 June 2018. The increment was attributed mainly to an increase in investment properties from approximately S\$151.54 million to approximately S\$156.85 million due to additional units of completed projects being leased out.

As at 31 December 2018, total current liabilities reduced to approximately S\$106.02 million as compared to approximately S\$123.77 million as at 30 June 2018. This was a result of a refinancing of a bank loan and the extension of the repayment date of the loan from controlling interests. The overall reduction in current liabilities was partially offset by the re-classification of loan from controlling interests from non-current liabilities to current liabilities.

Total non-current liabilities increased to approximately S\$74.69 million as at 31 December 2018 as compared to approximately S\$60.36 million as at 30 June 2018. The increase was mainly due to the re-classification of loan from controlling interests from current liabilities to non-current liabilities and the refinancing of a bank loan previously classified as current liabilities. The overall increase was partially offset by a re-classification of loan from controlling interests from non-current liabilities to current liabilities.



## **STATEMENT OF CASH FLOWS**

### **Net cash outflow/inflow from operating activities**

For the financial period 3 months ended 31 December 2018, the Group generated net cash outflow from operating activities of approximately S\$0.45 million as compared to a net cash outflow of approximately S\$0.91 million for the corresponding period last year. The net cash outflow was primarily due to repayment in trade and other payables and interest paid.

For HY2019, the Group generated net cash inflow of approximately S\$2.29 million from operating activities mainly due to the collection of trade and other receivables.

### **Net cash inflow in investing activities**

The Group recorded net cash inflow of approximately S\$0.06 million for the financial period 3 months ended 31 December 2018 and S\$0.09 million in HY2019 from investing activities as compared to net cash inflow of approximately S\$0.02 million and S\$8.83 million in the corresponding periods last year. The net cash inflow in 2QFY2019 and HY2019 was mainly attributed to the proceeds received from the disposal of property, plant and equipment and interest received.

### **Net cash outflow from financing activities**

The Group recorded net cash outflow of approximately S\$0.28 million from financing activities in 2QFY2019 as compared to a net cash outflow of S\$0.09 million in the corresponding period last year. The net cash outflow was largely due to the repayment of bank loans and finance leases.

For HY2019, the Group recorded net cash outflow of S\$3.00 million as compared to S\$5.38 million in the corresponding period last year. The net cash outflow was largely due to additional fixed deposit pledged and repayment of a bank loan during the period. The outflow was partially offset by additional bank loan during the period.

As a result of the above, the Group recorded a net decrease in cash and cash equivalents of approximately S\$0.66 million in 2QFY2018 and S\$0.62 million in HY2019.

Cash and cash equivalents as at 31 December 2018 stood at approximately S\$6.48 million (including bank overdraft and fixed deposits pledged that totalled approximately S\$4.34 million).

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

There is no variance with what was previously disclosed by the Company.

**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.**

Notwithstanding the current state of the industrial real estate market in Singapore, the Group continues to look for attractive industrial land for development opportunities. Given its success in Addition & Alteration (“A&A”) works and rental income from its Kim Yam Road, Herencia property, the Group continues to look out for opportunities to undertake A&A to similar buildings to generate a recurrent income stream. The Group is pursuing overseas businesses in the region and has signed a Strategic Cooperation Agreement with Ping An Industrial and Logistics Co., Ltd to develop and manage warehouses in various cities in China. The Group is currently exploring various cities for the potential collaboration with Ping An Industrial and Logistics Co., Ltd.

The Group owns a diverse portfolio of development and investment properties as well as fixed assets. As part of its continuous review, the Group is assessing the relevance of the properties and fixed assets against its overall strategies. The Group may monetise some of these assets through sales so as to further strengthen the financial strength of the Group as it explores new business opportunities.



**11 Dividend**

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

Any dividend declared for the current financial period report 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 Dividends has been declared (recommended), a statement to that effect**

No dividends have been declared or recommended.

**13 If the Group has obtained a general mandate from shareholders for 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 a general mandate from shareholders for IPTs. The Group did not obtain a mandate under Rule 920(1)(a)(ii). The value of interested person transactions entered into during the period under review were as follows:-.

Name of interested party	Aggregate value of all interested person transaction during the financial period under review (excluding transactions conducted under shareholders' mandate pursuant to Rule 920)  S\$'000	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920  S\$'000
<b><u>Haiyi Holdings Pte Ltd</u></b> Interest on loan	1,277	-



**14 Negative assurance**

The Board of Directors of the Company hereby confirms to the best of their knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial statements for the three months financial period ended 31 December 2018 to be false or misleading in any material aspects.

**15 Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)**

The Company hereby confirms that it has procured undertakings from all its directors and executive officers under Rule 720(1).

**BY ORDER OF THE BOARD**

LOCK WAI HAN  
EXECUTIVE DIRECTOR AND CHIEF EXECUTIVE OFFICER  
12 February 2019