



**Third Quarter and Nine Months
Unaudited Financial Statements
for the Period Ended
30 September 2017**

10 November 2017

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Third Quarter and Nine Months Unaudited Financial Statements for the Period Ended 30 September 2017

PART I – INFORMATION REQUIRED FOR QUARTERLY ANNOUNCEMENTS

1(a) 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
Period ended 30 September 2017

	The Group			The Group		
	Third Quarter ended 30 September		Increase/ (Decrease)	Nine Months ended 30 September		Increase/ (Decrease)
	2017	2016	%	2017	2016	%
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	51,638	40,523	27%	95,003	98,811	(4%)
Cost of sales	(44,569)	(32,483)	37%	(73,205)	(77,925)	(6%)
Gross profit	7,069	8,040	(12%)	21,798	20,886	4%
Other income	3,360	552	n.m.	4,433	1,721	n.m.
Other losses, net	(1,693)	(56)	n.m.	(1,997)	(551)	n.m.
Expenses						
- Distribution and marketing	(3,048)	(2,098)	45%	(6,296)	(5,294)	19%
- Administrative	(5,815)	(5,518)	5%	(17,735)	(16,195)	10%
- Finance	(668)	(1,232)	(46%)	(2,610)	(3,203)	(19%)
Share of profit/(loss) of:						
- Associated company	25	(135)	n.m.	(86)	(186)	(54%)
- Joint Venture	1	-	n.m.	1	-	n.m.
Loss before income tax	(769)	(447)	72%	(2,492)	(2,822)	(12%)
Income tax expense	(313)	(149)	110%	(633)	(535)	18%
Loss for the period	(1,082)	(596)	82%	(3,125)	(3,357)	(7%)
Other comprehensive (loss)/income						
Items that may be reclassified subsequently to profit or loss:						
Currency translation differences arising from consolidation	(5,017)	5,842	n.m.	(13,508)	5,155	n.m.
Fair value gain on available-for-sale financial assets	231	291	(21%)	389	1,930	(80%)
Total comprehensive (loss)/income for the period	(5,868)	5,537	n.m.	(16,244)	3,728	n.m.
Profit/(Loss) attributable to:						
Equity holders of the Company	(1,459)	(126)	n.m.	(3,334)	(2,712)	23%
Non-controlling interests	377	(470)	n.m.	209	(645)	n.m.
	(1,082)	(596)	82%	(3,125)	(3,357)	n.m.
Total comprehensive (loss)/income attributable to:						
Equity holders of the Company	(4,889)	4,344	n.m.	(12,695)	2,905	n.m.
Non-controlling interests	(979)	1,193	n.m.	(3,549)	823	n.m.
	(5,868)	5,537	n.m.	(16,244)	3,728	n.m.

n.m. = not meaningful

Notes to Consolidated Statement of Comprehensive Income

	Group			Group		
	Third Quarter ended 30 September		Increase/ (decrease)	Nine Months ended 30 September		Increase/ (decrease)
	2017	2016		2017	2016	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
(A) Revenue include:-						
Rental income	155	933	(83%)	959	2,792	(66%)
Golf and country club	1,974	1,898	4%	6,019	5,760	4%
Hotel & Hostel	1,850	1,273	45%	4,193	3,491	20%
Sale of development properties	47,500	36,255	31%	83,476	86,368	(3%)

	Group			Group		
	Third Quarter ended 30 September		Increase/ (decrease)	Nine Months ended 30 September		Increase/ (decrease)
	2017	2016		2017	2016	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
(B) Other income include:-						
Interest income	315	292	8%	712	1,067	(33%)
Late interest penalty	89	-	n.m.	276	-	n.m.
Dividend income	2,313	-	n.m.	2,313	-	n.m.
Forfeited deposits	426	-	n.m.	426	-	n.m.

	Group			Group		
	Third Quarter ended 30 September		Increase/ (decrease)	Nine Months ended 30 September		Increase/ (decrease)
	2017	2016		2017	2016	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
(C) Other (losses)/gains, net include:-						
Allowance for impairment loss on trade receivables	-	(3)	n.m.	-	(9)	n.m.
Foreign exchange (loss)/gain	(116)	76	n.m.	(445)	(477)	(7%)
Loss on equity interest	(1,641)	-	n.m.	(1,641)	-	n.m.

	Group			Group		
	Third Quarter ended 30 September		Increase/ (decrease)	Nine Months ended 30 September		Increase/ (decrease)
	2017	2016		2017	2016	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
(D) Distribution and marketing expense include:-						
Marketing cost	1,086	976	11%	3,048	3,383	(10%)
Entertainment	39	82	(52%)	86	104	(17%)
Commission	1,918	1,037	85%	3,149	1,800	75%

	Group			Group		
	Third Quarter ended 30 September		Increase/ (decrease)	Nine Months ended 30 September		Increase/ (decrease)
	2017	2016		2017	2016	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
(E) Administrative expense include:-						
Legal and professional fee	249	122	n.m.	783	350	n.m.
Employee compensation	3,934	3,509	12%	11,889	10,986	8%
Depreciation of property, plant and equipment	603	528	14%	1,670	1,526	9%
Rental expense	217	185	17%	621	553	12%
Directors' fees	60	60	n.m.	180	180	n.m.

	Group			Group		
	Third Quarter ended 30 September		Increase/ (decrease)	Nine Months ended 30 September		Increase/ (decrease)
	2017	2016		2017	2016	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
(F) Finance expense include:-						
Interest on bank borrowings	668	1,232	(46%)	2,610	3,203	(19%)

n.m. = not meaningful

1(b)(i) A Statement of Financial Position (for issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

STATEMENTS OF FINANCIAL POSITION

	Group		Company	
	30-Sep-17	31-Dec-16	30-Sep-17	31-Dec-16
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	58,197	48,403	13,425	3,131
Inventories	257	314	-	-
Trade and other receivables	18,949	21,062	115,321	132,704
Available-for-sale financial assets	23	24	-	-
Development properties	145,746	220,506	-	-
	223,172	290,309	128,746	135,835
Non-current assets				
Investment in subsidiary corporations	-	-	143,025	142,931
Investment in joint venture	64	*	-	-
Investment in associated company	-	1,981	-	-
Investment properties	38,504	10,377	-	-
Available-for-sale financial assets	14,267	16,411	-	-
Development properties	177,711	190,473	-	-
Property, plant and equipment	37,561	39,181	38	49
Trade and other receivables	5,453	6,087	-	-
Deferred income tax asset	4,406	4,298	-	-
Intangible assets	440	-	-	-
	278,406	268,808	143,063	142,980
Total assets	501,578	559,117	271,809	278,815
Current liabilities				
Trade and other payables	50,642	52,052	7,158	9,714
Current income tax liabilities	2,080	3,094	-	-
Borrowings	13,175	17,203	4	4
Provision for other liabilities and charges	746	1,100	327	327
	66,643	73,449	7,489	10,045
Non-current liabilities				
Trade and other payables	18,593	1,369	-	-
Borrowings	7,011	58,294	10	12
Deferred income tax liabilities	6,393	6,748	-	-
Post-employment benefits	3,419	3,602	-	-
Provision for other liabilities and charges	648	548	30	30
	36,064	70,561	40	42
Total liabilities	102,707	144,010	7,529	10,087
NET ASSETS	398,871	415,107	264,280	268,728
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	265,667	265,667	265,667	265,667
Treasure shares	(101)	(91)	(101)	(91)
Other reserves	6,187	15,548	4,914	4,914
Accumulated losses	(3,150)	(2,067)	(6,200)	(1,762)
	268,603	279,057	264,280	268,728
Non-controlling interests	130,268	136,050	-	-
Total equity	398,871	415,107	264,280	268,728

*Less than S\$1,000

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

Amount repayable in one year or less, or on demand

As at 30.09.2017		As at 31.12.2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
13,175	-	17,203	-

Amount repayable after one year

As at 30.09.2017		As at 31.12.2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
7,011	-	58,294	-

Details of any collaterals

As at 30 September 2017, the borrowings are secured over freehold lands under development properties of S\$136 million (31 December 2016: S\$162 million).

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.

CONSOLIDATED STATEMENT OF CASH FLOWS

	The Group		The Group	
	Third Quarter ended 30 September		Nine Months ended 30 September	
	2017 S\$'000	2016 S\$'000	2017 S\$'000	2016 S\$'000
Cash flows from operating activities				
Net loss	(1,083)	(596)	(3,125)	(3,357)
Adjustments for:				
- Income tax expense	313	149	633	535
- Depreciation of property, plant and equipment	1,000	874	2,942	2,636
- Unrealised currency translation	(302)	7,176	1,327	5,345
- Interest income	(404)	(292)	(988)	(1,067)
- Interest expense	668	1,232	2,610	3,203
- Gain/(Loss) on disposal of property, plant and equipment	1	(6)	-	(6)
- Allowance for impairment loss on trade receivables	-	3	-	9
- Share of (gain)/loss from associated company	(25)	135	86	186
- Share of gain from joint venture company	(1)	-	(1)	-
- Loss on equity interest	1,641	-	1,641	-
Operating cash flow before working capital changes	1,808	8,675	5,125	7,484
Change in working capital				
- Trade and other receivables	(6,245)	(13,755)	3,701	28,412
- Inventories	60	12	43	(2)
- Development properties	36,457	16,753	43,229	27,937
- Trade and other payables	1,179	4,321	15,938	(20,879)
- Post-employment benefits	-	66	-	58
- Provision for other liabilities and charges	44	(59)	(573)	18
Cash provided by operations	33,303	16,013	67,463	43,028
- Interest received	353	(39)	802	736
- Interest paid	-	-	-	(933)
- Income tax paid	(266)	(137)	(2,115)	(1,292)
Net cash provided by operating activities	33,390	15,837	66,150	41,539
Cash flows from investing activities				
- Additions to property, plant and equipment	(142)	(130)	(857)	(734)
- Acquisition of non-controlling interests	-	-	(500)	-
- Acquisition of a subsidiary, net of cash acquired	(66)	-	(66)	-
- Payment on disposal of property, plant and equipment	(1)	-	-	-
- Dividends received	-	-	2,365	-
- Investment in an associated company	-	-	-	(2,465)
- Loan to a non-related party	-	(653)	-	(1,463)
- Loan to an associated company	-	-	-	(800)
Net cash used in investing activities	(209)	(783)	942	(5,462)
Cash flows from financing activities				
- Proceeds from additional paid in capital from non-controlling interests	-	137	-	390
- Purchase of treasury shares	-	-	(10)	-
- Proceeds from borrowings	5,460	4,352	15,580	20,350
- Repayment of borrowings	(32,261)	(59,749)	(69,790)	(95,871)
- Repayment of lease liabilities	(2)	-	(6)	-
- Interest paid	(668)	(1,196)	(2,610)	(3,166)
Net cash (used in)/provided by financing activities	(27,471)	(56,456)	(56,836)	(78,297)
Net increase/(decrease) in cash and cash equivalents	5,709	(41,402)	10,256	(42,220)
Effects of currency translation on cash and cash equivalents	(159)	388	(462)	73
Cash and cash equivalents at beginning of the financial period	52,646	67,581	48,403	68,714
Cash and cash equivalents at end of the period	58,197	26,567	58,197	26,567

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Group	Attributable to Equity holders of the Company									Non-controlling interests S\$'000	Total equity S\$'000
	Share capital S\$'000	Additional paid-in capital	Share option reserve S\$'000	Tax amnesty reserve S\$'000	General reserve S\$'000	Translation reserve S\$'000	Fair value reserve S\$'000	Retained profit S\$'000	Total S\$'000		
As at 1 January 2017	265,667	(91)	4,914	63	(51)	5,051	5,571	(2,067)	279,057	136,050	415,107
Total comprehensive income for the period	-	-	-	-	-	(9,750)	389	(3,334)	(12,695)	(3,549)	(16,244)
Purchase of treasury shares	-	(10)	-	-	-	-	-	-	(10)	-	(10)
Acquisition of non-controlling interest	-	-	-	-	-	-	-	2,251	2,251	(2,751)	(500)
Acquisition of subsidiary corporation	-	-	-	-	-	-	-	-	-	518	518
As at 30 September 2017	265,667	(101)	4,914	63	(51)	(4,699)	5,960	(3,150)	268,603	130,268	398,871
As at 1 January 2016	265,667	-	4,914	-	(51)	(3,011)	(49)	11,694	279,164	132,937	412,101
Total comprehensive income for the period	-	-	-	-	-	3,687	1,930	(2,712)	2,905	823	3,728
Additional paid-in capital	-	62	-	-	-	-	-	-	62	391	453
As at 30 September 2016	265,667	62	4,914	-	(51)	676	1,881	8,982	282,131	134,151	416,282

Company	Share capital S\$'000	Treasury shares S\$'000	Share option reserve S\$'000	Accumulated losses S\$'000	Total equity S\$'000
As at 1 January 2017	265,667	(91)	4,914	(1,762)	268,728
Total comprehensive income for the period	-	-	-	(4,438)	(4,438)
Purchase of treasury shares	-	(10)	-	-	(10)
As at 30 September 2017	265,667	(101)	4,914	(6,200)	264,280
As at 1 January 2016	265,667	-	4,914	3,040	273,621
Total comprehensive loss for the period	-	-	-	(2,950)	(2,950)
As at 30 September 2016	265,667	-	4,914	90	270,671

1(d)(ii) Details of any changes in the company's share capital arising from right issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against 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 immediately preceding financial year.

There have been no changes in the issued share capital of the Company since 30 September 2017.

There were 4,165,400 outstanding share options as at 30 September 2017 and 30 September 2016.

The total number of issued ordinary shares as at 30 September 2017 was 321,895,299 (30 September 2016: 321,895,299), of which 514,200 (30 Sep 2016: Nil) were held by the Company as treasury shares.

The Company did not have any subsidiary holdings as at 30 September 2017 and 30 September 2016.

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 September 2017	As at 31 December 2016
Total number of issued shares	321,895,299	321,895,299
Less: Treasury shares	(514,200)	(464,200)
Total number of issued shares excluding treasury shares	321,381,099	321,431,099

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

Not applicable. There were sales, transfers, disposals, cancellation and/or use of treasury shares during and as at the end of the current financial period reported on.

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

Not applicable. There were no subsidiary holdings during and as at the end of the current financial period reported on.

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

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. The figures have not been audited or reviewed by the Company's auditors.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group has adopted the same accounting policies and methods of computation in the financial statements for the current financial period compared with those in the audited financial statements for the year ended 31 December 2016 as well as all applicable financial reporting standards ("FRS") that become effective for financial year beginning on or after 1 January 2017. The adoption of these standards did not result in substantial changes to the Group's accounting policies, and there is no material impact to the Group's financial statements for the current financial period reported on.

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.

Save as disclosed in paragraph 4 above, there are no changes in accounting policies.

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.

(a) Basic earnings/(loss) per share

	The Group			
	Third Quarter ended 30 September		Nine Months ended 30 September	
	2017	2016	2017	2016
Net loss attributable to equity holders of the Company (S\$'000)	(1,459)	(126)	(3,334)	(2,712)
Weighted average number of ordinary shares ('000)	321,385	321,895	321,385	321,895
Basic loss per share (cents)	(0.45)	(0.04)	(1.04)	(0.84)

(b) Diluted earnings/(loss) per share

	The Group			
	Third Quarter ended 30 September		Nine Months ended 30 September	
	2017	2016	2017	2016
Net loss attributable to equity holders of the Company (S\$'000)	(1,459)	(126)	(3,334)	(2,712)
Weighted average number of ordinary shares on diluted basis ('000)	321,385 [#]	321,895 [#]	321,385 [#]	321,895 [#]
Diluted loss per share (cents)	(0.45)	(0.04)	(1.04)	(0.84)

[#] The number of shares arising of exercise of outstanding share options are excluded from the diluted weighted average number of ordinary shares calculation as their effects would have been anti-dilutive

7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the (a) current period reported on; and (b) immediately preceding financial year

	The Group		The Company	
	As at 30 September 2017	As at 31 December 2016	As at 30 September 2017	As at 31 December 2016
Net asset value ("NAV") (S\$'000)	268,603	279,057	264,280	268,728
Number of shares ('000)	321,381	321,431	321,381	321,431
NAV per share (Singapore cents)	83.58	86.82	82.23	83.60

The NAV per ordinary share as at 30 September 2017 was calculated based on the number of shares in issue (excluding treasury shares) of 321,381,099 (31 December 2016: 321,431,099)

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 period reported on.

Group performance

Revenue

Revenue of the Group mainly comprises revenue from property development, hospitality management, facility management, investment and others.

The Group recorded S\$51.6 million in revenue for the quarter ended 30 September 2017 ("3Q2017") as compared to S\$40.5 million in the previous corresponding period ("3Q2016"). The increase of S\$11.1 million was mainly due to:

- i) Increase in property development revenue of S\$12 million mainly from sale of bulk of the dual-key units in the Braddell project; and
- ii) Increase in hospitality revenue of S\$0.6 million due to consolidation of 5Footway Founders Pte Ltd and its subsidiaries ("5Footway Group") revenue from 30 August 2017 (date of acquisition) to 30 September 2017; offset by
- iii) Decrease in property development revenue from PT Suryamas Group of S\$0.8 million due to lesser hand over of units in 3Q2017; and
- iv) Decrease in facilities management revenue of S\$0.7 million due to the expiry of lease for east coast park land managed by the Group.

Cost of sales

Cost of sales mainly comprised of land costs, construction costs, other development expenditure, borrowing costs and other related expenditure.

In line with the increase in revenue, cost of sales increased by S\$12.1 million mainly due to:

- i) Increase in cost of sales on development properties by S\$12.5 million; offset
- ii) Decrease in cost of sales of facilities management by S\$0.5 million.

Gross profit

The Group's gross profit for 3Q2017 decreased slightly by S\$1 million due to the lower average selling prices of the larger units sold in the Braddell project. Gross profit margin has also decreased accordingly.

Other income

Other income increased by S\$2.8 million in 3Q2017 mainly due to:

- i) Dividend income from the Group's available-for-sale investment amounting to S\$2.3 million declared and received in 3Q2017;
- ii) Gains from forfeited deposits amounting to S\$0.4 million; and
- iii) Increased interest income of S\$0.1 million from bank deposits.

Other losses, net

The Group recognised other losses amounting to S\$1.7 million in 3Q2017 as compared to S\$0.1 million in 3Q2016. The increase of S\$1.6 million was due to recognition of loss on equity interest in 5Footway Group recognised upon additional acquisition of shares in the 5Footway Group on 30 August 2017. Following the acquisition, 5Footway and its subsidiary corporations have changed from associated companies to subsidiary corporations of the Group.

Distribution and marketing expenses

Distribution and marketing expenses increased by S\$0.9 million mainly due to increase in sales commission of S\$0.9 million.

Administrative expenses

Administrative expenses increased by S\$0.3 million mainly due to consolidation of 5Footway Group administrative expenses from 30 August 2017 (date of acquisition) to 30 September 2017

Finance costs

Finance costs decreased by S\$0.6 million mainly due to repayment of bank loans during 3Q2017 resulting in lower interest expenses incurred.

Other comprehensive income

The Group recognised other comprehensive losses of S\$4.8 million in 3Q2017 as compared to other comprehensive income of S\$6.1 million in 3Q2016. The difference was mainly attributable to currency translation losses of S\$5.0 million (3Q2016: gains of S\$5.8 million) on consolidation of the Indonesian subsidiaries as the Singapore dollar strengthened (3Q2016: weakened) against the Indonesian Rupiah.

Consolidated Statement of Financial Position

Total assets

As of 30 September 2017, the Group's total assets stood at S\$501.6 million which was S\$57.5 million lower than as at 31 December 2016. The decrease was mainly attributable to the following:

- i) Decrease in trade and other receivables (current) by S\$3.1 million due to collection of milestone payments from the Braddell and Bartley project;
- ii) Decrease in development properties (current and non-current) of S\$59.3 million due to recognition of costs of development properties net of amount transferred to IP due to acquisition of 17 units in the Bartley project by the fellow subsidiary corporations within the Group;
- iii) Decrease in property, plant and equipment of S\$3.2 million due to depreciation net of additions and disposals;
- iv) Decrease in available-for-sale investment (non-current) by S\$2.1 million due to disposal net of fair value gains;
- v) Decrease in trade and other receivables (non-current) by S\$0.6 million due to elimination of receivables from 5Footway Group net of interest receivable from loan to a non-related party; and
- vi) Decrease in investment in associated company by S\$2.0 million on acquisition of 5Footway Group; offset by
- vii) Net increase in cash mainly due to sales receipt amounting to S\$9.5 million; in addition to
- viii) Total assets acquired from 5Footway Group of S\$2.9 million as well as Goodwill of S\$0.2 million and Trademark of S\$0.2 million recognised on acquisition;

Total liabilities

As of 30 September 2017, the Group's total liabilities stood at S\$102.7 million, which was S\$41.3 million lower than as at 31 December 2016. The decrease was mainly due to the following:

- i) Decrease in borrowings (current and non-current) by S\$55.3 million due to repayment of bank loans;
- ii) Decrease in current income tax liabilities of \$1.0 million;
- iii) Decrease in deferred tax liabilities of S\$0.4 million;
- iv) Decrease in provision for other liabilities and charges (current and non-current) by S\$0.3 million; and
- v) Decrease in post-employment benefits of S\$0.2 million; offset by
- vi) Increase in trade and other payables (current and non-current) of S\$14.4 million; in addition to
- vii) Total liabilities acquired from 5Footway Group of S\$2.2 million before elimination of loan from the Group of S\$0.8 million.

Consolidated Statement of Cash Flows

Net cash generated from operating activities of S\$33.4 million in 3Q2017 was mainly due to receipt of payments for property development sold, adjustments for depreciation and loss on equity interests and offset by decrease in trade and other receivables and increase in trade and other payables.

Net cash used in investing activities of S\$0.2 million in 3Q2017 was mainly due to acquisition of subsidiary corporations, net of cash acquired and additions to property, plant and equipment.

Net cash used in financing activities of S\$27.5 million in 3Q2017 was mainly due to net repayment of bank borrowings and interest payments.

As a result of the aforesaid, cash and cash equivalents increased to S\$58.2 million as at 30 September 2017 from S\$26.6 million as at 30 Sep 2016.

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

No forecast or prospect statement has been previously disclosed to shareholders.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

The benchmark private residential property price index rose 0.7% in the third quarter of 2017 (“3Q2017”) over the second quarter, slightly faster than the 0.5% increase shown in flash estimates, according to data released by Singapore’s Urban Redevelopment Authority (URA).¹ According to Jones Lang LaSalle’s 3Q2017 Singapore Property Market Monitor report, there is healthy demand as sentiment remains positive. Transaction volumes in prime districts declined about 20% on a quarter-on-quarter basis but rose by 20% on a year-on-year basis, which is largely dominated by secondary market transactions, including units from several newly completed developments with unsold stock.² This shows that the demand for private residential units remains stable with buyers.

With the stable demand of private residential units, the Group believes that this will continue to encourage the sale of the unsold R Maison and E Maison units, given its strategic location to amenities and its freehold lease status. The Group will continue its efforts on the sale of the remaining units so that the Qualifying Certificate (“QC”) penalties on the unsold units, which kicks in after March 2018, can be avoided.

The Group has also acquired additional shares in its associated company, 5Footway Founders Pte Ltd (“5Footway”). This has resulted in 5Footway and its subsidiary corporations becoming subsidiary corporations within the Group. 5Footway is in the business of hospitality management. Visitor arrivals and spending here in Singapore has increased in 1st half of 2017³. With the opening of terminal 4, visitor arrivals to Singapore is expected to continue its upward trend. In addition, with less room supply slated for 2018 and 2019⁴, 5Footway would be poised to seize the opportunities as the market recovers. In line with market changes, the Group has also received acceptance on their offer to purchase a 3-storey commercial shophouse at 273 and 275 South Bridge Road. This property is ideally located near to Chinatown tourist area and the Group intends to lease majority of the unit to 5Footway to operate as a hostel to capitalize on the opportunities in the market. The purchase is subject to due diligence and other conditions precedent. Further information on the purchase may be found in the Group’s announcement released via SGX on 6 November 2017.

In addition to this purchase, the Group has also announced the purchase of 302 Orchard Road #18-02 Tong Building via SGX on 3 October 2017. The purchase represents an opportunity for the Group to own a rare investment grade office with strong building image along Orchard Road. The Group will seek to maximize the value of this investment by considering the various options including leasing to both external parties and parties within the Group. Further information on the purchase may be found in the Group’s announcement released via SGX on 3 October 2017.

The residential property market in Indonesia continue to be stable with the Housing Index in Indonesia increasing from 199.20 Index Points in 2Q2017 to 201.55 Index Points in 3Q2017.⁵ The property market shows signs of recovery but consumers’ purchasing power remains a concern as the property market remains in the ‘soft market’ phase.⁶

The Group will continue to explore into potential collaborations which would expedite its residential and industrial developments at Rancamaya, Royal Tajur, Harvest City and Royal Balaraja.

¹ <https://www.ura.gov.sg/uol/media-room/news/2017/Oct/pr17-72>

² http://www.ap.jll.com/asia-pacific/en-gb/Research/3Q17_SGpmm.pdf?d9b9278b-aa84-4a3b-aa8d-bc89de9a4916

³ <http://www.businesstimes.com.sg/government-economy/visitor-arrivals-spend-up-in-1h-uptrend-likely-to-continue>

⁴ <http://www.businesstimes.com.sg/government-economy/spore-hotel-rates-airfares-to-take-off-in-2018>

⁵ <https://tradingeconomics.com/indonesia/housing-index>

⁶ <https://www.rumah.com/berita-properti/2017/10/162933/rumah-com-property-outlook-2018-pasar-bergerak-positif>

11. If a decision regarding dividend has been made:-

None

(a) Whether an interim (final) ordinary dividend has been declared (recommended); and

None

**(b) (i) Amount per share cents
(Optional) Rate: %**

Not applicable

**(ii) Previous corresponding period cents
(Optional) Rate: %**

Not applicable. No dividend has been declared or recommended for the previous corresponding period.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of the shareholders, this must be stated).

Not applicable

(d) The date the dividend is payable.

Not applicable

(e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividends are determined.

Not applicable

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

No dividend has been declared for 3Q2017.

13. Aggregate value of interested person transactions conducted pursuant to shareholders' mandate for the period ended 30 September 2017:

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
Nil	Nil	N.A. as no IPT mandate has been obtained.

14. 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)

The Company confirms that it has procured undertakings from all of its directors and executive officers in the required format.

15. Confirmation by the Board pursuant to Rule 705(5) of the Listing Manual

We, Hano Maeloa and Chang Shyre Gwo, being two directors of the Company do hereby confirm on behalf of the directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial results for the third quarter and nine months ended 30 September 2017 to be false or misleading in any material aspect.

On behalf of the board of directors

Hano Maeloa
Chief Executive Officer

Chang Shyre Gwo
Director

BY ORDER OF THE BOARD

Hano Maeloa
Chief Executive Officer
10 November 2017