



**Unaudited Financial Statements  
For First Quarter Ended  
31 March 2017**

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8 May 2017

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Unaudited Financial Statements for First Quarter for the Period Ended 31 March 2017

PART I – INFORMATION REQUIRED FOR QUARTERLY AND THREE MONTHS 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 31 March 2017

	<b>The Group</b>		
	First Quarter ended 31 March		Increase/ (Decrease) %
	2017	2016	
	S\$'000	S\$'000	
Revenue	25,456	32,267	(21%)
Cost of sales	(16,427)	(26,291)	(38%)
Gross profit	9,029	5,976	51%
Other income	540	611	(12%)
Other losses, net	(243)	(502)	(52%)
Expenses			
- Distribution and marketing	(1,780)	(1,451)	23%
- Administrative	(5,855)	(4,936)	19%
- Finance	(971)	(825)	18%
Share of loss of:			
- Associated company	(58)	-	n.m.
Profit/(loss) before income tax	661	(1,127)	n.m.
Income tax expense	(210)	(147)	43%
<b>Profit/(loss) for the period</b>	<b>451</b>	<b>(1,274)</b>	<b>n.m.</b>
<b>Other comprehensive loss</b>			
Items that may be reclassified subsequently to profit or loss:			
Currency translation differences arising from consolidation	(4,735)	(3,231)	47%
Fair value gain on available-for-sale financial assets	95	885	(89%)
<b>Total comprehensive loss for the period</b>	<b>(4,189)</b>	<b>(3,620)</b>	<b>16%</b>
<b>Profit/(loss) attributable to:</b>			
Equity holders of the Company	326	(857)	n.m.
Non-controlling interests	124	(417)	n.m.
	<b>451</b>	<b>(1,274)</b>	<b>n.m.</b>
<b>Total comprehensive loss attributable to:</b>			
Equity holders of the Company	(2,966)	(2,103)	41%
Non-controlling interests	(1,223)	(1,517)	(19%)
	<b>(4,189)</b>	<b>(3,620)</b>	<b>16%</b>

n.m. = not meaningful

## Notes to Consolidated Statement of Comprehensive Income

(A) Revenue include:-

Rental income	648	911	(29%)
Golf and country club	1,993	1,912	4%
Hotel	1,235	1,212	2%
Revenue from development properties	21,484	28,093	(24%)

Group		
First Quarter ended 31 March		Increase/ (decrease)
2017	2016	
S\$'000	S\$'000	%
648	911	(29%)
1,993	1,912	4%
1,235	1,212	2%
21,484	28,093	(24%)

(B) Other income include:-

Interest income	181	446	(59%)
Late interest penalty	71	-	n.m.

Group		
First Quarter ended 31 March		Increase/ (decrease)
2017	2016	
S\$'000	S\$'000	%
181	446	(59%)
71	-	n.m.

(C) Other losses, net include:-

Allowance for impairment loss on trade receivable	-	(5)	n.m.
Foreign exchange loss	(234)	(567)	(59%)

Group		
First Quarter ended 31 March		Increase/ (decrease)
2017	2016	
S\$'000	S\$'000	%
-	(5)	n.m.
(234)	(567)	(59%)

(D) Distribution and marketing expenses include:-

Marketing cost	936	1,084	(14%)
Entertainment	20	1	n.m.
Commission	821	363	n.m.

Group		
First Quarter ended 31 March		Increase/ (decrease)
2017	2016	
S\$'000	S\$'000	%
936	1,084	(14%)
20	1	n.m.
821	363	n.m.

(E) Administrative expenses include:-

Legal and professional fee	131	136	(4%)
Employees compensation	3,843	3,403	13%
Depreciation of property, plant and equipment	543	503	8%
Travelling expense	138	97	43%
Rental expense	207	190	9%
Directors' fees	60	60	-

Group		
First Quarter ended 31 March		Increase/ (decrease)
2017	2016	
S\$'000	S\$'000	%
131	136	(4%)
3,843	3,403	13%
543	503	8%
138	97	43%
207	190	9%
60	60	-

(F) Finance expenses include:-

Interest on bank borrowings	971	825	18%
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Group		
First Quarter ended 31 March		Increase/ (decrease)
2017	2016	
S\$'000	S\$'000	%
971	825	18%

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**

	<b>Group</b>		<b>Company</b>	
	31-Mar-17	31-Dec-16	31-Mar-17	31-Dec-16
	S\$'000	S\$'000	S\$'000	S\$'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	52,018	48,403	16,147	3,131
Inventories	286	314	-	-
Trade and other receivables	30,303	21,062	117,384	132,704
Available-for-sale financial assets	24	24	-	-
Development Properties	180,917	220,506	-	-
	<b>263,548</b>	<b>290,309</b>	<b>133,531</b>	<b>135,835</b>
<b>Non-current assets</b>				
Investment in subsidiaries	-	-	142,814	142,931
Investment in joint venture	*	*	-	-
Investment in associated company	1,923	1,981	-	-
Investment properties	38,637	10,377	-	-
Available-for-sale financial assets	14,141	16,411	-	-
Development Properties	192,214	190,473	-	-
Property, plant and equipment	38,588	39,181	44	49
Trade and other receivables	6,155	6,087	-	-
Deferred tax asset	4,335	4,298	-	-
	<b>295,993</b>	<b>268,808</b>	<b>142,858</b>	<b>142,980</b>
<b>Total assets</b>	<b>559,541</b>	<b>559,117</b>	<b>276,389</b>	<b>278,815</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	54,823	52,052	8,672	9,714
Current income tax liabilities	2,584	3,094	-	-
Borrowings	57,053	17,203	4	4
Provision for other liabilities and charges	746	1,100	327	327
	<b>115,206</b>	<b>73,449</b>	<b>9,003</b>	<b>10,045</b>
<b>Non-current liabilities</b>				
Trade and other payables	15,616	1,369	-	-
Borrowings	7,126	58,294	12	12
Deferred tax liabilities	6,567	6,748	-	-
Estimated liabilities for employee benefits	3,529	3,602	-	-
Provision for other liabilities and charges	589	548	30	30
	<b>33,427</b>	<b>70,561</b>	<b>42</b>	<b>42</b>
<b>Total liabilities</b>	<b>148,633</b>	<b>144,010</b>	<b>9,045</b>	<b>10,087</b>
<b>NET ASSETS</b>	<b>410,908</b>	<b>415,107</b>	<b>267,344</b>	<b>268,728</b>
<b>EQUITY</b>				
<b>Capital and reserves attributable to equity holders of the Company</b>				
Share capital	265,667	265,667	265,667	265,667
Treasury shares	(101)	(91)	(101)	(91)
Other reserves	12,256	15,548	4,914	4,914
Retained profits/(accumulated losses)	(1,741)	(2,067)	(3,136)	(1,762)
	<b>276,081</b>	<b>279,057</b>	<b>267,344</b>	<b>268,728</b>
Non-controlling interests	134,827	136,050	-	-
<b>Total equity</b>	<b>410,908</b>	<b>415,107</b>	<b>267,344</b>	<b>268,728</b>

\* 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 31.3.2017		As at 31.12.2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
57,053	-	17,203	-

Amount repayable after one year

As at 31.3.2017		As at 31.12.2016	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
7,126	-	58,294	-

**Details of any collaterals**

As at 31 March 2017, the borrowings were secured over freehold lands under development properties of S\$157 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**

<b>The Group</b>	
First Quarter ended 31 March	
2017	2016
S\$'000	S\$'000
<b>Cash flows from operating activities</b>	
Net profit/(loss)	451
Adjustments for:	(1,274)
- Income tax expense	210
- Depreciation of property, plant and equipment	1,017
- Unrealised currency translation loss / (gain)	241
- Interest income	(252)
- Interest expense	971
- Share of loss of associated company	58
<b>Operating cash flow before working capital changes</b>	2,696
<b>Change in working capital</b>	(1,971)
- Trade and other receivables	(9,352)
- Inventories	23
- Development properties	3,821
- Trade and other payables	18,143
- Post-employment benefits	-
- Provisions	(654)
<b>Cash used in operations</b>	14,677
- Interest received	185
- Interest paid	-
- Income tax paid	(926)
<b>Net cash provided by/(used in) operating activities</b>	<b>13,936</b>
<b>Cash flows from investing activities</b>	
- Additions to property, plant and equipment	(583)
- Investment in an associated company	-
- Proceeds from sale of available-for-sale asset	2,365
- Loan to a non-related party	-
- Loan to an associated company	-
<b>Net cash provided by/(used in) investing activities</b>	<b>1,782</b>
<b>Cash flows from financing activities</b>	
- Purchase of treasury shares	(10)
- Proceeds from borrowings	3,696
- Repayment of borrowings	(14,631)
- Repayment of lease liabilities	(3)
- Interest paid	(971)
<b>Net cash provided by/(used in) financing activities</b>	<b>(11,919)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>3,799</b>
Effects of currency translation on cash and cash equivalents	(184)
Cash and cash equivalents at beginning of the financial period	48,403
<b>Cash and cash equivalents at end of the period</b>	<b>52,018</b>
<b>Cash and cash equivalents consists of:</b>	
Cash and bank balances	52,018
Bank deposit pledged	-
	<b>54,460</b>

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	Treasury shares S\$'000	Share option reserve S\$'000	Tax amnesty reserve	General reserve S\$'000	Translation reserve S\$'000	Fair value reserve S\$'000	Retained profit/ (Accumulated) losses S\$'000			Total S\$'000
<b>As at 1 January 2017</b>	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	-	-	-	-	-	(3,387)	95	326	(2,966)	(1,223)	(4,189)
Purchase of treasury shares	-	(10)	-	-	-	-	-	-	(10)	-	(10)
<b>As at 31 March 2017</b>	<b>265,667</b>	<b>(101)</b>	<b>4,914</b>	<b>63</b>	<b>(51)</b>	<b>1,664</b>	<b>5,666</b>	<b>(1,741)</b>	<b>276,081</b>	<b>134,827</b>	<b>410,908</b>
<b>As at 1 January 2016</b>	265,667	-	4,914	-	(51)	(3,011)	(49)	11,694	279,164	132,937	412,101
Total comprehensive income for the period	-	-	-	-	-	(2,311)	885	(677)	(2,103)	(1,517)	(3,620)
<b>As at 31 March 2016</b>	<b>265,667</b>	<b>-</b>	<b>4,914</b>	<b>-</b>	<b>(51)</b>	<b>(5,322)</b>	<b>836</b>	<b>11,017</b>	<b>277,061</b>	<b>131,420</b>	<b>408,481</b>

Company	Share capital S\$'000	Treasury shares S\$'000	Share option reserve S\$'000	Retained profits / (Accumulated) losses S\$'000	Total equity S\$'000
<b>As at 1 January 2017</b>	265,667	(91)	4,914	(1,762)	268,728
Total comprehensive loss for the period	-	-	-	(1,374)	(1,374)
Purchase of treasury shares	-	(10)	-	-	(10)
<b>As at 31 March 2017</b>	<b>265,667</b>	<b>(101)</b>	<b>4,914</b>	<b>(3,136)</b>	<b>267,344</b>
<b>As at 1 January 2016</b>	256,812	-	4,914	3,040	273,621
Total comprehensive loss for the period	-	-	-	(781)	(781)
<b>As at 31 March 2016</b>	<b>265,667</b>	<b>-</b>	<b>4,914</b>	<b>2,259</b>	<b>272,840</b>



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

During the three months ended 31 March 2017, the Company purchased 50,000 ordinary shares by way of on-market acquisitions at average share price of S\$0.195. The total amount paid to purchase the shares was S\$9,750 excluding related brokerage, commission, applicable goods and services tax, stamp duties, clearance fees and other related expenses (31 December 2016: \$91,113).

There were 4,165,400 outstanding share options as at 31 March 2017 and 31 March 2016.

The total number of issued ordinary shares as at 31 March 2017 was 321,895,299 (31 March 2016: Nil), of which 514,200 (31 March 2016: Nil) were held by the Company as treasury shares.

The Company did not have any subsidiary holdings as at 31 March 2017 and 31 March 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 31 March 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	321,895,299

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

Not applicable. There were no 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.

**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	
	First Quarter ended 31 March	
	2017	2016
Net profit/(loss) attributable to equity holders of the Company (S\$'000)	326	(857)
Weighted average number of ordinary shares outstanding for basic earnings/(loss) per share ('000)	321,394	321,895
Basic earnings/(loss) per share (cents)	0.10	(0.27)

**(b) Diluted earnings/(loss) per share**

	The Group	
	First Quarter ended 31 March	
	2017	2016
Net profit/(loss) attributable to equity holders of the Company (S\$'000)	326	(857)
Weighted average number of ordinary shares outstanding for diluted earnings/(loss) per share ('000)	325,560	321,895 <sup>#</sup>
Diluted earnings/(loss) per share (Singapore cents)	0.10	(0.27)

<sup>#</sup> 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 31 March 2017	As at 31 December 2016	As at 31 March 2017	As at 31 December 2016
Net asset value ("NAV") (S\$'000)	276,081	279,057	267,344	268,728
Number of shares ('000)	321,381	321,431	321,381	321,431
NAV per share (Singapore cents)	85.90	86.82	83.19	83.60

The net assets value per ordinary share 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.

**Review for the performance of the Group for the first quarter ended 31 March 2017 ("1Q2017") as compared to the first quarter ended 31 March 2016 ("1Q2016").**

**Consolidated Statement of Comprehensive Income**

**Revenue**

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

The Group recorded S\$25.5 million in revenue for 1Q2017 as compared to S\$32.3 million in 1Q2016. The decrease of S\$6.8 million in 1Q2017 was mainly due to the following:

- i) Decrease revenue from sale of development properties from Braddell and Bartley projects by S\$7.5 million due to lower percentage of completion recognised as compared to 1Q2016; and
- ii) Decrease in facility management revenue by S\$0.3 million; offset by
- iii) Increase revenue from sale of development properties from the Group's subsidiary group in Indonesia, Suryamas Dutamakmur Tbk ("Suryamas") by S\$0.9 million
- iv) Increase in hospitality revenue by S\$0.1 million.

**Cost of sales**

Cost of sales mainly comprises land costs, development expenditure, borrowing costs, hotel-related depreciation charge and other related expenditure.

Cost of sales decreased by S\$9.9 million in 1Q2017. The decrease in cost of sales greater than the decrease in revenue was mainly due to lower carrying value of development properties in 1Q2017 as compared to 1Q2016. The lower carrying value was a result of an impairment on development properties to their net realisable value recognised in the fourth quarter ending 31 December 2016 ("4Q2016").

## **Gross profit**

The Group's gross profit for 1Q2017 increased by S\$3.0 million and the gross profit margins in 1Q2017 was higher as compared to 1Q2016. The increase in gross profit was mainly due to lower cost of sales recognised on the development properties in 1Q2017.

## **Other income**

Other income decreased by S\$0.1 million mainly due to:

- i) Decrease in interest income from bank deposits of \$0.2 million; offset by
- ii) Late payment interest income relating to progress payments of S\$0.1 million in 1Q2017 when there was none in 1Q2016.

## **Other losses**

Other losses decreased by S\$0.3 million in 1Q2017 were mainly due to lower foreign exchange losses from the strengthening of SGD against other currencies on the Group's foreign currency denominated assets.

## **Distribution and marketing expenses**

Distribution and marketing expenses increased by \$0.3 million mainly due to increased sales commission paid to agents for sales of development properties.

## **Administrative expenses**

Administrative expenses increased by S\$0.9 million mainly due to:

- i) Increase in employee compensation of S\$0.4 million due to rising staff costs;
- ii) Increase in property tax expenses paid of \$0.2 million for unsold units in Braddell and Bartley projects;
- iii) Increase in property management fee of S\$0.1 million for unsold units in Braddell and Bartley projects; and
- iv) Increase in bank and legal expenses of S\$0.1 million.

## **Finance costs**

Finance costs increased by S\$0.2 million in 1Q2017 were mainly due to:

- i) S\$0.3 million of finance costs recognized in Statement of Comprehensive Income for Braddell and Bartley projects in 1Q2017 upon achieving Temporary Occupation Permit ("TOP") instead of being capitalized in 1Q2016 when TOP was not achieved; offset by
- ii) Lower finance costs incurred by its subsidiary, Pt Suryamas Dutamakmur, Tbk. ("Suryamas") of S\$0.1 million.

As a result of the above, the Group achieved a net profit of S\$0.5 million in 1Q2017 as compared to a net loss of S\$1.3 million in 1Q2016.

## Consolidated Statement of Financial Position

The comparative performance for both the assets and liabilities are based on the Group's financial statements as at 31 March 2017 and 31 December 2016.

### Total assets

As of 31 March 2017, the Group's total assets stood at S\$559.5 million which was S\$0.4 million higher than as at 31 December 2016. The increase was mainly attributable to the following:

- (i) Increase in investment properties of S\$28.3 million from the purchase of 17 units of development properties in the Bartley project by fellow subsidiaries in the Group;
- (ii) Increase in trade and other receivables of S\$9.3 million mainly due to progress payments due from sales of Braddell and Bartley projects; and
- (iii) Increase in cash and cash equivalent of S\$3.6 million; offset by
- (iv) Decrease in development properties (current and non-current) of S\$37.9 million mainly due to sale of 17 units of the Bartley project to fellow subsidiaries within the Group and sale of development properties in Braddell and Bartley projects;
- (v) Decrease in available-for-sale assets (non-current) of S\$2.3 million mainly due to sale of the assets for working capital needs; and
- (vi) Decrease in property, plant and equipment of S\$0.6 million due to depreciation net of additions.

### Total liabilities

As of 31 March 2017, the Group's total liabilities stood at S\$148.6 million, which was S\$4.6 million higher than as at 31 December 2016. The increase was mainly due to the following:

- (i) Increase in trade and other payables (current and non-current) of \$17.4 million due to increased advances received for Braddell and Bartley projects; offset by
- (ii) Decrease in borrowings (current and non-current) of S\$11.3 million due to net repayment of bank loans;
- (iii) Decrease in current tax liabilities of \$0.5 million; and
- (iv) Decrease in deferred tax liabilities of \$0.2 million.

## Consolidated Statement of Cash Flows

Net cash generated from operating activities of S\$13.9 million in 1Q2017 was mainly due to working capital changes, interest received, income tax paid and adjustments for non-cash items.

Net cash generated from investing activities of S\$1.8 million in 1Q2017 was due to proceeds from sale of available-for-sale assets offset by net additions to property, plant and equipment.

Net cash deployed in financing activities of S\$11.9 million in 1Q2017 was mainly due to net repayment of bank borrowings and interest expenses.

As a result of the aforesaid, cash and cash equivalents decreased to S\$52.0 million as at 31 March 2017 from S\$54.5 million as at 31 December 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.**

In spite of the absence of fresh launches, total sales volume in the prime districts of Singapore increased 20.0% y-o-y in 1Q2017. Despite brisk sales, resale prices continue to be weak and uncertainty looms over the employment outlook.<sup>1</sup> Buyers are still price sensitive toward the recovering market and are attracted to discounts and incentive schemes. With the government cooling measures reviewed in March 2017, calibrated adjustments have been made to the Seller's Stamp Duty (SSD) and Total Debt Servicing Ratio (TDSR) framework. However, development projects by non-local developers are still subjected to the Qualifying Certificate (QC) rules.<sup>2</sup>

As per announcement dated 28 March 2017, 17 units from The Quinn has been sold to the Group's subsidiaries, Bartley Blossom Pte. Ltd., Iconic Town Pte. Ltd., Jaunty City Pte. Ltd. and Spring Walk Pte. Ltd, to be held as investment properties for long-term rental. The aggregate amount of Buyer Stamp Duties ("BSD") and Additional Buyer Stamp Duties ("ABSD") is approximately S\$4.46 million.

Even though certain property market cooling measures may seem to be easing out, R and E Maison are still subjected to QC rules, but not ABSD charges. Therefore, the Group will continue its efforts to sell off all unsold units before its QC penalty deadline.

The Indonesian Rupiah has been volatile in 2017 due to uncertainties over US President Trump's foreign trading policies. The result of the recent Jakarta gubernatorial election, could threaten President Joko Widodo's political standing, which raises more uncertainty.<sup>3</sup> If fluctuations in foreign exchanges are to continue as a result, the Group's investments in Indonesia would also be subject to volatility due to currency translation.

The Indonesian government has started to implement reforms to improve the investment climate and boost growth, and this includes expanding investment in public infrastructure, reducing regulatory red tape, and opening up new areas of the economy to private investment. In order to generate additional revenues to pay for priority investment, the government is strengthening tax collection and broadening the tax base through tax reform.<sup>4</sup> However, the government still needs to find new and innovative ways for funding to achieve its infrastructure targets, especially since the private sector remains hesitant to engage in capital-intensive and long-term investment in a country where the investment climate is not optimal.<sup>5</sup>

Aside from the existing real estate business in Singapore and Indonesia, the Group will continue to be on the lookout for further prospects in other markets.

As announced on 28 March 2017, a Voluntary Conditional Cash Offer has been made by Oversea-Chinese Banking Corporation Limited, for and on behalf of SW International Holding Pte. Ltd.. The Offer Document has been despatched to shareholders on 18 April 2017. An Offeree Circular was also published on 27 April 2017 and has been despatched to shareholders subsequently. The Offeree Circular includes the Independent Financial Advisor's ("IFA") Letter and recommendation by the Independent Directors. Shareholders are advised to read the Offer Document, Offeree Circular, the IFA Letter carefully and consider the advice of the Independent Directors before deciding whether or not to accept the offer.

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<sup>1</sup> <http://www.straitstimes.com/business/property/392-units-sold-at-new-seaside-residences-condo>

<sup>2</sup> [http://www.ap.jll.com/asia-pacific/en-gb/Research/1Q17\\_sg-pmm.pdf?329b8b7e-e513-410f-b839-2cb1b98b7ef3](http://www.ap.jll.com/asia-pacific/en-gb/Research/1Q17_sg-pmm.pdf?329b8b7e-e513-410f-b839-2cb1b98b7ef3)

<sup>3</sup> <http://www.businesstimes.com.sg/government-economy/jakarta-poll-result-signals-twin-threats-to-indonesia-president>

<sup>4</sup> <https://www.imf.org/en/News/Articles/2017/02/03/NA020317-Indonesia-Resilient-Economy-Can-Benefit-from-Stronger-Reforms>

<sup>5</sup> <http://www.indonesia-investments.com/news/todays-headlines/infrastructure-development-indonesia-new-funding-schemes-required/item7611?>

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 1Q2017.

**13. Aggregate value of interested person transactions conducted pursuant to shareholders' mandate for the period ended 31 March 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, Yeo Chin Tuan Daniel 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 first quarter ended 31 March 2017 to be false or misleading in any material aspect.

On behalf of the board of directors

Yeo Chin Tuan Daniel  
Lead Independent Director

Chang Shyre Gwo  
Chief Operating Officer and Executive Director

BY ORDER OF THE BOARD

**Chang Shyre Gwo**  
**Chief Operating Officer and Executive Director**  
8 May 2017