



LOW KENG HUAT (SINGAPORE) LIMITED (Reg. No. 196900209G)

Unaudited First Quarter ("Q1") Financial Statements For the Period Ended 30 April 2019

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENT OF QUARTERLY RESULTS

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

	Note	3 months ended		Increase / (Decrease) %
		30-04-2019 \$'000	30-04-2018 \$'000	
Revenue	1	8,879	75,354	(88)
Cost of sales	2	(5,266)	(64,302)	(92)
Gross profit		3,613	11,052	(67)
Other income	3	2,534	1,691	50
Rental income		145	166	(13)
Distribution costs	4	(348)	(2,142)	(84)
Administrative costs	5	(2,065)	(2,220)	(7)
Other operating expenses	6	(406)	(470)	(14)
Finance costs	7	(1,740)	(1,536)	13
Profit from operations		1,733	6,541	(74)
Share of results of associated companies and joint ventures	8	(1,064)	332	n.m.
Profit before taxation		669	6,873	(90)
Taxation	9	(375)	(1,144)	(67)
Profit after taxation for the period		294	5,729	(95)
Attributable to:				
Owners of the parent	10	450	5,166	(91)
Non-controlling interests		(156)	563	n.m.
		294	5,729	(95)
Earnings per share (cents)				
- basic		0.06	0.70	(91)
- diluted		0.06	0.70	(91)

n.m.: Not Meaningful

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

	3 months ended		Increase / (Decrease) %
	30-04-2019 \$'000	30-04-2018 \$'000	
Net profit for the period	294	5,729	(95)
Other comprehensive income/(expense) after tax			
Items that will not be reclassified to profit and loss:			
Fair value gain/(loss) on equity investments measured at fair value through other comprehensive income	2,552	(1,667)	n.m.
Exchange differences on translation of the financial statements of foreign entities (net)	(22)	-	n.m.
Items that are or may be reclassified subsequently to profit and loss:			
Exchange differences on translation of the financial statements of foreign entities (net)	(554)	(2,015)	(73)
Total other comprehensive income/(expense) for the period, net of tax	1,976	(3,682)	n.m.
Total comprehensive income for the period	<u>2,270</u>	<u>2,047</u>	11
Total comprehensive income/(expense) attributable to:			
Owners of the parent	2,448	1,675	46
Non-controlling interests	(178)	372	n.m.
Total comprehensive income for the period	<u>2,270</u>	<u>2,047</u>	11

n.m.: Not Meaningful

(a)(ii) Notes to the income statement

- 1 Revenue decreased by \$66.5M to \$8.9M in Q1 current year from \$75.4M in Q1 previous year. The decrease was mainly due to absence of sales in development segment as there was no development project launched for sale. Kismis Residences & Tranquilia @ Kismis ("Kismis") were fully sold last year. Uptown @ Farrer is expected to be launched for sale in Q4 FY2020.
- 2 Cost of sales decreased by \$59.0M to \$5.3M in Q1 current year from \$64.3M in Q1 previous year. The decrease in cost of sales was mainly due to no sales in development segment.
- 3 Other income increased by \$0.8M to \$2.5M in Q1 current year from \$1.7M in Q1 previous year. The increase was mainly due to gain on disposal of quoted equity investments measured at fair value through profit or loss and higher imputed interest income from non-controlling interests offset with lower exchange gain.
- 4 Distribution costs decreased by \$1.8M to \$0.3M in Q1 current year from \$2.1M in Q1 previous year. The decrease was mainly due to absence of sales commission since there was no development sales in Q1 current year.
- 5 Administrative costs decreased by \$0.1M to \$2.1M in Q1 current year from \$2.2M in Q1 previous year. The decrease was mainly due to decrease in legal cost offset with increase in payroll cost.
- 6 Other operating expenses decreased by \$0.1M to \$0.4M in Q1 current year from \$0.5M in Q1 previous year. The decrease was mainly due to absence of fair value loss of quoted equity investments measured at fair value through profit or loss.

1(a)(ii) Notes to the income statement

- 7 Finance costs increased by \$0.2M to \$1.7M in Q1 current year from \$1.5M in Q1 previous year. The increase was due to higher interest rate.
- 8 Share of results of associated companies and joint ventures was a loss of \$1.1M in Q1 current year compared to a profit of \$0.3M in Q1 previous year. The loss was mainly due to higher finance cost due to higher interest rate. The occupancy of AXA Tower and Westgate Tower are about 95.9% and 97.6% as at 31 May 2019.
- 9 The basis of tax computation is set out below:

	3 months ended		Increase /
	30-04-2019	30-04-2018	(Decrease)
	\$'000	\$'000	%
Income tax expense:			
- current	(374)	(989)	(62)
- foreign tax	(1)	(155)	(99)
	<u>(375)</u>	<u>(1,144)</u>	(67)

n.m.: Not Meaningful

Taxation decreased by \$0.7M to \$0.4M in Q1 current year from \$1.1M in Q1 previous year. The decrease was due to lower profits from all segments.

- 10 Net profit attributable to shareholders decreased by \$4.7M to \$0.5M in Q1 current year from \$5.2M in Q1 previous year. The decrease was mainly due to lower profit from development segment as there was no development project launched for sale in Q1 current year.

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

	Group		Note	Company	
	30-04-2019	31-01-2019		30-04-2019	31-01-2019
	\$'000	\$'000		\$'000	\$'000
ASSETS					
Non-current assets					
Investment properties	270,447	271,188	1	18,165	18,215
Property, plant and equipment	261,940	255,972	1	5,465	5,392
Subsidiaries	-	-		473,908	462,539
Joint ventures	90,448	90,209		94,158	93,163
Associated companies	67,096	66,136	2	56	56
Financial assets, at FVOCI	37,810	35,258	3	1,590	1,661
Other investments, at amortised cost	32,000	32,000	13	-	-
Other receivables	136	157	6	-	-
Deferred tax assets	363	370		-	-
	<u>760,240</u>	<u>751,290</u>		<u>593,342</u>	<u>581,026</u>
Current assets					
Cash and cash equivalents	105,771	116,259	4	67,137	74,944
Fixed deposits	9,063	9,051	4	-	-
Financial assets, at FVPL	1,582	5,156	5	-	-
Amount owing by subsidiaries	-	-		5,268	9,260
Trade and other receivables	60,644	60,502	6	7,706	4,080
Inventories	437	352		-	-
Contract assets	3,136	3,133		1,440	2,676
Development properties	271,902	267,376	7	-	-
	<u>452,535</u>	<u>461,829</u>		<u>81,551</u>	<u>90,960</u>
Total assets	<u>1,212,775</u>	<u>1,213,119</u>		<u>674,893</u>	<u>671,986</u>
EQUITY AND LIABILITIES					
Capital and reserves					
Share capital	161,863	161,863		161,863	161,863
Capital reserves	(2,005)	(2,005)		-	-
Fair value reserves	9,839	7,287	8	835	906
Retained profits	490,503	490,053		427,785	423,748
Exchange fluctuation account	(2,536)	(1,982)		-	-
	<u>657,664</u>	<u>655,216</u>		<u>590,483</u>	<u>586,517</u>
Non-controlling interests	33,443	33,621	11	-	-
Total equity	<u>691,107</u>	<u>688,837</u>		<u>590,483</u>	<u>586,517</u>
LIABILITIES					
Non-current liabilities					
Bank borrowings	339,308	341,108	10	-	-
Amount owing to non-controlling interests	43,633	43,129	9	-	-
Deferred tax liabilities	2,817	2,817		-	-
	<u>385,758</u>	<u>387,054</u>		<u>-</u>	<u>-</u>
Current liabilities					
Trade and other payables	23,207	24,031	12	15,471	16,595
Amount owing to subsidiaries	-	-		67,935	67,945
Amount owing to joint ventures	452	446		197	197
Amount owing to non-controlling interests	1,085	1,413	9	-	-
Provisions	24	24		-	-
Provision for directors' fee	334	259		334	259
Provision for taxation	4,719	4,966		473	473
Bank borrowings	106,089	106,089	10	-	-
	<u>135,910</u>	<u>137,228</u>		<u>84,410</u>	<u>85,469</u>
Total liabilities	<u>521,668</u>	<u>524,282</u>		<u>84,410</u>	<u>85,469</u>
Total equity and liabilities	<u>1,212,775</u>	<u>1,213,119</u>		<u>674,893</u>	<u>671,986</u>

Notes to the balance sheets

- 1 The net book value of Investment properties decreased by \$0.8M to \$270.4M as at 30 April 2019 from \$271.2M as at 31 January 2019. The decrease was mainly due to depreciation. The net book value of Property, plant and equipment increased by \$5.9M to \$261.9M as at 30 April 2019 from \$256.0M as at 31 January 2019. The increase was mainly due to higher development cost for serviced apartments Citadines Balestier and Lyf @ Farrer.
- 2 Associated companies increased by \$1.0M to \$67.1M as at 30 April 2019 from \$66.1M as at 31 January 2019. The increase was mainly due to shareholder loans and additional advances made to associated companies.
- 3 Financial assets, at FVOCI increased by \$2.5M to \$37.8M as at 30 April 2019 from \$35.3M as at 31 January 2019. The increase was mainly due to increase in fair value of quoted equity investments measured at fair value through other comprehensive income.
- 4 Cash and cash equivalents and fixed deposits decreased by \$10.5M to \$114.8M as at 30 April 2019 from \$125.3M as at 31 January 2019 mainly due to cash used for development activities at Citadines Balestier, Lyf @ Farrer, Uptown @ Farrer and Dalvey Road and repayment of shareholder loan to non-controlling interest.
- 5 Financial assets, at FVPL decreased by \$3.6M to \$1.6M as at 30 April 2019 from \$5.2M as at 31 January 2019 due to disposal of quoted equity investments offset with increase in fair value of quoted equity investments.
- 6 Trade and other receivables increased by \$0.1M to \$60.8M as at 30 April 2019 from \$60.7M as at 31 January 2019 mainly due to receivables from disposal of quoted equity investments measured at fair value through profit or loss offset with receipt of junior bond interest.
- 7 Development properties increased by \$4.5M to \$271.9M as at 30 April 2019 from \$267.4M as at 31 January 2019 mainly due to construction at Citadines Balestier and Uptown @ Farrer. Citadines Balestier is 97.9% completed as at 30 April 2019 and is expected to obtain TOP in Q2 FY2020. Uptown @ Farrer is 18.5% completed as at 30 April 2019 and is expected to obtain TOP in Q4 FY2022.
- 8 Fair value reserves increased by \$2.5M to \$9.8M as at 30 April 2019 from \$7.3M as at 31 January 2019 due to increase in fair value of quoted equity investments measured at fair value through other comprehensive income.
- 9 Total amount owing to non-controlling interest increased by \$0.2M to \$44.7M as at 30 April 2019 from \$44.5M as at 31 January 2019 mainly due to additional imputed interest on shareholder loans offset with partial repayment of shareholder loans.
- 10 Bank borrowings decreased by \$1.8M to \$445.4M as at 30 April 2019 from \$447.2M as at 31 January 2019 due to repayment of bank loan.
- 11 Non-controlling interests decreased by \$0.2M to \$33.4M as at 30 April 2019 from \$33.6M as at 31 January 2019 mainly due to share of losses.
- 12 Trade and other payables decreased by \$0.8M to \$23.2M as at 30 April 2019 from \$24.0M as at 31 January 2019. The decrease was mainly due to write back of completed construction project costs.
- 13 The amount of \$32.0M is part of the 20% equity investment in AXA Tower. It is invested in the form of junior bonds which are expected to mature in year 2025 with a coupon rate of not more than 10% per annum repayable semi-annually.

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

	30-04-2019		31-01-2019	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Amount repayable in one year or less, or on demand	106,089	-	106,089	-
Amount repayable after one year	339,308	-	341,108	-
	<u>445,397</u>	<u>-</u>	<u>447,197</u>	<u>-</u>

Details of any collateral

Borrowings are secured by the mortgages on the borrowing subsidiaries' development and investment properties and assignment of all rights and benefits with respect to the development and investment properties mortgaged.

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

	3 months ended	
	30-04-2019	30-04-2018
	\$'000	\$'000
Cash Flows from Operating Activities		
Operating profit before taxation	669	6,873
Adjustments for:		
Share of results of associated companies and joint ventures	1,064	(332)
Depreciation of investment properties	741	782
Depreciation of property, plant and equipment	462	469
(Gain)/loss on disposal of property, plant and equipment	(15)	-
Impairment loss/(reversal) on property, plant and equipment		(213)
Impairment loss/(reversal) on receivables	(32)	24
Bad debts written off	1	-
Property, plant and equipment written off	-	214
Gain on disposal of financial assets, at FVPL	(390)	-
Fair value (gain)/loss on financial assets, at FVPL	(89)	123
Interest expense	1,740	1,536
Interest income	(1,729)	(676)
Operating profit before working capital changes	2,422	8,800
Decrease/(increase) in inventories	(88)	(1)
Decrease/(increase) in development properties	(4,526)	50,792
Decrease/(increase) in operating receivables	(89)	(64,105)
(Decrease)/increase in operating payables	(871)	(784)
Decrease/(increase) in contract assets	(3)	-
Cash generated from/(used in) operations	(3,155)	(5,298)
Interest paid	(1,732)	(1,494)
Income tax paid	(628)	(457)
Net cash generated from/(used in) operating activities	(5,515)	(7,249)
Balance carried forward	(5,515)	(7,249)

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

	3 months ended	
	30-04-2019	30-04-2018
	\$'000	\$'000
Balance brought forward	(5,515)	(7,249)
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(6,904)	(3,657)
Acquisition of investment properties	-	(35)
Interest received	1,729	676
Decrease/(increase) in fixed deposit with maturity more than three months	(12)	(10)
Advances and loans made to associated companies and joint ventures	(2,277)	(569)
Proceeds from return of loan of associated companies and joint ventures	-	254
Proceeds from disposal of quoted equity investments	4,053	-
Proceeds from disposal of property, plant and equipment	19	-
Net cash generated from/(used in) investing activities	(3,392)	(3,341)
Cash Flow from Financing Activities		
Dividends paid to non-controlling interests	-	(760)
Proceeds from bank borrowings	-	30,000
Repayment of bank borrowings	(1,800)	(1,800)
Repayment to non-controlling interests	(285)	-
Proceeds from non-controlling interests	468	431
Net cash generated from/(used in) financing activities	(1,617)	27,871
Net increase/(decrease) in cash and cash equivalents	(10,524)	17,281
Cash and cash equivalents at beginning of year	116,259	134,045
Exchange differences on translation of cash and cash equivalent at beginning of year	36	132
Cash and cash equivalents at end of year	105,771	151,458

The Group has unused bank facilities of \$530.4M as of 30 April 2019.

The Group generated a net decrease of \$10.5M cash flow during Q1 current year compared to net increase of \$17.3M during Q1 previous year. The net decrease in cash and cash equivalents was due to net cash used in operating, investing and financing activities of \$5.5M, \$3.4M and \$1.6M respectively.

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 year

	Share capital \$'000	Reserves \$'000	Retained profits \$'000	Total \$'000
The Company				
Balance at 1 February 2019	161,863	906	423,748	586,517
Total comprehensive income and loss for the period	-	(71)	4,037	3,966
Balance at 30 April 2019	161,863	835	427,785	590,483
Balance at 1 February 2018	161,863	975	424,564	587,402
Total comprehensive income and loss for the period	-	14	4,260	4,274
Balance at 30 April 2018	161,863	989	428,824	591,676

	Share capital \$'000	Reserves \$'000	Retained profits \$'000	Exchange fluctuation account \$'000	Sub-total \$'000	Non- controlling interests \$'000	Total \$'000
The Group							
Balance at 1 February 2019	161,863	5,282	490,053	(1,982)	655,216	33,621	688,837
Total comprehensive income and loss for the period	-	2,552	450	(554)	2,448	(178)	2,270
Balance at 30 April 2019	161,863	7,834	490,503	(2,536)	657,664	33,443	691,107
Balance at 1 February 2018, as previously reported	161,863	14,838	486,237	1,931	664,869	32,989	697,858
Effect of changes in accounting policies	-	-	1,247	(2,034)	(787)	(773)	(1,560)
Balance at 1 February 2018, as restated	161,863	14,838	487,484	(103)	664,082	32,216	696,298
Total comprehensive income and loss for the period	-	(1,575)	5,166	(1,916)	1,675	372	2,047
Transaction with owners - Dividends paid in respect of financial year ended 31 January 2017	-	-	-	-	-	(760)	(760)
Reserves arising from non-interest bearing loans from non-controlling interests	-	-	-	-	-	(8)	(8)
Balance at 30 April 2018	161,863	13,263	492,650	(2,019)	665,757	31,820	697,577

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

There was no change in the Company's share capital as at 30 April 2019 compared to 31 January 2019.

There were no outstanding executives' share options granted as at 30 April 2019 and 31 January 2019.

There was no treasury share held or issued as at 30 April 2019 and 31 January 2019.

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

	As at 30-04-2019	As at 31-01-2019
Number of issued shares excluding treasury shares	738,816,000	738,816,000

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

There were no sales, transfers, disposal, cancellation and / or use of treasury shares as at 30 April 2019.

- 2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2400 (Engagements to Review Financial Statements), or an equivalent standard)**

The figures have not been audited or reviewed.

- 3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of 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 Note 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as compared with those used in the audited financial statements for the year ended 31 January 2019.

- 5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

- a) SFRS(I) 16

SFRS(I) 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use ("ROU") asset representing its rights to use the underlying asset and a lease liability representing its obligation to make lease payments. Remaining lease payments under the operating leases will be recognised at their present value discounted using an appropriate discount rate and the nature of expenses will now change as SFRS(I) 16 replaces the straight-line operating lease expense with depreciation charge of ROU assets and interest expense on lease liabilities.

The Group has applied the standard from its mandatory adoption date of 1 February 2019 and adopted the simplified transition approach which allows for no restatement of comparative amounts for the year prior to first adoption. The adoption of the new standards including SFRS(I) 16 Leases that are effective on 1 February 2019 have no material financial impact on the Group's financial statements for the period ended 30 April 2019.

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

	3 months ended	
	30-04-19	30-04-18
Earnings per ordinary share for the period based on net profit attributable to shareholders of the Company:		
(i) Based on weighted average number of ordinary shares in issue	0.06 cents	0.70 cents
(ii) On a fully diluted basis	0.06 cents	0.70 cents

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

	Group		Company	
	30-04-19	31-01-19	30-04-19	31-01-19
Net asset value per ordinary share	89 cents	89 cents	80 cents	79 cents
Net tangible assets backing per ordinary share	89 cents	89 cents	80 cents	79 cents

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

	3 months ended		Increase / (Decrease)
	30-04-2019	30-04-2018	
	\$'M	\$'M	%
Revenue			
Development	-	65.6	n.m.
Investment	4.3	4.9	(12)
Hotel	4.6	4.9	(6)
Total	<u>8.9</u>	<u>75.4</u>	(88)
Profit before tax and non-controlling interests			
Development	(0.4)	5.0	n.m.
Investment	1.3	1.5	(13)
Hotel	(0.2)	0.4	n.m.
Total	<u>0.7</u>	<u>6.9</u>	(90)
Non-controlling interests	0.2	(0.6)	n.m.
Taxation	(0.4)	(1.1)	(64)
Net profit attributable to shareholders	<u>0.5</u>	<u>5.2</u>	(90)

n.m.: Not Meaningful

Development

There was no revenue from development segment in Q1 current year, compared to \$65.6M in Q1 previous year. The decrease was due to absence of sales from Kismis as the project was fully sold as at June 2018 and there was no sales launched in Q1 FY2020.

Net profit before tax and non-controlling interests for development segment was negative \$0.4M in Q1 current year and \$5.0M in Q1 previous year.

Investment

Investment revenue decreased by \$0.6M to \$4.3M in Q1 current year from \$4.9M in Q1 previous year. The decrease was due to absence of construction revenue in current year.

Net profit before tax and non-controlling interests for investment segment decreased by \$0.2M to \$1.3M in Q1 current year from \$1.5M in Q1 previous year. The decrease was mainly due to increase in finance cost and administrative cost offset with imputed interest income from joint ventures and write back of completed construction project costs.

Hotel and F&B

Revenue from hotel segment decreased by \$0.3M to \$4.6M in Q1 current year from \$4.9M in Q1 previous year. The decrease was mainly due to lower room rates despite higher occupancy rates in Duxton Hotel Perth. The hotel is currently undergoing renovations and improvements to the rooms.

Net profit before tax and non-controlling interests for hotel segment was negative \$0.2M in Q1 current year and \$0.4M in Q1 previous year. The decrease was mainly due to the lower profit performance at Duxton Hotel Perth.

Net profit attributable to shareholders

Net profit attributable to shareholders decreased by \$4.7M to \$0.5M in Q1 current year from \$5.2M in Q1 previous year. The decrease was mainly due to lower profit from development segment as there was no development project launched for sale in Q1 current year.

Balance Sheet

Group shareholders' funds increased by \$2.5M to \$657.7M as at 30 April 2019 from \$655.2M as at 31 January 2019 mainly due to increase in fair value reserves of quoted equity investments measured at fair value through other comprehensive income. Cash and cash equivalents and fixed deposits decreased by \$10.5M to \$114.8M as at 30 April 2019 from \$125.3M as at 31 January 2019 mainly due to cash used for development activities at Citadines Balestier, Lyf @ Farrer, Uptown @ Farrer and Dalvey Road and repayment of shareholder loan to non-controlling interest. Bank borrowings decreased by \$1.8M to \$445.4M as at 30 April 2019 from \$447.2M as at 31 January 2019 due to repayment of bank loan.

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

Not applicable

10. A commentary at the date of the announcement of the 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 cooling measures continue to dampen the buying sentiment in the residential property market. The Group will continue to be selective in land bidding and investment projects. The Group will strive to maintain rental rates for renewals.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared/recommended for the current financial period reported 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 dividend has been declared/recommended, a statement to that effect

Not applicable

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.

Not applicable

14. Confirmation by Directors

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the board of directors, which may render the unaudited consolidated financial results for the 3 months ended 30 April 2019 to be false or misleading in any material aspect.

15. Confirmation that the issuer has procured undertakings from all its Directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the Listing Manual.

BY ORDER OF THE BOARD

Low Keng Boon @ Lau Boon Sen
Executive Chairman

Dato' Marco Low Peng Kiat
Managing Director

14 June 2019