



SINJIA LAND LIMITED
FULL YEAR FINANCIAL STATEMENTS AND DIVIDEND
ANNOUNCEMENT FOR THE FINANCIAL YEAR ENDED 31
DECEMBER 2019 (UNAUDITED)

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

1(a) 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

S\$'000	12 month ended 31.12.2019 <u>(Unaudited)</u>	12 month ended 31.12.2018 <u>(Restated)</u>
Revenue	681	616
Cost of sales	(590)	(547)
Gross profit	<u>91</u>	<u>69</u>
Other income	32	40
Other credits	1,084	630
Expenses		
- Distribution and marketing	(7)	(7)
- Administrative	(2,046)	(2,050)
- Finance	(19)	(8)
- Other charges	(3,343)	(2,063)
Loss before income tax	<u>(4,208)</u>	<u>(3,389)</u>
Income tax expense	(2)	-
Loss for the year	<u>(4,210)</u>	<u>(3,389)</u>
Other comprehensive loss:		
Item that may be reclassified subsequently to profit or loss:		
- Fair value losses, equity instrument	-	(262)
Other comprehensive loss, net of tax	<u>-</u>	<u>(262)</u>
Total comprehensive loss	<u>(4,210)</u>	<u>(3,651)</u>
Loss attributable to:		
Equity holders of the Company	(4,204)	(3,549)
Non-controlling interests	(6)	160
	<u>(4,210)</u>	<u>(3,389)</u>
Total comprehensive loss attributable to:		
Equity holders of the Company	(4,204)	(3,811)
Non-controlling interests	(6)	160
	<u>(4,210)</u>	<u>(3,651)</u>
Loss per share for loss attributable to equity holders of the Company	<u>Cents</u>	
Basic and diluted loss per share	(2.37)	(2.00)

The Group's loss before tax has been arrived at after (charging)/crediting the following:

S\$'000	12 month ended 31.12.2019	12 month ended 31.12.2018
	(Unaudited)	(Restated)
Depreciation of plant and equipment	(277)	(26)
Currency exchange (loss)/gain	(8)	265
Loss on liquidation of a subsidiary corporation	-	(1,301)
Impairment loss on property classified as held for sales	(1,530)	-
Gain on foreclosure sales on investment property	1,078	-
Fair value losses on financial assets mandatorily measured at fair value through profit or loss	(197)	(754)
(Write off)/Write back of trade and other receivables	(929)	22
Write off financial assets at fair value through other comprehensive income	(679)	-

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

(In S\$'000)

	Group		Company	
	31.12.2019 (Unaudited)	31.12.2018 (Audited)	31.12.2019 (Unaudited)	31.12.2018 (Audited)
ASSETS				
Current assets				
Trade and other receivables	1,475	2,912	1,648	3,074
Other current assets	202	202	62	66
Financial assets, at fair value through profit or loss	831	1,028	831	1,028
Cash and cash equivalents	2,184	3,823	2,041	3,705
	4,692	7,965	4,582	7,873
Asset of disposal group classified as held-for-sale	792	792	853	853
Property classified as held-for-sale	1,010	-	1,010	-
	6,494	8,757	6,445	8,726
Non-current assets				
Financial assets at fair value through other comprehensive income	337	11,245	337	11,245
Investment in associated company	212	-	-	-
Investments in subsidiary corporations	-	-	4,091	4,091
Plant and equipment	437	16	3	8
Investment property	1,078	2,540	1,078	2,540
Goodwill	-	-	-	-
	2,064	13,801	5,509	17,884
	8,558	22,558	11,954	26,610
LIABILITIES				
Current liabilities				
Trade and other payables	521	10,703	4,420	10,641
Borrowings	323	44	45	4,175
	844	10,747	4,465	14,816
Non-current liabilities				
Borrowings	257	135	93	135
	257	135	93	135
Total liabilities	1,101	10,882	4,558	14,951
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	25,247	25,247	25,247	25,247
Treasury shares	(2,602)	(2,602)	(2,602)	(2,602)
Accumulated losses	(12,507)	(11,741)	(12,442)	(11,626)
Other reserves	(2,807)	640	(2,807)	640
	7,331	11,544	7,396	11,659
Non-controlling interests	126	132	-	-
Total equity	7,457	11,676	7,396	11,659
Total equity and liabilities	8,558	22,558	11,954	26,610

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

(In S\$'000)	As at 31.12.2019		As at 31.12.2018	
	Secured	Unsecured	Secured	Unsecured
Finance lease liabilities	45	-	44	-
Lease liabilities	278	-	-	-
Total	323	-	44	-

Amount repayable after one year

(In S\$'000)	As at 31.12.2019		As at 31.12.2018	
	Secured	Unsecured	Secured	Unsecured
Finance lease liabilities	93	-	135	-
Lease liabilities	164	-	-	-
Total	257	-	135	-

Finance lease liabilities of the Group and the Company are secured over the leased motor vehicle and lease liabilities was secured over right-of-use of the rental of premises.

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**

(In \$'000)	12 month ended 31.12.2019 (Unaudited)	12 month ended 31.12.2018 (Restated)
Cash flows from operating activities		
- Loss before income tax	(4,210)	(3,389)
Adjustments for :		
- Income tax expenses	2	-
- Depreciation of plant and equipment	277	26
- Interest income	(28)	(40)
- Finance expense	19	8
- Write off of trade and other receivables	929	(22)
- Impairment loss on property classified as held for sales	1,530	-
- Gain on foreclosure sales on investment property	(1,078)	-
- Loss on liquidation of a subsidiary corporation	-	1,301
- Currency exchange (loss)/gain	8	(265)
- Fair value losses on financial assets mandatorily measured at fair value through profit or loss	197	754
- Write off financial assets at fair value through other comprehensive income	679	-
	(1,675)	(1,627)
Working capital changes:		
- Trade and other receivables	507	135
- Other current assets	-	(50)
- Trade and other payables	47	(504)
Cash used in operations	(1,121)	(2,046)
Income tax paid	(2)	-
Net cash used in operating activities	(1,123)	(2,046)
Cash flows from investing activities		
Additions to plant and equipment	(6)	(3)
Acquisition of a associate, net of cash acquired	(218)	-
Interest received	28	40
Net cash (used in)/provided by investing activities	(196)	37
Cash flows from financing activities		
Interest paid	(6)	(8)
Repayment of finance lease liabilities	(41)	(39)
Principal payment of lease liability	(273)	-
Repayment of borrowings	-	(60)
Net cash used in financing activities	(320)	(107)
Net decreased in cash and cash equivalents	(1,639)	(2,116)
Cash and cash equivalents		
Beginning of the financial year	3,823	5,939
End of the financial year	2,184	3,823

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

	Attributable to Equity Holders of the Company					Non-Controlling Interests	Total Equity
	Share Capital	Treasury Shares	Accumulated Losses	Other Reserves	Subtotal		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000		
Group							
2019							
As at 1 January	25,247	(2,602)	(11,741)	640	11,544	132	11,676
Adoption of SFRS(I) 16	-	-	(9)	-	(9)	-	(9)
As at 1 January 2019, restated	25,247	(2,602)	(11,750)	640	11,535	132	11,667
Loss for the year	-	-	(4,204)	-	(4,204)	(6)	(4,210)
Reclassification of reserves	-	-	3,447	(3,447)	-	-	-
As at 31 December	25,247	(2,602)	(12,507)	(2,807)	7,331	126	7,457
2018							
As at 1 January	25,247	(2,602)	(8,192)	902	15,355	(2,125)	13,230
(Loss)/Profit for the year	-	-	(3,549)	-	(3,549)	160	(3,389)
Other comprehensive loss for the year	-	-	-	(262)	(262)	-	(262)
Total comprehensive (loss)/income for the year	-	-	(3,549)	(262)	(3,811)	160	(3,651)
Liquidation of a subsidiary corporation	-	-	-	-	-	2,097	2,097
Total transactions with owners, recognised directly in equity	-	-	-	-	-	2,097	2,097
As at 31 December	25,247	(2,602)	(11,741)	640	11,544	132	11,676
Company							
2019							
As at 1 January	25,247	(2,602)	(11,626)	640	11,659	-	11,659
Loss for the year	-	-	(4,263)	-	(4,263)	-	(4,263)
Reclassification of reserves	-	-	3,447	(3,447)	-	-	-
As at 31 December	25,247	(2,602)	(12,442)	(2,807)	7,396	-	7,396
2018							
As at 1 January	25,247	(2,602)	(9,126)	902	14,421	-	14,421
Loss for the year	-	-	(2,500)	-	(2,500)	-	(2,500)
Other comprehensive loss for the year	-	-	-	(262)	(262)	-	(262)
Total comprehensive loss for the year	-	-	(2,500)	(262)	(2,762)	-	(2,762)
As at 31 December	25,247	(2,602)	(11,626)	640	11,659	-	11,659

- 1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, 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**

	Issued and paid-up ordinary shares	Share capital S\$'000
Balance as at 31 December 2018 and 31 December 2019 (excluding treasury shares)	177,072,685	25,247

	Number of treasury shares	Number of shares outstanding	Percentage of the aggregate number of treasury shares held against the total number of shares outstanding
As at 31 December 2018 and 31 December 2019	14,978,000	177,072,685	8.46%

There were no outstanding convertibles or subsidiary holdings as at 31 December 2018 and 31 December 2019.

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

Total number of issued shares excluding treasury shares as at 31 December 2019 was 177,072,685 (31 December 2018: 177,072,685).

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

There was no sale, transfer, cancellation and/or use of treasury shares for the financial year ended 31 December 2019.

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

Not applicable. The Company did not have any subsidiary holdings during and as at the end of the current financial year 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 external auditors.

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

Not applicable.

3A. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:-

(a) Updates on the efforts taken to resolve each outstanding audit issue

(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

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 Section 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year compared with those used in the audited financial statements for the financial year ended 31 December 2018.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year compared with those of the audited financial statements as at 31 December 2018. The adoption of the new SFRS(I)s and amendments and interpretations of SFRS(I) which came into effect on 1 January 2019 did not have any material financial impact on the Group's results except for the following:

(i) SFRS(I) 16 Leases

The Group has adopted SFRS(I) 16 effective 1 January 2019. The Group has elected to apply the simplified transition approach without restating prior years' information. On adoption, the Group recognised lease liabilities in relation to leases which had previously been classified as 'operating leases' under the principles of SFRS(I) 1-17 Leases. These liabilities were measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate as of 1 January 2019. On adoption, the Group recognised right-of-use ("ROU") assets of \$0.80 million and lease liabilities of \$0.70 million.

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

	12 months ended 31.12.2019	12 months ended 31.12.2018
Net loss attributable to equity holders of the Company (S\$'000)	(4,204)	(3,549)
Weighted average number of ordinary shares outstanding	177,072,685	177,072,685
Basic and fully diluted loss per share (S\$ cents)	(2.37)	(2.00)

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

	<u>Group</u>		<u>Company</u>	
	<u>As at</u> <u>31.12.2019</u>	<u>As at</u> <u>31.12.2018</u>	<u>As at</u> <u>31.12.2019</u>	<u>As at</u> <u>31.12.2018</u>
Net asset value per ordinary share (cents)	4.14	6.52	4.18	6.58

Net asset value per share of the Group and the Company is calculated based on 177,072,685 issued shares (excluding treasury shares) as at 31 December 2019 (31 December 2018: 177,072,685 issued shares (excluding treasury shares)).

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 year 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 year reported on

Income Statement

Revenue increased by 11% from S\$0.62 million in FY2018 to S\$0.68 million in FY2019. The increase was primarily due to the growth in visitor arrivals in FY2019 as a result the Group reported a gross profit of S\$0.09 million in FY2019 compared to S\$0.07 million was reported in FY2018.

Other income relates to interest income from bank deposits S\$0.03 million in FY2019, mainly from the placement of fixed deposit.

Other credits increased by S\$0.45 million from S\$0.63 million in FY2018 to S\$1.08 million in FY2019. The other credits in FY2019 consisted mainly of gain on foreclosure sale on investment property of S\$1.08 million (Please refer to the announcement made on 27 August 2019 on update of foreclosure action on vista property for details). The other credits in FY2018 consisted mainly of (i) foreign exchange gain of S\$0.27 million as a result of depreciation of Renminbi against Singapore Dollars in FY2018; and (ii) a reversal of accrual of approximately S\$0.33 million.

Administrative expenses decreased slightly by S\$4,000 in FY2019 compared to FY 2018. In FY 2019, amounted to \$2.05 million, mainly consist of legal and professional fees of S\$0.38 million and staff costs by S\$1.25 million.

Finance costs increased by S\$11,000 from S\$8,000 in FY2018 to S\$19,000 in FY2019 mainly due from lease liabilities of S\$13,000 as a result of the application of the principles of SFRS(I) 16 Leases and S\$6,000 was relates to hire purchase of company motor vehicle, which offset against the decreased in hire purchase interest by S\$2,000 as compared to S\$8,000 in FY2018.

Other charges increased by S\$1.28 million to S\$3.34 million in FY2019 (FY2018: S\$2.06 million). The other charges in FY2019 comprised mainly (i) write off other receivables of S\$0.93 million largely from the disposal of HLN Rubbers Products Pte Ltd. as announced 17 January 2020; (ii) Impairment of property classified as held-for-sale of S\$1.53 million due from the proposed disposal of Barons Lodge Hotel which is marked to the consideration which has been announced on 16 August 2019; (iii) fair value loss on financial assets (at fair value through profit or loss) in the Company's investment fund (namely, Fortune Asia Long Short Fund) of S\$0.20 million in FY2019 (FY2018: S\$0.75 million); and (iv) write off of financial assets at fair value through other comprehensive income of S\$0.68 million due from the disposal of GHIL. in FY2019. Meanwhile, the other charges in FY2018 comprised mainly (i) fair value loss of S\$0.75 million; and (ii) a loss in liquidation of subsidiary, Sinjia RTE Solutions Pte Ltd of S\$1.30 million in FY2018.

As a result of the above, the Group registered a loss before and after tax of S\$4.21 million in FY2019, as compared to S\$3.39 million in FY2018. The Group posted a loss attributable to equity holders of the Company of S\$4.20 million in FY2019 (FY2018: S\$3.55 million).

Financial Position

Current Assets

The Group's current assets decreased by S\$2.27 million to S\$6.49 million as at 31 December 2019, from S\$8.76 million as at 31 December 2018. The Group's current assets as at 31 December 2019 comprised trade and other receivables of S\$1.48 million, other current assets of S\$0.20 million, financial assets (at fair value through profit or loss) of S\$0.83 million, cash and cash equivalents of S\$2.18 million, assets of the disposal group classified as held-for-sale of S\$0.79 million and property classified as held-for-sale of S\$1.01 million.

Trade and other receivables decreased by S\$1.43 million to S\$1.48 million as at 31 December 2019, from S\$2.91 million as at 31 December 2018, mainly due to proceeds from receivable of approximately S\$0.41 million and written off of S\$0.93 million from the sale of the disposal group in FY2017.

Financial assets, at fair value through profit or loss decreased by S\$0.20 million, from S\$1.03 million as at 31 December 2018 to S\$0.83 million as at 31 December 2019, due to a decrease in the fair value of the Company's investment fund (namely, Fortune Asia Long Short Fund).

Cash and cash equivalents decreased by S\$1.64 million, from S\$3.82 million as at 31 December 2018 to S\$2.18 million as at 31 December 2019. Please refer to the section on "Consolidated Statement on Cash Flows" below for the reasons on the decrease in cash and cash equivalents.

Assets of the disposal group classified as held-for-sale, which relates to the carrying amount of investment in associated company, Ace Empire Capital Sdn. Bhd., amounted to S\$0.79 million which proposed disposal is still ongoing as at the financial year end 2019. The proposed disposal targeted to complete by second quarter of FY2020.

The property classified as held-for-sale, amounted to S\$1.01 million was received as a repayment for the convertible loan note the Group had subscribed to for which the issuer, Barons Vista LLS could not repay. The value of the investment property was derived using the proposed consideration for the Barons Lodge Hotel. During the FY2019, S\$1.53 million impairment was made due to the consideration is lower than the carrying amount as at 31 December 2019.

Non-current Assets

The Group's non-current assets decreased by S\$11.74 million to S\$2.06 million as at 31 December 2019, from S\$13.80 million as at 31 December 2018. The Group's non-current assets as at 31 December 2019 comprised financial assets at fair value through other comprehensive income of S\$0.33 million, investment in associated company of S\$0.21 million, investment property of S\$1.08 million and plant and equipment of S\$0.44 million.

Financial assets at fair value through other comprehensive income decreased by S\$10.91 million to S\$0.33 million as at 31 December 2019 compared to S\$11.24 million as at 31 December 2018 due to it being offset with the partial consideration received for the disposal of Tianjin Swan Lake Real Estate Development Co., Limited ("TJSL") which was recorded under trade and other payables in prior year. The balance of S\$0.33 million is the shares in Abterra Ltd, a listed company on the SGX-ST. No gain or loss in fair value of these quoted securities in Abterra Ltd in 2019.

Plant and equipment increased by S\$0.42 million from S\$0.02 as at 31 December 2018 to S\$0.44 million as at 31 December 2019, mainly due to the ROU assets with the adoption of SFRS(I) 16 Leases from 1 January 2019 of S\$0.44 million against depreciation charges recognised in FY2019.

Investment property of S\$1.08 million as at 31 December 2019 was relates to the Vista Property. Please refer to the announcement made on 27 August 2019 for the details. (31 December 2018: S\$2.54 million was related to the Barons Lodge Hotel which reclassified to "Assets of the disposal group classified as held-for-sale" as at 31 December 2019).

Current Liabilities

The Group's current liabilities decreased by S\$9.91 million, from S\$10.75 million as at 31 December 2018 to S\$0.84 million as at 31 December 2019. The Group's current liabilities as at 31 December 2019 comprised mainly trade and other payables of S\$0.52 million and borrowings of S\$0.32 million.

Trade and other payables decreased by S\$10.18 million, from S\$10.70 million as at 31 December 2018 to S\$0.52 million as at 31 December 2019, mainly due to S\$10.23 million which was contra off with financial assets at fair value through other comprehensive income {as partial consideration received for the disposal of Tianjin Swan Lake Real Estate Development Co., Limited ("TJSL")}

Total borrowings increased from S\$0.18 million as at 31 December 2018 to S\$0.58 million as at 31 December 2019, due to the the Lease liabilities with the adoption of SFRS(I) 16 Leases from 1 January 2019 of S\$0.44 million against repayment of finance lease liabilities of S\$41,000.

The Group reported a positive working capital of S\$5.65 million as at 31 December 2019.

Non-current Liabilities

The Group's non-current liabilities comprised finance lease liabilities and lease liabilities, which increased by S\$0.13 million, from S\$0.13 million as at 31 December 2018 to S\$0.26 million as at 31 December 2019. The increase was due to the reclassification of finance lease liabilities and Lease liabilities from "Non-current Liabilities" to "Current Liabilities".

Equity

Total equity decreased by S\$4.22 million, from approximately S\$11.68 million as at 31 December 2018 to S\$7.46 million as at 31 December 2019, mainly due to an increase in accumulated losses of S\$4.21 million as at 31 December 2019, as a result of net loss incurred in FY2019.

Consolidated Statement of Cash Flows

Net cash outflow for operating activities for FY2019 amounted to S\$1.12 million, mainly due to cash outflow from operations activities of S\$1.67 million and net cash inflow arising from working capital changes of S\$0.55 million. Net cash inflows arising from working capital in FY2019 amounted to S\$0.55 million, mainly due to increase in trade and other receivables of S\$0.51 million.

Net cash outflow from investing activities of S\$0.20 million in FY2019 was mainly due to partial payment on the investment in an associate company of approximately S\$0.21 million, purchase of plant and equipment of S\$6,000 against interest received of S\$28,000.

Net cash outflow from financing activities of S\$0.32 million in FY2019 was mainly due to the repayment of finance lease liabilities of S\$41,000, payment of the lease liability in accordance with the principles of SFRS(I) 16 Leases of S\$0.27 million and interest paid of S\$6,000.

As a result of the above, the Group had cash and cash equivalents of S\$2.18 million as at 31 December 2019, representing a decrease of S\$1.64 million as compared to at 31 December 2018.

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

Not applicable. No forecast or prospect statement had 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 Board of Directors remains cautious in FY2019 due to market challenges and will continue to stay lean and to stay competitive in the challenging business environment.

Notwithstanding a loss attributable to shareholders, the Group is financially strong with cash at bank of \$2.18 million as at 31 December 2019 and additional S\$1.428 million from the proceeds received through the completion of the disposal of HLN Rubber Products Pte Ltd as announced on 17 January 2020.

The Company will continue to explore new business opportunities which can enhance long term shareholder value. These include geographical expansion, mergers and acquisitions, divestment and partnering with long term strategic investor(s) who can add depth and breadth to the Group's existing business portfolio.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

No dividend has been declared for the current financial year.

(b) Corresponding Period of the Immediately Preceding Financial Year

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

No dividend was declared for the previous financial year.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12. If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.

No dividend has been declared/recommended for the current financial year in view that the Company was loss making.

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 Group has not obtained an IPT general mandate from the Company's shareholders. There was no interested person transaction exceeding S\$100,000 entered into during FY2019.

14. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7 of the Catalist Rules) under Rule 720(1) of the Catalist Rules

The Company confirms that it has procured all the required undertakings under Rule 720(1) of the Catalist Rules from all its directors and executive officers in the format set out in Appendix 7H of the Catalist Rules.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

15. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

The Group's principal businesses are in Hospitality Management ("HM") and corporate ("IH") segments and are the continued operations of the Group.

- 1) The **Hospitality Management** ("HM") segment manages and operates lodging and boarding houses and backpackers hostels.
- 2) The **Corporate** ("IH") segment is involved in Group level corporate services, treasury functions and investments. It derives its income substantially from inter-company transactions.

Financial Information by Operating Segments from Continuing Operations

	HM S\$'000	IH S\$'000	Total S\$'000
Year 2019			
Sales:			
Total sales segment	681	-	681
Adjusted EBITDA	262	(1,915)	(1,653)
Depreciation	(272)	(5)	(277)
ORBIT	(10)	(1,920)	(1,930)
Finance expenses	(13)	(6)	(19)
Other items	-	(2,259)	(2,259)
Loss before income tax			(4,208)
Income tax expense			(2)
Loss after income tax			(4,210)
	HM S\$'000	IH S\$'000	Total S\$'000
Year 2018 (Restated)			
Sales:			
Total sales segment	616	-	616
Adjusted EBITDA	(17)	(1,905)	(1,922)
Depreciation	(2)	(24)	(26)
ORBIT	(19)	(1,929)	(1,948)
Finance expenses	-	(8)	(8)
Other items	12	(1,445)	(1,433)
Loss before income tax			(3,389)
Income tax expense			-
Loss after income tax			(3,389)

Assets and Reconciliations

	HM S\$'000	IH S\$'000	Unallocated S\$'000	Group S\$'000
Year 2019				
Segment assets for reportable segments	547	5,827	-	6,374
Unallocated:				
Add: Cash and cash equivalents	-	-	2,184	2,184
	<u>547</u>	<u>5,827</u>	<u>2,184</u>	<u>8,558</u>
Year 2018				
Segment assets for reportable segments	106	18,629	-	18,735
Unallocated:				
Add: Cash and cash equivalents	-	-	3,823	3,823
	<u>106</u>	<u>18,629</u>	<u>3,823</u>	<u>22,558</u>

Liabilities and Reconciliations

	HM S\$'001	IH S\$'000	Unallocated S\$'000	Group S\$'000
Year 2019				
Segment liabilities for reportable segments	60	461	-	521
Unallocated:				
Finance lease liabilities	-	-	580	580
	<u>60</u>	<u>461</u>	<u>580</u>	<u>1,101</u>
Year 2018				
Segment liabilities for reportable segments	57	10,646	-	10,703
Unallocated:				
Deferred and current tax liabilities	-	-	-	-
Finance lease liabilities	-	-	179	179
	<u>57</u>	<u>10,646</u>	<u>179</u>	<u>10,882</u>

Geographical Information

The Group's operations are located in Singapore. Non-current assets are allocated based on the Group's country of domicile and all foreign countries in which the assets are held.

The Group's reportable segments are based on differences in products and services, no additional disclosure of revenue information about products and services are required.

	Revenue		Non-Current Assets	
	Year 2019 S\$'000 (Unaudited)	Year 2018 S\$'000 (Restated)	Year 2019 S\$'000 (Unaudited)	Year 2018 S\$'000 (Audited)
Singapore	681	616	986	11,261
United States	-	-	1,078	2,540
Total	681	616	2,064	13,801

16. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Refer to paragraph 8 - Review of the performance of the Group, found on pages 9 to 12 of this announcement.

17. A breakdown of sales

(In S\$'000)	Group		% Increase/(Decrease)
	FY2019 (Unaudited)	FY2018 (Restated)	
Sales reported for first half year	328	258	27.13%
Operating loss after tax before deducting non-controlling interest reported for first half year	(1,345)	(1,218)	10.43%
Sales reported for second half year	353	358	-1.40%
Operating loss after tax before deducting non-controlling interest reported for second half year	(2,865)	(2,171)	31.97%

18. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

(In S\$'000)	Latest full year	Previous full year
	FY2019	FY2018
Ordinary	NIL	NIL
Preference	NIL	NIL
Total	NIL	NIL

19. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) of the Catalist Rules in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Pursuant to Rule 704(10) of the Catalist Rules, there is no person occupying a managerial position in the Company or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the Company.

BY ORDER OF THE BOARD

Cheong Weixiong
Executive Director
26 February 2020

Li Anhua
Non-Executive Chairman

This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor ("Sponsor"), Asian Corporate Advisors Pte. Ltd., in accordance with Rules 226(2)(b) and 753(2) of the Singapore Exchange Securities Trading Limited ("Exchange") Listing Manual Section B: Rules of Catalist for compliance with the relevant rules of the Exchange. The Company's Sponsor has not independently verified the contents of this announcement including the correctness of any of the figures used, statements or opinions made.

This announcement has not been examined or approved by the Exchange and the Exchange assumes no responsibility for the contents of this announcement including the correctness of any of the statements or opinions made or reports contained in this announcement.

*The contact person for the Sponsor is Mr Liau H.K.
Telephone number: 6221 0271*