



SINJIA LAND LIMITED
FULL YEAR FINANCIAL STATEMENTS AND DIVIDEND
ANNOUNCEMENT FOR THE FINANCIAL PERIOD ENDED 31
DECEMBER 2020 (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 31.12.2020 <u>(Unaudited)</u>	12 month ended 31.12.2019 <u>(Audited)</u>	Change
Revenue	394	681	(42.1%)
Cost of sales	(558)	(590)	(5.4%)
Gross (loss)/profit	<u>(164)</u>	<u>91</u>	NM
Other income	222	39	NM
Other credits	208	1,078	(80.7%)
Expenses			
- Distribution and marketing	(3)	(7)	(57.1%)
- Administrative	(1,913)	(2,046)	(6.5%)
- Finance	(8)	(19)	(57.9%)
- Other charges	(685)	(3,344)	(79.5%)
Loss before income tax	<u>(2,343)</u>	<u>(4,208)</u>	(44.3%)
Income tax expense	(4)	(2)	100.0%
Loss for the year	<u>(2,347)</u>	<u>(4,210)</u>	(44.3%)
Other comprehensive loss:			
Item that may be reclassified subsequently to profit or loss:			
Financial assets, at FVOCI			
- Fair value losses, equity instrument	(337)	-	NM
Other comprehensive loss, net of tax	<u>(337)</u>	<u>-</u>	NM
Total comprehensive loss	<u>(2,684)</u>	<u>(4,210)</u>	(36.2%)
Loss attributable to:			
Equity holders of the Company	(2,316)	(4,204)	(44.9%)
Non-controlling interests	(31)	(6)	NM
	<u>(2,347)</u>	<u>(4,210)</u>	(44.3%)
Total comprehensive loss attributable to:			
Equity holders of the Company	(2,653)	(4,204)	(36.9%)
Non-controlling interests	(31)	(6)	NM
	<u>(2,684)</u>	<u>(4,210)</u>	(36.2%)
Loss per share for loss attributable to equity holders of the Company	<u>Cents</u>		
Basic and diluted loss per share	(1.31)	(2.37)	(44.7%)

NM – not meaningful

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

S\$'000	12 month ended 31.12.2020	12 month ended 31.12.2019
	(Unaudited)	(Audited)
Depreciation of plant and equipment	(276)	(277)
Currency exchange gain/(loss)	31	(8)
Loss on disposal of property classified as held for sales	(136)	-
Impairment loss on property classified as held for sales	-	(1,530)
Gain on foreclosure sales on investment property	-	1,078
Gain on disposal of plant and equipment	77	-
Gain on disposal of investment in associated company	(62)	-
Rental relief	(95)	-
Fair value losses of financial assets at fair value through profit or loss	(549)	(197)
Write off of trade and other receivables	(1)	(929)
Write off of payables	39	-
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	
	31.12.2020 (Unaudited)	31.12.2019 (Audited)	31.12.2020 (Unaudited)	31.12.2019 (Audited)
ASSETS				
Current assets				
Trade and other receivables	26	1,475	1,170	1,648
Other current assets	152	202	67	62
Financial assets, at fair value through profit or loss	282	831	282	831
Cash and cash equivalents	2,594	2,184	2,365	2,041
	3,054	4,692	3,884	4,582
Asset of disposal group classified as held-for-sale	-	792	-	853
Property classified as held-for-sale	-	1,010	-	1,010
	3,054	6,494	3,884	6,445
Non-current assets				
Financial assets at fair value through other comprehensive income	-	337	-	337
Investment in associated companies	212	212	-	-
Investments in subsidiary corporations	-	-	4,091	4,091
Plant and equipment	169	437	5	3
Investment properties	1,966	1,078	1,078	1,078
	2,347	2,064	5,174	5,509
	5,401	8,558	9,058	11,954
LIABILITIES				
Current liabilities				
Other payables	464	521	4,347	454
Borrowings	164	322	-	4,010
	628	843	4,347	4,464
Non-current liability				
Borrowings	-	258	-	94
	-	258	-	94
Total liabilities	628	1,101	4,347	4,558
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	(14,823)	(12,507)	(14,790)	(12,442)
Other reserves	(3,144)	(2,807)	(3,144)	(2,807)
	4,678	7,331	4,711	7,396
Non-controlling interests	95	126	-	-
Total equity	4,773	7,457	4,711	7,396
Total equity and liabilities	5,401	8,558	9,058	11,954

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

Amount repayable in one year or less, or on demand

(In S\$'000)	As at 31.12.2020		As at 31.12.2019	
	Secured	Unsecured	Secured	Unsecured
Lease liabilities	164	-	322	-
Total	164	-	322	-

Amount repayable after one year

(In S\$'000)	As at 31.12.2020		As at 31.12.2019	
	Secured	Unsecured	Secured	Unsecured
Lease liabilities	-	-	258	-
Total	-	-	258	-

Lease liabilities of the Group and the Company 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 31.12.2020 (Unaudited)	12 month ended 31.12.2019 (Audited)
Cash flows from operating activities		
- Loss before income tax	(2,347)	(4,210)
Adjustments for :		
- Income tax expenses	4	2
- Depreciation of plant and equipment	276	277
- Interest income	(16)	(28)
- Interest expense	8	19
- Write off of other payables	(39)	-
- Write off of trade and other receivables	1	929
- Loss on disposal of property classified as held-for-sale	136	-
- Impairment loss on property classified as held-for-sale	-	1,530
- Gain on foreclosure sales on investment property	-	(1,078)
- Gain on disposal of investment in associated company	(62)	-
- Rental relief	(95)	-
- Gain on disposal of plant and equipment	(77)	-
- Currency exchange (gain)/loss	(19)	9
- Fair value losses of financial assets at fair value through profit or loss	549	197
- Write off of financial assets at fair value through other comprehensive income	-	679
Operating cash flows before working capital changes	(1,681)	(1,674)
Change in working capital:		
- Trade and other receivables	1,397	505
- Other current assets	50	-
- Trade and other payables	(18)	47
Cash flows used in operating activities	(252)	(1,122)
Income tax paid	(4)	(2)
Net cash used in operating activities	(256)	(1,124)
Cash flows from investing activities		
Additions to plant and equipment	(8)	(5)
Acquisition of an associate	-	(218)
Proceeds from disposal of property classified as held-for-sale	910	-
Proceeds from disposal of plant and equipment	77	-
Interest received	16	28
Net cash generated from / (used in) investing activities	995	(195)
Cash flows from financing activities		
Interest paid	(4)	(19)
Principal payment of lease liabilities	(325)	(301)
Net cash used in financing activities	(329)	(320)
Net increase / (decrease) in cash and cash equivalents	410	(1,639)
Cash and cash equivalents		
Beginning of the financial year	2,184	3,823
End of the financial year	2,594	2,184

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							
2020							
As at 1 January	25,247	(2,602)	(12,507)	(2,807)	7,331	126	7,457
Loss for the year	-	-	(2,316)	-	(2,316)	(31)	(2,347)
Other comprehensive loss for the year	-	-	-	(337)	(337)	-	(337)
Total comprehensive loss for the year	-	-	(2,316)	(337)	(2,653)	(31)	(2,684)
As at 31 December	25,247	(2,602)	(14,823)	(3,144)	4,678	95	4,773
2019							
As at 1 January	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 reserve	-	-	3,447	(3,447)	-	-	-
As at 31 December	25,247	(2,602)	(12,507)	(2,807)	7,331	126	7,457
Company							
2020							
As at 1 January	25,247	(2,602)	(12,442)	(2,807)	7,396	-	7,396
Loss for the year	-	-	(2,348)	-	(2,348)	-	(2,348)
Other comprehensive loss for the year	-	-	-	(337)	(337)	-	(337)
Total comprehensive loss for the year	-	-	(2,348)	(337)	(2,685)	-	(2,685)
As at 31 December	25,247	(2,602)	(14,790)	(3,144)	4,711	-	4,711
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 reserve	-	-	3,447	(3,447)	-	-	-
As at 31 December	25,247	(2,602)	(12,442)	(2,807)	7,396	-	7,396

- 1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, 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 2019 and 31 December 2020 (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 2019 and 31 December 2020	14,978,000	177,072,685	8.46%

There were no outstanding convertibles or subsidiary holdings as at 31 December 2019 and 31 December 2020.

- 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 2020 was 177,072,685 (31 December 2019: 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 2020.

- 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.

Not applicable.

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

Not applicable.

This is not required for any audit issue that is a material uncertainty relating to going concern.

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 period compared with those used in the audited financial statements for the financial year ended 31 December 2020.

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

On 1 January 2020, the Group has adopted the new or amended SFRS(I) and Interpretations of SFRS(I) ("INT SFRS(I)") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I) and INT SFRS(I).

The adoption of these new or amended SFRS(I) and INT SFRS(I) did not result in substantial changes to the Group's accounting policies and had no material effect on the amounts reported for the current or prior financial years.

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

	12 months ended 31.12.2020	12 months ended 31.12.2019
Net loss attributable to equity holders of the Company (S\$'000)	(2,316)	(4,204)
Weighted average number of ordinary shares outstanding	177,072,685	177,072,685
Basic and fully diluted loss per share (S\$ cents)	(1.31)	(2.37)

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>	
	As at <u>31.12.2020</u>	As at <u>31.12.2019</u>	As at <u>31.12.2020</u>	As at <u>31.12.2019</u>
Net asset value per ordinary share (cents)	2.64	4.14	2.66	4.18

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 2020 (31 December 2019: 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 decreased by 42% from S\$0.68 million in FY2019 to S\$0.39 million in FY2020. The decrease was primarily due to the Covid-19 pandemic, which has resulted in restriction of tourists into Singapore since April 2020. The Group reported a gross loss of S\$0.16 million in FY2020 compared to a gross profit of S\$0.09 million was reported in FY2019 due to the decline in cost of sales at slower rate than revenue because of fixed costs.

Other income relates to mainly from (i) interest income from bank deposits on placement of fixed deposit S\$0.02 million in FY2020 (ii) rental rebates of S\$0.10 million and (iii) Job Support Scheme from Singapore Government of S\$0.09 million and (iv) Other Singapore Government Grants of S\$0.01 million.

Other credits decreased by S\$0.87 million from S\$1.08 million in FY2019 to S\$0.21 million in FY2020. The other credits in FY2020 mainly due to (i) gain on disposal of motor vehicle of S\$0.08 million, (ii) gain on disposal of investment in associated company, Ace Empire Capital Sdn Bhd of S\$0.06 million due to the title deeds of the two plots of shop-offices has been transferred to the subsidiary. Sinjia Properties Sdn. Bhd. in FY2020 (iii) write off of other payables of S\$0.04 million (iv) currency exchange gain of S\$0.03 million in FY2020, as a result of depreciation of Renminbi, Malaysia Ringgit and United States Dollar against Singapore Dollars in FY2020. (FY2019 : Gain on foreclosure sale on investment property of S\$1.08 million).

Administrative expenses decreased by S\$0.14 million, from S\$2.05 million in FY2019 to S\$1.91 million in FY2020, mainly due to the decrease in staff costs by S\$0.06 million, upkeep of motor vehicle by S\$0.03 million and travelling fee by S\$0.02 million.

Finance costs mainly relates to lease interest on lease liabilities.

Other charges of S\$0.69 million in FY2020 (FY2019: S\$3.34 million). The other charges in FY2020 comprised mainly (i) fair value loss of S\$0.55 million on financial assets (at fair value through profit or loss) in the Company's investment fund (namely, Fortune Asia Long Short Fund) and (ii) loss on disposal of property classified held-for-sale of S\$0.14 million.

As a result of the above, the Group registered a net loss before tax of S\$2.35 million in FY2020, as compared to S\$4.21 million in FY2019. The Group posted a loss attributable to equity holders of the Company of S\$2.32 million in FY2020, as compared to S\$4.20 million in FY2019.

Financial Position

Current Assets

The Group's current assets decreased by S\$3.44 million to S\$3.05 million as at 31 December 2020, from S\$6.49 million as at 31 December 2019. The Group's current assets as at 31 December 2020 comprised trade and other receivables of S\$0.03 million, other current assets of S\$0.15 million, financial assets (at fair value through profit or loss) of S\$0.28 million and cash and cash equivalents of S\$2.59 million.

Trade and other receivables decreased by S\$1.45 million to S\$0.03 million as at 31 December 2020, from S\$1.48 million as at 31 December 2019, mainly due to full settlement of receivable of approximately S\$1.43 million from the sale of the disposal group in FY2017.

Financial assets, at fair value through profit or loss decreased by S\$0.55 million, from S\$0.83 million as at 31 December 2019 to S\$0.28 million as at 31 December 2020, due to a decrease in the fair value of the Company's investment fund (namely, Fortune Asia Long Short Fund).

Cash and cash equivalents increased by S\$0.41 million, from S\$2.18 million as at 31 December 2019 to S\$2.59 million as at 31 December 2020. The major cash inflow was from the net proceeds received from the disposal of property classified held-for-sale of approximately S\$0.91 million. Please refer to the section on "Consolidated Statement on Cash Flows" below for the reasons on the increase in cash and cash equivalents.

Assets of the disposal group classified as held-for-sale, which relate to the carrying amount of investment in associated company, Ace Empire Capital Sdn. Bhd., amounted to S\$0.79 million as at 31 December 2019. The proposed disposal of the entity is completed on 3 September 2020 as vacant possession has taken place and the title deeds of the two plots of shop-offices has been transferred to the subsidiary name, Sinjia Properties Sdn. Bhd on 5 February 2020.

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 FY2020, the Group had completed the disposal transaction and net proceeds was received on 15 June 2020.

Non-current Assets

The Group's non-current assets increased by S\$0.29 million to S\$2.35 million as at 31 December 2020, from S\$2.06 million as at 31 December 2019. The Group's non-current assets as at 31 December 2020 comprised investment in associated companies of S\$0.21 million, investment properties of S\$1.97 million and plant and equipment of S\$0.17 million.

Financial assets at fair value through other comprehensive income is S\$NIL as at 31 December 2020 as compared to S\$0.34 million as at 31 December 2019 due to write off financial assets at fair value through other comprehensive income to fair value reserves in FY2020. It was related to the shares in Abterra Ltd, a listed company on the SGXST.

Plant and equipment decreased by S\$0.27 million from S\$0.44 million as at 31 December 2019 to S\$0.17 million as at 31 December 2020 mainly due to decrease in ROU assets with the adoption of SFRS(I) 16 Leases from 1 January 2019 of S\$0.28 million against depreciation charges recognised in FY2020.

Investment property of S\$1.97 million as at 31 December 2020 which relates to the Vista Property of S\$1.08 million where property agent being engaged to market and sell the said property and S\$0.89 million relates to the two plots of shop-offices which in exchange as consideration for the disposal of associated company, Ace Empire Capital Sdn. Bhd. One of the plot was rented out and the property agent was engaged to market and sell the said properties.

Current Liabilities

The Group's current liabilities slightly decreased by S\$0.21 million, from S\$0.84 million as at 31 December 2019 to S\$0.63 million as at 31 December 2020. The Group's current liabilities as at 31 December 2020 comprised mainly other payables of S\$0.46 million and borrowings of S\$0.16 million.

Other payables decreased by S\$0.06 million, from S\$0.52 million as at 31 December 2019 to S\$0.46 million as at 31 December 2020, mainly due to write off other payables S\$0.04 million in FY2020.

Total borrowings decreased from S\$0.58 million as at 31 December 2019 to S\$0.16 million as at 31 December 2020, due to the full settlement of lease liabilities on motor vehicle approximately of S\$0.14 million and lease of rental of premises of approximately S\$0.28 million. The remaining was solely related to current lease liabilities with the adoption of SFRS(I) 16 Leases from 1 January 2019 of S\$0.16 million.

The Group reported a positive working capital approximately of S\$2.43 million as at 31 December 2020.

Non-current Liability

The Group's non-current liability comprised solely lease liabilities of S\$NIL as at 31 December 2020 (FY2019 : S\$0.26 million).

Equity

Total equity decreased by S\$2.69 million, from approximately S\$7.46 million as at 31 December 2019 to S\$4.77 million as at 31 December 2020, mainly due to an increase in accumulated losses of S\$2.32 million as at 31 December 2020, as a result of net loss incurred in FY2020 and the fair value losses on Abterra shares.

Consolidated Statement of Cash Flows

Net cash outflow for operating activities for FY2020 amounted to S\$0.26 million, mainly due to cash used in operating activities of S\$1.68 million and net cash inflow arising from working capital changes of S\$1.43 million, mainly due to decrease in trade and other receivables of S\$1.40 million.

Net cash inflow from investing activities of S\$1.00 million in FY2020 was mainly due to proceeds from disposal of property classified held-for-sale of S\$0.91 million, interest received of S\$0.01 million and proceeds from disposal of fixed asset of S\$0.08 million.

Net cash outflow from financing activities of S\$0.33 million in FY2020 was due to the settlement of finance lease liabilities of S\$0.14 million, payment of the lease liability in accordance with the principles of SFRS(I) 16 Leases of S\$0.19 million and interest paid of S\$4,000.

As a result of the above, the Group had cash and cash equivalents of S\$2.59 million as at 31 December 2020, representing an increase of S\$0.41 million as compared to at 31 December 2019.

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 FY2021 due to uncertain business and economic outlook brought about by COVID-19 pandemic, will continue to stay lean and maintain sufficient cash flow to navigate through the crisis. The Group's operation remain under pressure as the situation continues to be delicate given the risk of resurgence of the COVID-19.

Notwithstanding a loss attributable to shareholders, the Group has a total of approximately cash at bank of \$2.59 million as at 31 December 2020 and will continue to exercise prudence in our cashflow management.

The Company remain committed to explore new business opportunities which can enhance long term value to shareholders. 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 year 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 FY2020.

14. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H under Rule 720(1))

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 2020			
Sales:			
Total sales segment	394	-	394
Adjusted EBITDA	132	(1,921)	(1,789)
Depreciation	(271)	(4)	(275)
ORBIT	(139)	(1,925)	(2,064)
Finance expenses	(7)	(1)	(8)
Other items	-	(271)	(271)
Loss before income tax			(2,343)
Income tax expense			(4)
Loss after income tax			(2,347)

	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)

Assets and Reconciliations

	HM S\$'000	IH S\$'000	Unallocated S\$'000	Group S\$'000
Year 2020				
Segment assets for reportable segments	260	2,547	-	2,807
Unallocated:				
Add: Cash and cash equivalents	-	-	2,594	2,594
	<u>260</u>	<u>2,547</u>	<u>2,594</u>	<u>5,401</u>
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>

Liabilities and Reconciliations

	S\$'000	S\$'000	S\$'000	S\$'000
Year 2020				
Segment liabilities for reportable segments	49	415	-	464
Unallocated:				
Finance lease liabilities	-	-	164	164
	<u>49</u>	<u>415</u>	<u>164</u>	<u>628</u>
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>

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 2020 S\$'000 (Unaudited)	Year 2019 S\$'000 (Audited)	Year 2020 S\$'000 (Unaudited)	Year 2019 S\$'000 (Audited)
Singapore	394	681	169	774
United States	-	-	1,078	1,078
Malaysia	-	-	888	-
Thailand	-	-	212	212
Total	<u>394</u>	<u>681</u>	<u>2,347</u>	<u>2,064</u>

17. 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 11 of this announcement.

18. A breakdown of sales

(In S\$'000)	Group		% Decrease
	FY2020 (Unaudited)	FY2019 (Audited)	
Sales reported for first half year	252	328	-23.17%
Operating loss after tax before deducting non-controlling interest reported for first half year	(915)	(1,345)	-31.97%
Sales reported for second half year	142	353	-59.77%
Operating loss after tax before deducting non-controlling interest reported for second half year	(1,432)	(2,865)	-50.02%

19. 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
	FY2020	FY2019
Ordinary	NIL	NIL
Preference	NIL	NIL
Total	NIL	NIL

20. 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
25 February 2021

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.

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