

Part 1 - Information required for announcements of quarterly (Q1, Q2, Q3 & Q4), half-year and full year results

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

	6 months ended 30-06-18 S\$'000	6 months ended 30-06-17 S\$'000	Change %
Revenue	28,363	7,242	292%
Cost of sales	(13,186)	(3,451)	282%
Gross profit	15,177	3,791	300%
Other income	1,124	5,270	-79%
Distribution and selling expenses	(2,714)	(539)	403%
Administrative expenses	(6,555)	(2,997)	119%
Other expenses	(81)	(14)	482%
Finance costs	(272)	(55)	395%
Profit before Income tax	6,679	5,456	22%
Income tax expense	(174)	41	-524%
Profit for the year	6,505	5,497	18%
<u>Other comprehensive income</u>			
Items that may be reclassified subsequently to profit or loss			
Foreign currency translation	1,367	(4,094)	-133%
Other comprehensive income (loss) for the period, net of tax	1,367	(4,094)	
Total comprehensive income for the period	7,872	1,403	461%
Profit attributable to:			
Owners of the company	6,505	5,479	19%
Non-controlling interests	-	18	-100%
	6,505	5,497	18%
Total comprehensive income attributable to:			
Owners of the company	7,872	1,386	468%
Non-controlling interests	-	17	-100%
	7,872	1,403	461%

Note:

N.M. - Not meaningful

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.

	30-06-18 S\$'000	31-12-17 S\$'000 (Restated)	Change %	30-06-18 S\$'000	31-12-17 S\$'000	Change %
Current assets						
Cash and bank balances	6,016	2,021	198%	147	639	-77%
Trade receivables	6,259	559	1020%	-	-	N.M.
Other receivables and deposits	2,547	722	253%	176	121	45%
Prepayments	813	741	10%	103	22	368%
Amount due from subsidiaries	-	-	N.M.	29,728	30,422	-2%
Investment securities	2	2	-16%	-	-	N.M.
Inventories	199	496	-60%	-	-	N.M.
Biological assets	7,646	7,350	4%	-	-	N.M.
Development properties	15,878	15,098	5%	-	-	N.M.
Assets classified as held for sale	-	2,807	-100%	-	-	N.M.
Total current assets	39,360	29,796	32%	30,154	31,204	-3%
Non-current assets						
Other receivables and deposits	41	40	3%	-	-	N.M.
Property, plant and equipment	96,154	94,908	1%	232	171	36%
Investment properties	38,383	38,953	-1%	618	617	N.M.
Intangible assets	8	11	-24%	-	-	N.M.
Investment in subsidiaries	-	-	N.M.	77,161	77,160	N.M.
Total non-current assets	134,586	133,912	1%	78,011	77,948	N.M.
Total assets	173,946	163,708	6%	108,165	109,152	-1%
Liabilities and equity						
Current liabilities						
Trade payables	9,367	7,336	28%	-	-	N.M.
Other payables and accruals	3,255	2,771	17%	289	462	-37%
Amount due to subsidiaries	-	-	N.M.	11,725	11,846	-1%
Income tax payable	-	171	-100%	-	-	N.M.
Bank loans and overdraft	3,288	3,301	N.M.	-	-	N.M.
Finance lease liabilities	103	122	-16%	25	45	-43%
Total current liabilities	16,013	13,701	17%	12,039	12,353	-3%
Non-current liabilities						
Bank loans	1,589	1,931	-18%	-	-	N.M.
Finance lease liabilities	989	902	10%	107	-	100%
Convertible bonds	1,996	1,996	N.M.	1,996	1,996	N.M.
Deferred tax liabilities	16,746	16,437	2%	-	-	N.M.
Total non-current liabilities	21,320	21,266	N.M.	2,103	1,996	5%
Capital, reserves and non-controlling interests						
Share capital	94,602	94,602	-	94,602	94,602	-
Retained earning (Accumulated losses)	35,697	29,192	22%	(124)	656	-119%
Capital reserve	418	418	-	(455)	(455)	-
Asset revaluation reserve	2,775	2,775	-	-	-	N.M.
Foreign currency translation reserve	3,121	1,754	78%	-	-	N.M.
Equity attributable to owners of the company	136,613	128,741	6%	94,023	94,803	-1%
Non-controlling interests	-	-	N.M.	-	-	N.M.
Total equity	136,613	128,741	6%	94,023	94,803	-1%
Total liabilities and equity	173,946	163,708	6%	108,165	109,152	-1%

Certain restatements have been made to the prior year's statement of financial position.

Note:

N.M. : Not meaningful

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

	As at 30.06.2018		As at 31.12.2017	
	Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
Amount repayable in one year or less, or on demand	3,391	-	3,423	-
Amount repayable after one year	2,578	-	2,833	-

Details of any collaterals

As at 30 June 2018, the Group's borrowings were secured by way of the followings:-

- Legal mortgage over freehold land of a subsidiary;
- Corporate guarantee, property and project proceeds in respect of the Company's construction projects
- Fixed and floating charge on the leasehold land of a subsidiary

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

	6 months ended 2018 S\$'000	6 months ended 2017 S\$'000
Operating activities		
Profit before tax	6,679	5,457
Adjustments for:		
Interest expense	641	38
Depreciation of property, plant and equipment	1,719	1,246
Amortisation of intangible assets	3	2
Gain on disposal of property, plant and equipment, net	(4)	(3)
Loss on disposal of assets classified as held for sale	13	-
Foreign exchange adjustments	(1,405)	(1,627)
Gain on recognition of deferred tax asset	-	(2,827)
Interest income	(44)	(31)
Operating cash flows before movement in working capital	7,602	2,255
Trade and other receivables	(7,597)	6,130
Inventories and biological assets	297	(8,037)
Development properties	(493)	1,343
Amounts due from non-controlling shareholders	-	16
Trade and other payables	2,515	(6,922)
Cash from (used in) operation	2,324	(5,215)
Interest paid	(641)	(38)
Income tax paid	(345)	-
Interest received	44	31
Net cash from (used in) operating activities	1,382	(5,222)
Investing activities		
Purchase of intangible assets	-	(17)
Purchase of property, plant and equipment	(298)	(250)
Proceeds from disposal of subsidiaries	-	-
Proceeds from sale of property, plant and equipment	453	60
Proceeds from disposal of assets classified as held for sale	2,846	-
Net cash from (used in) investing activities	3,001	(207)
Financing activities		
Increase in fixed deposits pledged	-	-
Repayment of bank loans	(355)	(929)
Repayment for finance leases	(50)	(57)
Proceeds from overdraft	-	1,063
Net cash (used in) from financing activities	(405)	77
Net increase (decrease) in cash and cash equivalents	3,978	(5,352)
Effect of exchange rate changes on balances held in foreign currencies	17	(79)
Cash and cash equivalents at beginning of period	2,021	6,747
Cash and cash equivalents at end of period	6,016	1,316
Cash and bank balances		
Cash at bank and on hand	5,253	565
Short-term fixed deposits with financial institutions	763	751
	6,016	1,316

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 owners of the company					Total S\$'000	Non- controlling interests S\$'000	Total equity S\$'000
	Share capital S\$'000	Retained earnings S\$'000	Capital reserve S\$'000	Asset revaluation reserve S\$'000	Currency translation reserve S\$'000			
Group								
Balance at 1 January 2017	94,602	(11,825)	414	40,521	7,087	130,799	(23)	130,776
Total comprehensive income (loss) for the period								
Profit for the period	-	5,479	-	-	-	5,479	18	5,497
Other comprehensive loss for the period	-	-	-	-	(4,093)	(4,093)	(1)	(4,094)
Total	-	5,479	-	-	(4,093)	1,386	17	1,403
Balance at 30 June 2017	94,602	(6,346)	414	40,521	2,994	132,185	(6)	132,179
Group								
Balance at 1 January 2018 (As previously reported)	94,602	(9,775)	418	40,631	1,790	127,666	-	127,666
Restatements	-	38,967	-	(37,856)	(36)	1,075	-	1,075
Balance at 1 January 2018 (Restated)	94,602	29,192	418	2,775	1,754	128,741	-	128,741
Total comprehensive income for the period								
Profit for the period	-	6,505	-	-	-	6,505	-	6,505
Other comprehensive income for the period	-	-	-	-	1,367	1,367	-	1,367
Total	-	6,505	-	-	1,367	7,872	-	7,872
Balance at 30 June 2018	94,602	35,697	418	2,775	3,121	136,613	-	136,613

	Share capital S\$'000	Retained earnings S\$'000	Capital reserves S\$'000	Total equity S\$'000
Company				
Balance at 1 January 2017	94,602	(1,591)	(459)	92,552
Total comprehensive income for the period				
Profit for the period	-	1,311	-	1,311
Other comprehensive income for the period	-	-	-	-
Total	-	1,311	-	1,311
Balance at 30 June 2017	94,602	(280)	(459)	93,863
Company				
Balance at 1 January 2018	94,602	656	(455)	94,803
Total comprehensive loss for the period				
Loss for the period	-	(780)	-	(780)
Other comprehensive income for the period	-	-	-	-
Total	-	(780)	-	(780)
Balance at 30 June 2018	94,602	(124)	(455)	94,023

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 were no shares issued for the period under review.

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

The total number of issued shares excluding treasury shares as at 30 June 2018 were 221,933,192 and 31 December 2017 were 6,658,068,582 ordinary shares. Shares consolidation took place on 15 May 2018.

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.
The Company has no treasury shares as at the end of the current financial period.

2. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice.
These figures have not been audited or reviewed by the Company's auditors.

3. Where the figures have been audited or reviewed, the auditor's 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.

The same accounting policies and methods of computation adopted in the most recently audited financial statements have been applied in the preparation for this interim financial statements except for the early adoption of FRS 115 Revenue from Contracts with Customers, which resulted in the use of percentage of completion for revenue recognition of the property development.

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

The Group has early adopted FRS 115 on 1 January 2017, which resulted in the revenue recognition of the property development based on percentage of completion method. The Group does not expect the adoption of FRS 109 to have a material impact on the financial statements of the Group in the period of initial adoption.

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.

Earnings per ordinary share attributable to owners of the parent for the period:-
Basic
Diluted

Group	
30.06.2018	30.06.2017
Singapore Cents	Singapore Cents
2.931	0.082
2.931	0.082

The basic and diluted earnings per share are calculated based on the weighted average number of shares in issue of 221,933,192 (comparative: 6,658,068,582).

The basic and diluted earnings per share for the financial period ended 30 June 2018 were the same as there were no potentially dilutive ordinary shares in issue as at the end of the current financial period.

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 period reported on and (b) immediately preceding financial year.

Net asset value per ordinary share based on issued share capital

Group		Company	
30.06.2018	31.12.2017	30.06.2018	31.12.2017
Singapore Cents		Singapore Cents	
61.556	1.934	42.365	1.424

The computation of net asset value per share is based on the number of issued ordinary shares as at the respective balance sheet dates amounting to 221,933,192 (comparative: 6,658,068,582) 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 period reported on, including (where applicable) seasonal or cyclical factors; and (b) any material factors that affected the cash flow, working capital, assets or liabilities of the Group during the current financial period reported on.

Review of statement of comprehensive income

Revenue and gross profit

Revenue rose to \$28.4 million for the 1H 2018, up from \$7.2 million in 1H 2017 on the back of stronger property sales at the Group's signature D'Seaview project development in Sihanoukville, Cambodia. The property segment contributed the bulk, or 87%, of the Group's revenue in 1H 2018.

The Group's gross profit increased from \$3.8 million in 1H 2017 to \$15.2 million in 1H 2018 due mainly to increase revenue from the Property business segment.

Other income

Other income decreased from \$5.3 million in 1H 2017 to \$1.1 million in 1H 2018 due mainly to the gain on recognition of deferred tax asset and reversal of deferred tax liability in 1H 2017.

Distribution and selling expenses

Distribution and selling expenses increased from \$0.5 million in 1H 2017 to \$2.7 million in 1H 2018. This relates to the sales and marketing activities for the property development and also estate agencies commission paid out respectively.

Administrative expenses

Administrative expenses increased from \$3 million in 1H 2017 to \$6.6 million in 1H 2018 mainly driven by depreciation, professional fees paid out and expenses related to the upkeep of farm machinery.

Net profit

Although the Group achieved a higher revenue and gross profit in 1H 2018 compared to 1H 2017, increased administrative and distribution and selling expenses resulted in a net profit of \$6.5 million in 1H 2018.

Review of Financial Position

Trade receivables

Trade receivables increased to \$6.3 million for 1H 2018 due primarily to increase billings of our D'Seaview mixed development in Cambodia.

Other receivables and deposits

Other receivables and deposits increased to \$2.5 million in 1H 2018 due primary to VAT receivable in Cambodia from payment to contractors for D'Seaview development.

Inventories

Inventories decreased to \$0.2 million for 1H 2018 due primarily to reduction of starch production.

Trade payables

Trade payables increased to \$9.4 million for 1H 2018 due to increase in progressive claims from contractors, accruals for unbilled contractor progressive claims and related retention sums held.

Other payables and accruals

Other payables and accruals increased to \$3.3 million for 1H 2018 due to increase in VAT payable in Cambodia from receipts of the D'Seaview sale.

Bank loans, overdraft and finance lease liabilities

Total loans and borrowings for the Group decreased to \$6 million for 1H 2018 mainly due to repayment of loan.

Review of Cash Flow Statement

Net cash generated from operating activities was \$1.4 million for 1H 2018 mainly due to the increase in trade and other payables offset by increased in trade and other receivables.

Net cash generated from investing activities was \$3 million for 1H 2018 was mainly proceed from sale of property, plant and equipment and the sales of a portion on the Ang Snoul factory facilities.

Net cash used in financing activities mainly includes repayment of term loans.

Overall, cash and cash equivalents of the Group stood at \$6 million as at end 1H 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
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.**

AGRICULTURE DIVISION

In FY 2018, the Group will continue to seek for potential opportunities in :
(i) joint cooperation partners on Cassava and starch production ;
(ii) investors that are willing to acquire and expand into Agriculture business ;

PROPERTY DEVELOPMENT DIVISION

Barring unforeseen circumstances, the Group expects positive response in sales on the D'Seaview project from both local and foreign buyers.

The two key milestones are :

- (i) the completion of the commercial segment targeted in Sep 2018, The Group celebrated its roof topping -up ceremony for the development on 27 Jun 2018 ;
(ii) the completion of residential segment targeted by 1st half 2019.

11. **Dividend**

(a) Current Financial Period Reported On

Any dividend declared for the current financial year 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.**

No dividend has been declared or recommended.

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 Company did not seek and does not have a shareholders general mandate pursuant to Rule 920 of the Listing Manual.

14. **Confirmation of undertakings from directors and executive officers.**

The company has procured undertaking from all its directors and executive officers under Rule 720(1) of the listing manual.

15. **Negative assurance confirmation on interim financial results under Rule 705(5) of the Listing Manual.**

The Board of Directors of the Company confirm that, to the best of their knowledge, nothing has come to their attention which may render the interim financial statements to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Dato' Dr. Ong Bee Huat, Johnny
Executive Chairman and Group Chief Executive Officer
6 August 2018