

FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::THIRD QUARTER RESULTS

Issuer & Securities

Issuer/ Manager

WING TAI HOLDINGS LIMITED

Securities

WING TAI HLDGS LTD - SG1K66001688 - W05

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Additional Details

For Financial Period Ended

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Attachments

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WING TAI HOLDINGS LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration No: 196300239D)

FINANCIAL STATEMENTS ANNOUNCEMENT FOR THE NINE MONTHS ENDED 31 MARCH 2019

The Company announces the unaudited consolidated results for the nine months and third quarter ended 31 March 2019.

1 (a)(i) **Income Statement**

	Group			Group			Note
	Nine Months ended 31-Mar-19 S\$'000	Nine Months ended 31-Mar-18 S\$'000	+ / (-) %	Third Quarter ended 31-Mar-19 S\$'000	Third Quarter ended 31-Mar-18 S\$'000	+ / (-) %	
Revenue	259,243	253,172	2	65,301	72,136	(9)	
Cost of sales	(149,768)	(131,527)	14	(29,647)	(35,279)	(16)	
Gross profit	109,475	121,645	(10)	35,654	36,857	(3)	
Other gains – net	9,651	16,752	(42)	5,509	693	695	(a)
Expenses							
- Distribution	(46,738)	(47,757)	(2)	(15,440)	(15,555)	(1)	(b)
- Administrative and other	(63,194)	(62,296)	1	(16,761)	(14,040)	19	(c)
Operating profit	9,194	28,344	(68)	8,962	7,955	13	
Finance costs	(23,726)	(25,117)	(6)	(7,763)	(7,432)	4	
Share of profits of associated and joint venture companies	42,645	93,891	(55)	10,545	72,353	(85)	
Profit before income tax	28,113	97,118	(71)	11,744	72,876	(84)	
Income tax credit/(expense)	990	(8,178)	n.m.	(1,413)	(2,302)	(39)	
Total profit	29,103	88,940	(67)	10,331	70,574	(85)	
Attributable to:							
Equity holders of the Company	28,356	90,131	(69)	10,127	69,015	(85)	
Non-controlling interests	747	(1,191)	n.m.	204	1,559	(87)	
	29,103	88,940	(67)	10,331	70,574	(85)	

1 (a)(ii) **Notes to Income Statement**

	Group			Group		
	Nine Months ended 31-Mar-19 S\$'000	Nine Months ended 31-Mar-18 S\$'000	+ /(-) %	Third Quarter ended 31-Mar-19 S\$'000	Third Quarter ended 31-Mar-18 S\$'000	+ /(-) %
(A) Investment income	1,368	958	43	-	134	n.m.
(B) Interest income	8,261	5,605	47	2,745	1,980	39
(C) Finance costs	(23,726)	(25,117)	(6)	(7,763)	(7,432)	4
(D) Depreciation and amortisation	(6,064)	(5,636)	8	(2,271)	(1,835)	24
(E) Write-back of allowance/ (allowance) for doubtful debts	62	27	130	4	(23)	n.m.
(F) (Allowance)/write-back of allowance for stock obsolescence	(317)	(497)	(36)	1,016	(922)	n.m.
(G) Impairment in value of investments	-	-	-	-	-	-
(H) Foreign exchange (loss)/gain	(4,269)	4,801	n.m.	1,292	2,311	(44)
(I) Adjustment for tax in respect of prior years	-	-	-	-	-	-
(J) Gain on disposal of property, plant and equipment	2,114	62	n.m.	15	42	(64)
(K) Exceptional items						
Gain on disposal of subsidiary companies	-	22,703	n.m.	-	-	-

Note:-

- (a) The decrease in other gains – net as compared to the corresponding period is mainly due to the gain on disposal of subsidiary companies recognised in the corresponding period.
- (b) The decrease in distribution expenses is largely due to the lower rental from retail stores in Singapore.
- (c) The increase in administrative and other expenses is largely due to higher accrued operating expenses.

n.m. - not meaningful

1 (b)(i) **Statements of Financial Position**

	Group			Company		<u>Note</u>
	As at 31-Mar-19 S\$'000	As at 30-Jun-18 S\$'000	As at 30-Jun-17 S\$'000	As at 31-Mar-19 S\$'000	As at 30-Jun-18 S\$'000	
ASSETS						
Current assets						
Cash and cash equivalents	639,825	792,151	847,373	386,752	609,945	
Trade and other receivables	35,536	57,708	41,501	546,641	585,571	(a), (d)
Inventories	21,811	23,716	19,421	-	-	
Development properties	571,573	675,241	759,523	-	-	(b)
Tax recoverable	9,027	7,693	6,467	-	-	
Other assets	36,935	30,940	74,289	1,083	1,330	
Assets held for sale	-	-	252,208	-	-	
	1,314,707	1,587,449	2,000,782	934,476	1,196,846	
Non-current assets						
Trade and other receivables	282,230	284,282	211,449	555,254	533,454	
Investments in associated and joint venture companies	1,750,125	1,761,669	1,604,293	-	-	
Investments in subsidiary companies	-	-	-	282,063	282,063	
Investment properties	731,540	733,250	651,805	-	-	
Property, plant and equipment	112,834	115,099	115,922	12,976	10,549	
Deferred income tax assets	5,805	6,795	6,672	-	-	
Other assets	39,221	48,444	35,489	3,210	12,982	
	2,921,755	2,949,539	2,625,630	853,503	839,048	
Total assets	4,236,462	4,536,988	4,626,412	1,787,979	2,035,894	
LIABILITIES						
Current liabilities						
Trade and other payables	58,078	96,494	141,266	6,067	17,476	
Current income tax liabilities	28,446	42,609	36,834	779	293	
Borrowings	3,486	-	4,253	-	-	
Other liabilities	9,889	20,660	36,115	-	-	
Liabilities held for sale	-	-	2,147	-	-	
	99,899	159,763	220,615	6,846	17,769	
Non-current liabilities						
Borrowings	626,703	780,066	925,371	467,206	599,248	(c)
Deferred income tax liabilities	35,996	36,568	38,344	-	-	
Other liabilities	15,185	13,546	20,614	8,538	3,716	
	677,884	830,180	984,329	475,744	602,964	
Total liabilities	777,783	989,943	1,204,944	482,590	620,733	
NET ASSETS	3,458,679	3,547,045	3,421,468	1,305,389	1,415,161	
EQUITY						
Capital and reserves attributable to ordinary shareholders of the Company						
Share capital	838,250	838,250	838,250	838,250	838,250	
Other reserves	(24,370)	39,395	56,936	(41,165)	(31,644)	
Retained earnings	2,423,367	2,449,269	2,256,572	359,001	460,777	
	3,237,247	3,326,914	3,151,758	1,156,086	1,267,383	
Perpetual securities	149,303	147,778	147,778	149,303	147,778	
Non-controlling interests	72,129	72,353	121,932	-	-	
TOTAL EQUITY	3,458,679	3,547,045	3,421,468	1,305,389	1,415,161	

1 (b)(i) **Statements of Financial Position** (continued)

Note:-

- (a) The decrease in the Group's current trade and other receivables is largely due to the receipt of progress billings for development projects.
- (b) The decrease in the Group's development properties is primarily attributable to the capitalised development costs expensed to the income statement.
- (c) The decrease in the Group's and the Company's non-current borrowings is largely due to the repayment of bank borrowings.
- (d) The decrease in the Company's current trade and other receivables is mainly due to the repayment of loans from its subsidiary companies.

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

Amount repayable in one year or less, or on demand

As at 31-Mar-19		As at 30-Jun-18	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
-	3,486	-	-

Amount repayable after one year

As at 31-Mar-19		As at 30-Jun-18	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
83,267	543,436	84,199	695,867

Details of any collateral

Secured borrowings are generally secured by the borrowing companies' property, plant and equipment, investment properties and assignment of all rights and benefits with respect to the properties.

1 (c) **Statement of Cash Flows**

	Group		Group	
	Nine Months ended 31-Mar-19 S\$'000	Nine Months ended 31-Mar-18 S\$'000	Third Quarter ended 31-Mar-19 S\$'000	Third Quarter ended 31-Mar-18 S\$'000
Cash flows from operating activities				
Total profit	29,103	88,940	10,331	70,574
Adjustments for:				
Non-cash items	(17,266)	(67,303)	(3,623)	(58,158)
Operating cash flows before working capital changes	11,837	21,637	6,708	12,416
Changes in operating assets and liabilities:				
Development properties	89,137	58,497	9,625	10,596
Other current assets/liabilities	(17,695)	1,422	(58,885)	(10,069)
Cash generated from/(used in) operations	83,279	81,556	(42,552)	12,943
Income tax paid	(12,798)	(15,192)	(5,943)	(5,828)
Net cash generated from/(used in) operating activities	70,481	66,364	(48,495)	7,115
Cash flows from investing activities				
Acquisition of additional interest in a subsidiary company	-	(70,662)	-	-
Acquisition of additional interest in a joint venture company	-	(1,600)	-	-
Additions to investment properties	(812)	-	(203)	-
Additions to property, plant and equipment	(7,085)	(5,502)	(905)	(2,799)
Purchase of financial investments at fair value through other comprehensive income	(10,273)	(2,735)	(342)	-
Disposal of subsidiary companies	-	267,784	-	-
Disposal of property, plant and equipment	4,390	917	-	786
Proceeds from settlement of derivative financial instruments relating to net investment hedges	8,179	-	8,179	-
Advancement of the loans to joint venture companies	-	(75,546)	-	(13,449)
Dividends received	19,627	20,796	-	4,899
Interest received	8,231	5,997	2,639	1,860
Net cash generated from/(used in) investing activities	22,257	139,449	9,368	(8,703)
Cash flows from financing activities				
Purchase of treasury shares	(10,716)	-	-	-
Repayment/(advancement) of the loans to non-controlling interests	3,040	(10,784)	-	4,007
Net (repayment of)/proceeds from borrowings	(147,214)	(139,189)	(147,214)	191
Ordinary and special dividends paid	(61,418)	(46,468)	-	-
Perpetual securities distribution paid	(3,069)	(3,068)	-	-
Interest paid	(22,498)	(26,157)	(7,925)	(8,993)
Net cash used in financing activities	(241,875)	(225,666)	(155,139)	(4,795)
Net decrease in cash and cash equivalents	(149,137)	(19,853)	(194,266)	(6,383)
Cash and cash equivalents at beginning of financial period	792,151	852,572	831,719	839,959
Effects of currency translation on cash and cash equivalents	(3,189)	2,610	2,372	1,753
Cash and cash equivalents at end of financial period	639,825	835,329	639,825	835,329

Note:-

- Cash and cash equivalents consist of fixed deposits, cash and bank balances.
- The decrease in the Group's cash and cash equivalents for the current period is mainly due to the repayment of bank borrowings.

1 (d) Statement of Comprehensive Income

	Group			Group		
	Nine Months ended 31-Mar-19 S\$'000	Nine Months ended 31-Mar-18 S\$'000	+ /(-) %	Third Quarter ended 31-Mar-19 S\$'000	Third Quarter ended 31-Mar-18 S\$'000	+ /(-) %
Total profit	29,103	88,940	(67)	10,331	70,574	(85)
Other comprehensive (expense)/income:						
Items that may be reclassified subsequently to profit or loss:						
Fair value (losses)/gains on financial investments at fair value through other comprehensive income	(4,419)	(698)	533	(437)	189	n.m.
Cash flow hedges	(3,271)	3,657	n.m.	(1,085)	1,611	n.m.
Currency translation differences	(30,871)	(58,249)	(47)	(26,892)	(23,815)	13
Share of other comprehensive (expense)/income of associated and joint venture companies	(5,681)	8,486	n.m.	(362)	8,058	n.m.
	<u>(44,242)</u>	<u>(46,804)</u>	(5)	<u>(28,776)</u>	<u>(13,957)</u>	106
Total comprehensive (expense)/income	(15,139)	42,136	n.m.	(18,445)	56,617	n.m.
Attributable to:						
Equity holders of the Company	(14,915)	45,487	n.m.	(17,802)	55,836	n.m.
Non-controlling interests	<u>(224)</u>	<u>(3,351)</u>	(93)	<u>(643)</u>	781	n.m.
	<u>(15,139)</u>	42,136	n.m.	<u>(18,445)</u>	56,617	n.m.

Note:-

n.m. - not meaningful

1 (e)(i) **Statements of Changes in Equity for the Group**

	Attributable to ordinary shareholders of the Company			Total S\$'000	Perpetual securities S\$'000	Non- controlling interests S\$'000	Total equity S\$'000
	Share capital S\$'000	Other reserves * S\$'000	Retained earnings S\$'000				
Balance at 1 July 2018, as previously reported	838,250	(23,203)	2,514,733	3,329,780	147,778	72,514	3,550,072
Effects of transition to SFRS(I)s and adoption of SFRS(I) 15	-	62,598	(65,464)	(2,866)	-	(161)	(3,027)
Balance at 1 July 2018, as adjusted	838,250	39,395	2,449,269	3,326,914	147,778	72,353	3,547,045
Effect of adoption of SFRS(I) 9	-	(11,549)	11,549	-	-	-	-
Balance at 1 July 2018, as reported	838,250	27,846	2,460,818	3,326,914	147,778	72,353	3,547,045
Total comprehensive (expense)/income	-	(43,271)	28,356	(14,915)	-	(224)	(15,139)
Cost of share-based payment	-	1,977	-	1,977	-	-	1,977
Reissuance of treasury shares	-	(205)	205	-	-	-	-
Purchase of treasury shares	-	(10,716)	-	(10,716)	-	-	(10,716)
Accrued perpetual securities distribution	-	-	(4,594)	(4,594)	4,594	-	-
Ordinary and special dividends paid	-	-	(61,418)	(61,418)	-	-	(61,418)
Perpetual securities distribution paid	-	-	-	-	(3,069)	-	(3,069)
Liquidation of subsidiary companies	-	(1)	-	(1)	-	-	(1)
Balance at 31 March 2019	838,250	(24,370)	2,423,367	3,237,247	149,303	72,129	3,458,679
Balance at 1 July 2017, as previously reported	838,250	(13,489)	2,321,935	3,146,696	147,778	121,233	3,415,707
Effects of transition to SFRS(I)s and adoption of SFRS(I) 15	-	70,425	(65,363)	5,062	-	699	5,761
Balance at 1 July 2017, as adjusted	838,250	56,936	2,256,572	3,151,758	147,778	121,932	3,421,468
Total comprehensive (expense)/income	-	(44,644)	90,131	45,487	-	(3,351)	42,136
Expiry of share options	-	(9,634)	9,634	-	-	-	-
Cost of share-based payment	-	987	-	987	-	-	987
Reissuance of treasury shares	-	(110)	110	-	-	-	-
Accrued perpetual securities distribution	-	-	(4,593)	(4,593)	4,593	-	-
Ordinary and special dividends paid	-	-	(46,468)	(46,468)	-	-	(46,468)
Perpetual securities distribution paid	-	-	-	-	(3,068)	-	(3,068)
Acquisition of additional interest in a subsidiary company	-	(408)	17,652	17,244	-	(50,453)	(33,209)
Disposal of a subsidiary company	-	(1,357)	-	(1,357)	-	-	(1,357)
Balance at 31 March 2018	838,250	1,770	2,323,038	3,163,058	149,303	68,128	3,380,489

* Includes share-based payment reserve, cash flow hedge reserve, asset revaluation reserve, share of capital reserves of associated and joint venture companies, currency translation reserve, treasury shares reserve, statutory reserve and fair value reserve.

1 (e)(i) **Statements of Changes in Equity for the Company**

	Share capital S\$'000	Share- based payment reserve S\$'000	Cash flow hedge reserve S\$'000	Treasury shares reserve S\$'000	Retained earnings S\$'000	Perpetual securities S\$'000	Total equity S\$'000
Balance at 1 July 2018	838,250	1,769	577	(33,990)	460,777	147,778	1,415,161
Total comprehensive expense	-	-	(577)	-	(35,969)	-	(36,546)
Cost of share-based payment	-	1,977	-	-	-	-	1,977
Reissuance of treasury shares	-	(1,992)	-	1,787	205	-	-
Purchase of treasury shares	-	-	-	(10,716)	-	-	(10,716)
Accrued perpetual securities distribution	-	-	-	-	(4,594)	4,594	-
Ordinary and special dividends paid	-	-	-	-	(61,418)	-	(61,418)
Perpetual securities distribution paid	-	-	-	-	-	(3,069)	(3,069)
Balance at 31 March 2019	838,250	1,754	-	(42,919)	359,001	149,303	1,305,389
Balance at 1 July 2017	838,250	10,486	(1,058)	(30,597)	485,687	147,778	1,450,546
Total comprehensive income/(expense)	-	-	1,273	-	(11,664)	-	(10,391)
Expiry of share options	-	(8,702)	-	-	8,702	-	-
Cost of share-based payment	-	828	-	-	-	-	828
Reissuance of treasury shares	-	(1,196)	-	1,086	110	-	-
Accrued perpetual securities distribution	-	-	-	-	(4,593)	4,593	-
Ordinary and special dividends paid	-	-	-	-	(46,468)	-	(46,468)
Perpetual securities distribution paid	-	-	-	-	-	(3,068)	(3,068)
Balance at 31 March 2018	838,250	1,416	215	(29,511)	431,774	149,303	1,391,447

1 (e)(ii) **Changes in the Company's share capital**

	<u>Number of shares</u>
<u>Issued ordinary shares</u>	
Balance at 1 January and 31 March 2019	<u>793,927,260</u>

At 31 March 2019, the Company's issued share capital (excluding treasury shares) comprises 767,725,460 (30 June 2018: 772,195,860) ordinary shares. The total number of treasury shares held by the Company as at 31 March 2019 was 26,201,800 (31 March 2018: 19,452,900) which represents 3.4% (31 March 2018: 2.5%) of the total number of issued shares (excluding treasury shares).

There were 1,091,000 (31 March 2018: 715,600) treasury shares reissued pursuant to the employee share plans for the nine months ended 31 March 2019.

2 **Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The above figures have not been audited and reviewed by the Company's auditors.

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 as in the audited financial statements for the financial year ended 30 June 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.**

Singapore-incorporated companies listed on the Singapore Exchange are required to apply a new financial reporting framework identical to the International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"), Singapore Financial Reporting Standards (International) (SFRS(I)s), for annual periods beginning on or after 1 January 2018.

In adopting SFRS(I)s, the Group has applied all of the specific transition requirements in SFRS(I) 1 *First-time Adoption of SFRS(I)s*. In addition, the Group has also adopted the following SFRS(I)s, and amendments and interpretations of SFRS(I)s that are relevant to the Group and the Company and effective for annual periods beginning on or after 1 January 2018 as follows:

- SFRS(I) 9 *Financial Instruments*
- SFRS(I) 15 *Revenue from Contracts with Customers*
- SFRS(I) INT 22 *Foreign Currency Transactions and Advance Consideration*

The adoption of the above standards did not have any significant impact on the financial performance or position of the Group and the Company except for the following:

(a) Application of SFRS(I) 1 *First-time Adoption of SFRS(I)s*

The Group has applied SFRS(I)s on a retrospective basis and has adjusted the comparatives where applicable because SFRS(I) 1 requires both the opening statement of financial position as at 1 July 2017 and comparative information to be prepared using the most current accounting policies. SFRS(I) 1 provides mandatory exceptions and optional exemptions from retrospective application. The Group has elected the following optional exemptions which result in adjustments to the Group's financial statements prepared under SFRS(I)s as follows:

(i) Cumulative translation differences

The Group has elected to set the cumulative translation differences for all foreign operations to be zero as at the date of transition to SFRS(I)s on 1 July 2017. As a result, currency translation reserve and share of capital reserves of associated and joint venture companies as at 1 July 2017 was increased by \$87,333,000 and \$7,339,000 respectively, and retained earnings decreased by \$94,672,000 on the same date.

(ii) Deemed cost exemption

The Group has elected and regarded the carrying amount of certain property, plant and equipment stated at valuation as their deemed cost at the date of transition to SFRS(I)s on 1 July 2017. As a result, \$24,247,000 of the Group's asset revaluation reserve was reclassified directly into retained earnings on that date.

(iii) Borrowing costs

The Group has elected to apply the requirements in SFRS(I) 1-23 *Borrowing Costs* from the date of transition to SFRS(I) on 1 July 2017. Borrowing costs that were accounted for previously under Singapore Financial Reporting Standards prior to the date of transition are not adjusted.

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.**
(continued)

(b) Adoption of SFRS(I) 9 *Financial Instruments*

SFRS(I) 9 introduces new requirements for classification and measurement of financial assets, impairment of financial assets and hedge accounting. The Group has elected to apply the short-term exemption under SFRS(I) 1 to adopt SFRS(I) 9 on 1 July 2018. Accordingly, requirements of FRS 39 Financial Instruments: Recognition and Measurement continued to apply to financial instruments of the Group up to the financial year ended 30 June 2018.

The Group has assessed the business models that are applicable on 1 July 2018 to financial assets so as to classify them into the appropriate categories under SFRS(I) 9. The Group has elected to recognise changes in the fair value of certain equity investments not held for trading and previously classified as available-for-sale financial assets in other comprehensive income. The Group's associated company has reclassified its available-for-sale financial assets to financial investments at fair value through profit or loss as they do not meet the criteria for classification at amortised cost. As a result, the Group's share of the related fair value gains of \$11,549,000 was transferred from share of capital reserves of associated and joint venture companies directly to retained earnings on 1 July 2018.

The Group's existing hedges as at 1 July 2018 that were designated as effective hedging relationships continue to qualify for hedge accounting under SFRS(I) 9.

SFRS(I) 9 requires the Group and the Company to record expected credit losses on all of its loans and trade receivables, either on a 12-month or lifetime basis. The Group has adopted the simplified approach and records lifetime expected losses on all trade receivables. The impairment calculated using the expected credit loss model does not have a significant impact on the financial statements.

(c) Adoption of SFRS(I) 15 *Revenue from Contracts with Customers*

SFRS(I) 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It also introduces a new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognised as separate assets when specified criteria are met.

The Group has applied all of the requirements of SFRS(I) 15 retrospectively, except for the practical expedients used for completed contracts. Under these practical expedients, completed contracts that began and ended in the same comparative reporting period, as well as completed contracts at the beginning of the earliest period presented, are not adjusted. The Group has also voluntarily changed the presentation of assets and liabilities related to contracts with customers.

The adoption of SFRS(I) 15 resulted in the following adjustments:

(i) Accounting for sale of development properties

Under SFRS(I) 15, the Group's revenue from the sale of development properties is recognised when or as the control of assets is transferred to the customers, depending on the terms of the contract and the laws that apply to the contract. The Group identified certain contracts relating to the sale of development properties where there are two distinct performance obligations which are satisfied at different timings (i.e. sale of properties, and sale of other items that are delivered on completion of the properties), and concluded that the revenue recognition for these contracts are affected by the change in accounting policy. For properties sold under these contracts, the Group has determined that they have no alternative use to the Group due to contractual restrictions, and the Group has enforceable rights to payment from the customers for performance completed to date. Accordingly, the Group recognises revenue as the performance obligation is satisfied over time by reference to the stage of completion of the properties. Revenue for the sale of the other items is recognised at a point in time when the control of those items is passed to the customer upon transfer of legal title of the completed property.

(ii) Accounting for costs to fulfil a contract

Previously, sales commissions paid to property agents in the sale of development properties were expensed as they did not qualify for recognition as an asset under any of the accounting standards. However, these costs relate directly to the contract and are expected to be recovered. They were therefore capitalised as costs to fulfil a contract following the adoption of SFRS(I) 15 and included in other current assets in the statement of financial position as at 1 July 2017. The asset is amortised over the term of the specific contract it relates to, consistent with the pattern of recognition of the associated revenue.

- 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.**
(continued)

(c) Adoption of SFRS(I) 15 Revenue from Contracts with Customers (continued)

(iii) Equity accounting for share of results of associated company

In accordance with the requirements of SFRS(I) 1, the Group's associated company has applied the requirements of SFRS(I) 15 retrospectively. The Group has adjusted the carrying value of its investment in associated company and its share of profits of associated company in line with the adoption.

The effects on the comparatives arising from the adoption of the SFRS(I) 1 and 15 are as follows:

Income Statement

	Group	
	Nine Months ended 31-Mar-18 <u>S\$'000</u>	Third Quarter ended 31-Mar-18 <u>S\$'000</u>
(Decrease)/increase in revenue	(14,281)	1,796
Decrease/(increase) in cost of sales	10,750	(1,246)
Increase in other gains – net	6,014	-
Decrease in distribution and marketing expenses	170	24
Decrease in administrative and other expenses	5	2
(Decrease)/increase in share of profits of associated and joint venture companies	(2,422)	402
Decrease/(increase) in income tax expense	807	(138)
Increase in total profit	<u>1,043</u>	<u>840</u>
Attributable to:		
Equity holders of the Company	1,122	827
Non-controlling interests	(79)	13
	<u>1,043</u>	<u>840</u>
Increase in:		
Basic earnings per share (cents)	0.15	0.11
Diluted earnings per share (cents)	<u>0.15</u>	<u>0.12</u>

Statement of Financial Position

	Group	
	As at 30-Jun-18 <u>S\$'000</u>	As at 30-Jun-17 <u>S\$'000</u>
Increase/(decrease) in:		
Trade and other receivables - current	-	(25,213)
Development properties	13,305	12,316
Other assets - current	2	22,586
Investments in associated and joint venture companies	(4,942)	(116)
Property, plant and equipment	(1,945)	(6)
Deferred income tax assets	(1,140)	1,010
Trade and other payables	(6,282)	-
Other liabilities - current	14,511	4,611
Deferred income tax liabilities	78	205
Other reserves	62,598	70,425
Retained earnings	(65,464)	(65,363)
Non-controlling interests	<u>(161)</u>	<u>699</u>

In addition to the above adjustments, certain reclassifications have been made to the Group's statements of financial position as at 30 June 2018 and 2017 to conform to the presentation as at 31 March 2019.

6 **Earnings per ordinary share**

	Group		Group	
	Nine Months ended 31-Mar-19 <u>cents</u>	Nine Months ended 31-Mar-18 <u>cents</u>	Third Quarter ended 31-Mar-19 <u>cents</u>	Third Quarter ended 31-Mar-18 <u>cents</u>
(a) Based on the weighted average number of ordinary shares issued excluding treasury shares	3.10	11.05	1.13	8.72
(b) On a fully diluted basis	3.09	11.02	1.12	8.70

7 **Net asset value per ordinary share**

	Group			Company	
	As at 31-Mar-19 <u>S\$</u>	As at 30-Jun-18 <u>S\$</u>	As at 30-Jun-17 <u>S\$</u>	As at 31-Mar-19 <u>S\$</u>	As at 30-Jun-18 <u>S\$</u>
Net asset value per ordinary share based on issued share capital excluding treasury shares	4.22	4.31	4.07	1.51	1.64

8 **Review of performance of the group**

For the nine months ended 31 March 2019 (“current period”), the Group recorded a total revenue of S\$259.2 million. This is a 2% increase from the S\$253.2 million revenue recorded in the nine months ended 31 March 2018 (“corresponding period”), mainly attributable to the increase in property sales in Malaysia.

The Group recorded a net profit before tax of S\$28.1 million in the current period as compared to S\$97.1 million in the corresponding period, primarily due to the absence of one-off gain on disposal of a subsidiary company and the lower contribution from Wing Tai Properties Limited in Hong Kong. The share of profits of Wing Tai Properties Limited in the corresponding period included a one-off gain on disposal of its interest in Winner Godown Building, an industrial building located in Tsuen Wan.

In the current period, the Group’s net profit attributable to shareholders was S\$28.4 million as compared to the S\$90.1 million recorded in the corresponding period.

The Group’s net asset value per share was S\$4.22 and it was in a net cash position as at 31 March 2019.

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

The current announced results are in line with the prospect statement previously disclosed to shareholders in the results announcement for the half year ended 31 December 2018.

10 **Commentary 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 URA's private residential property price index decreased by 0.7% in the first quarter of 2019 as compared to 0.1% decrease in the previous quarter. The total number of new private residential units sold islandwide in the first quarter of 2019 was 1,838 units, as compared to 1,836 new units sold in the previous quarter.

In April 2019, the Group was awarded the tender for a 99-year leasehold land parcel located at Middle Road, Singapore. This land has a site area of 80,327 square feet and the Group plans to develop it as a residential development with commercial uses at the first storey.

The Group will continue to look for investment opportunities in Singapore and overseas markets.

11 **Dividend**

(a) **Current Financial Period Reported On**

Any dividend recommended for the current financial period reported on?

None.

(b) **Corresponding Period of the immediately Preceding Financial Year**

None.

(c) **The date the dividend is payable.**

Not applicable.

(d) **The date on which Registrable Transfers received by the Company (up to 5.00pm) will be registered before entitlements to the dividends are determined.**

Not applicable.

12 **If no dividend has been declared / recommended, a statement to that effect.**

No dividend has been declared / recommended for the nine months ended 31 March 2019.

13 **Interested Person Transactions**

The Company does not have a shareholder's mandate for interested person transactions.

14 **Confirmation by the Board of Directors pursuant to Rule 705(5) of the Listing Manual**

The Directors confirm that to the best of their knowledge, nothing has come to their attention which may render the financial results for the nine months ended 31 March 2019 to be false or misleading in any material respect.

15 Confirmation by the Company pursuant to 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

**Gabrielle Tan
Company Secretary
Singapore
10 May 2019**