

FIRST QUARTER 2017 FINANCIAL STATEMENTS ANNOUNCEMENT
PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

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

Group Income Statement

	1 ST quarter ended 31.03.2017	1 ST quarter ended 31.03.2016	Increase/ (decrease)
	S\$'000	S\$'000	%
Revenue	13,790	220,921	(93.8%)
Cost of sales	(10,330)	(182,077)	(94.3%)
Gross profit	3,460	38,844	(91.1%)
Other income	575	530	8.5%
Administrative expenses	(886)	(1,751)	(49.4%)
Sales and marketing expenses	(632)	(1,777)	(64.4%)
Other operating expenses	(469)	(559)	(16.1%)
Finance costs	(682)	(171)	298.8%
Profit before tax	1,366	35,116	(96.1%)
Income tax expense	(543)	(6,873)	(92.1%)
Profit for the period	823	28,243	(97.1%)
Attributable to:			
Shareholders of the Company	821	20,012	(95.9%)
Non-controlling interests	2	8,231	(100.0%)
	823	28,243	(97.1%)

Statement of Comprehensive Income

	1 ST quarter ended 31.03.2017	1 ST quarter ended 31.03.2016
	S\$'000	S\$'000
Profit for the period	823	28,243
Other comprehensive income/(loss):		
Net fair value gain/(loss) on investment in quoted equity shares classified as available-for-sale	980	(212)
Foreign currency translation	290	-
Total comprehensive income for the period	2,093	28,031
Total comprehensive income attributable to:		
Shareholders of the Company	2,091	19,800
Non-controlling interests	2	8,231
	2,093	28,031

Profit before tax is stated after crediting/(charging) :

	1ST quarter ended 31.03.2017	1ST quarter ended 31.03.2016	Increase/ (decrease)
	S\$'000	S\$'000	%
Interest income	117	57	105.3%
Dividend income from investment in quoted equity shares classified as held for trading	40	33	21.2%
Rental income from investment property	1,890	-	N/M
Rental income and property management fee from completed properties for sale	337	361	(6.6%)
Fair value gain on quoted equity shares classified as held for trading	82	45	82.2%
Write-down of completed properties for sale to net realisable value	-	(1,900)	(100.0%)
Depreciation of property, plant and equipment	(45)	(46)	(2.2%)
Unrealised foreign exchange loss	(167)	-	N/M

N/M denotes "Not meaningful"

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

	Group		Company	
	As at 31.03.2017	As at 31.12.2016	As at 31.03.2017	As at 31.12.2016
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	465	510	465	510
Investment property	120,313	-	-	-
Investment in subsidiaries	-	-	44,271	37,301
Investment in quoted equity shares	4,324	3,344	4,324	3,344
Loans to subsidiaries	-	-	88,175	41,644
Deferred tax assets	-	249	-	-
	125,102	4,103	137,235	82,799
Current assets				
Development properties for sale	297,493	295,915	-	-
Completed properties for sale	102,107	114,769	25,672	25,672
Investment in quoted equity shares	2,694	2,612	2,694	2,612
Trade receivables	20,443	36,619	8	853
Deposits and other receivables	117	5,706	77	5,673
Prepayments	177	97	25	21
Loans to subsidiaries	-	-	60,290	60,035
Amounts due from subsidiaries	-	-	3,465	15,259
Cash and cash equivalents	80,287	53,366	61,510	43,766
	503,318	509,084	153,741	153,891
Current liabilities				
Trade and other payables	11,344	11,067	2,018	2,351
Interest-bearing bank loans	46,746	-	46,746	-
Provision for taxation	11,054	10,760	-	-
	69,144	21,827	48,764	2,351
Net current assets	434,174	487,257	104,977	151,540
Non-current liabilities				
Loan from a subsidiary	-	-	2,022	2,024
Trade and other payables	85	172	85	172
Interest-bearing bank loans	269,394	200,970	-	-
Loans from non-controlling shareholders of subsidiaries	25,999	25,532	-	-
Deferred tax liabilities	40	40	-	-
	295,518	226,714	2,107	2,196
Net assets	263,758	264,646	240,105	232,143
Equity attributable to shareholders of the Company				
Share capital	104,951	104,951	104,951	104,951
Reserves	153,820	151,729	135,154	127,192
	258,771	256,680	240,105	232,143
Non-controlling interests	4,987	7,966	-	-
Total equity	263,758	264,646	240,105	232,143

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

Amount repayable in one year or less, or on demand

As at 31.03.2017		As at 31.12.2016	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Unsecured
46,746 ⁽ⁱ⁾	-	-	-

Amount repayable after one year

As at 31.03.2017		As at 31.12.2016	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Unsecured
269,394 ⁽ⁱ⁾	25,999 ⁽ⁱⁱ⁾	200,970 ⁽ⁱ⁾	25,532 ⁽ⁱⁱ⁾

(i) Interest-bearing Bank Loans

Interest-bearing bank loans were drawn mainly for the acquisition and development of properties. Interests incurred for property development activities which have commenced were capitalised as part of development costs.

Interest-bearing bank loans are secured by the following: -

- 1) assignment of sales and rental proceeds, construction guarantees, insurances, rights, title and interests under construction contracts and performance bonds
- 2) first legal mortgage over the Group's completed and development properties for sale
- 3) completion undertakings given by the Company and certain subsidiaries' non-controlling shareholders

(ii) Loans from Non-controlling Shareholders of Subsidiaries

This relates to loans from non-controlling shareholders of subsidiaries, which are subordinated to the interest-bearing bank loans. They are unsecured, interest-free, carried at amortised costs and have no fixed terms of repayment under the agreements. Management expects these to be repaid at the end of the respective projects.

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.

	1ST quarter ended 31.03.2017	1ST quarter ended 31.03.2016
	S\$'000	S\$'000
Cash flows from operating activities		
Profit before tax	1,366	35,116
Adjustments for:		
Depreciation of property, plant and equipment	45	46
Fair value gain on quoted equity shares classified as held for trading	(82)	(45)
Interest expense	682	171
Interest income	(117)	(57)
Dividend income from investment in quoted equity shares classified as held for trading	(40)	(33)
Profit on sale of development properties	(1,570)	(38,844)
Unrealised exchange loss	163	-
Operating cash flows before changes in working capital	447	(3,646)
Changes in working capital:		
Trade receivables	(104)	-
Deposits and other receivables	(115)	101
Prepayments	(80)	(21)
Trade and other payables	(560)	1,730
Proceeds from sale of properties	30,882	139,756
Development expenditure on properties developed for sale	(241)	(9,446)
Acquisition of investment property	(114,446)	-
Net cash (used in)/generated from operations	(84,217)	128,474
Interest received	111	56
Interest paid	(1,416)	(224)
Income tax recovered	17	(411)
Net cash flows (used in)/generated from operating activities	(85,505)	127,895
Cash flows from investing activities		
Dividends received	40	33
Net cash flows generated from investing activities	40	33
Cash flows from financing activities		
Proceeds from bank loans	115,007	-
Repayment of bank loans	-	(110,160)
Loans from non-controlling shareholders of subsidiaries	379	-
Repayment of loans from non-controlling shareholders of subsidiaries	-	(6,270)
Dividends paid to non-controlling shareholders of subsidiaries	(3,000)	-
Net cash flows generated from/(used in) financing activities	112,386	(116,430)
Net increase in cash and cash equivalents	26,921	11,498
Cash and cash equivalents at beginning of the period	53,366	30,379
Cash and cash equivalents at end of the period	80,287	41,877

- 1(d) (i) A statement (for the company 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.**

Group	<u>Attributable to shareholders of the Company</u>						
	Share capital	Fair value adjustment reserve	Foreign currency translation reserve	Revenue reserve	Total	Non-Controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
At 1 January 2017	104,951	263	-	151,466	256,680	7,966	264,646
Profit for the period	-	-	-	821	821	2	823
<u>Other comprehensive gain for the period</u>							
Net fair value gain on investment in quoted equity shares classified as available-for-sale	-	980	-	-	980	-	980
Foreign currency translation	-	-	290	-	290	-	290
Total comprehensive income for the period	-	980	290	821	2,091	2	2,093
Deemed capital contribution arising from interest-free loans from non-controlling shareholder of a subsidiary	-	-	-	-	-	19	19
Dividends paid to non-controlling shareholder of a subsidiary	-	-	-	-	-	(3,000)	(3,000)
At 31 March 2017	104,951	1,243	290	152,287	258,771	4,987	263,758
At 1 January 2016	104,951	388	-	130,212	235,551	9,824	245,375
Profit for the period	-	-	-	20,012	20,012	8,231	28,243
<u>Other comprehensive loss for the period</u>							
Net fair value loss on investment in quoted equity shares classified as available-for-sale	-	(212)	-	-	(212)	-	(212)
Total comprehensive (loss)/income for the period	-	(212)	-	20,012	19,800	8,231	28,031
At 31 March 2016	104,951	176	-	150,224	255,351	18,055	273,406

(Cont'd)

Company	Share capital S\$'000	Fair value adjustment reserve S\$'000	Revenue reserve S\$'000	Total S\$'000
At 1 January 2017	104,951	263	126,929	232,143
Profit for the period	-	-	6,982	6,982
<u>Other comprehensive gain for the period</u>				
Net fair value gain on investment in quoted equity shares classified as available-for-sale	-	980	-	980
Total comprehensive income for the period	-	980	6,982	7,962
At 31 March 2017	104,951	1,243	133,911	240,105
At 1 January 2016	104,951	388	110,178	215,517
Loss for the period	-	-	(1,055)	(1,055)
<u>Other comprehensive loss for the period</u>				
Net fair value loss on investment in quoted equity shares classified as available-for-sale	-	(212)	-	(212)
Total comprehensive loss for the period	-	(212)	(1,055)	(1,267)
At 31 March 2016	104,951	176	109,123	214,250

- 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 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.**

During the current financial period, there was no change in the Company's share capital.

The Company did not have any outstanding convertibles 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 period.

- 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.**

As at 31 March 2017, the Company had in issue 400,994,652 (31 December 2016: 400,994,652) ordinary shares.

- 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 did not hold any treasury shares as at the end of the current financial period reported on.

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

The financial results of the Group for the period ended 31 March 2017 have not been audited or reviewed by the auditors.

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

Not applicable.

- 4. Whether the same accounting policies and methods of computation as in the company's most recently audited annual financial statements have been applied.**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting year compared with the audited financial statements for the year ended 31 December 2016 as well as applicable Financial Reporting Standards (FRS) which became effective for financial years beginning on or after 1 January 2017.

- 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.**

Nil

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.**

	1st quarter ended 31.03.2017	1st quarter ended 31.03.2016
(i) Based on weighted average number of ordinary shares in issue	0.20 cts	4.99 cts
- Weighted average number of shares ('000)	400,995	400,995
(ii) Based on fully diluted basis	0.20 cts	4.99 cts
- Weighted average number of shares ('000)	400,995	400,995

Note

Earnings per share is calculated based on the profit after tax attributable to shareholders of the Company divided by the weighted average number of shares.

7. **Net asset value (for the company and group) per ordinary share based on issued share capital of the company at the end of the: -
(a) current financial period reported on; and
(b) immediately preceding financial year.**

	As at 31.03.2017	As at 31.12.2016
Group	64.53 cts	64.01 cts
Company	59.88 cts	57.89 cts

Note

Net asset value per ordinary share has been computed based on the shareholders' equity excluding non-controlling interests divided by 400,994,652 (31 December 2016: 400,994,652) 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

Revenue for the quarter comprised recognition of sales proceeds from the Robin Residences project and rental income from lease of an investment property, Travelodge Docklands. The decrease in revenue is due to significant contribution from the Waterwoods executive condominium in the same period last year. Other income arose mainly from rental income from completed properties held for sale, interest income from fixed deposits, dividend income and fair value gain on quoted equity shares classified as held for trading. Decrease in administrative expenses was attributable mainly to the accrual for performance bonus in prior year, partially offset by a one-off bank facility fee incurred during the current period. The decrease in sales and marketing expenses for the quarter was due mainly to lower commission, advertising expenses and show flat costs incurred. Other operating expenses dropped due mainly to lower maintenance fees and property tax incurred, partially offset by higher professional fees and foreign exchange loss. Finance costs increased as a result of bank interest incurred for the acquisition of Travelodge Docklands. Tax expense decreased due to lower profit recorded.

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Equity attributable to shareholders of the Company increased by S\$2.1 million as a result of profit reported for 1Q2017, fair value gain on quoted equity shares classified as available-for-sale and foreign currency translation gain.

Investment property comprised a limited service hotel Travelodge Docklands, the acquisition of which was completed during 1Q2017. Completed properties for sale decreased as a result of the recognition of development costs relating to Robin Residences corresponding to revenue recognition. Trade receivables dropped due to collection of progress billings outstanding as at 31 December 2016. Deposit placed for Travelodge Docklands was capitalised as part of investment property with the completion of the acquisition. Additional interest-bearing bank loans, some of which repayable within 12 months, were utilised during the quarter to fund the hotel acquisition.

In 1Q2017, the Group collected S\$30.9 million of progress billings from sale of its completed properties. Additional bank loans were drawn to fund the acquisition of Travelodge Docklands, an investment property held for recurring income. The Group also made further dividend payment to a non-controlling shareholder of a subsidiary. As a result, the Group's cash and cash equivalents increased to S\$80.3 million as at end of 1Q2017.

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

The actual results for 1Q2017 is in line with the Company's forecast statement disclosed in paragraph 10 of its "Full Year 2016 Financial Statements Announcement" announced on 14 February 2017, where it was stated that the Group expects to record substantially lower revenue for FY2017 vis-à-vis FY2016.



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.

Based on the Urban Redevelopment Authority's ("URA") real estate statistics, overall prices of private residential properties dropped by a further 0.4% in 1Q2017 (4Q2016: decrease of 0.5%). The price index for non-landed private residential properties in the Outside Central Region, where the Group's land parcel at Fernvale Road is situated, reported a slight improvement of 0.1% in 1Q2017 (4Q2016: decrease of 0.6%).

As at the date of this announcement, all units in Waterwoods have been issued an option to purchase and the contracted sales value is about S\$374.8 million. Other than two units for which notice of vacant possession has not been issued, profit from sale of the units in the executive condominium were fully recorded. The project is a 70:30 joint venture between the Company and Greatearth Pte Ltd.

The Group's other development, Robin Residences is a 100%-owned private condominium development. In March 2017, the Company entered into a conditional sale and purchase agreement to dispose its entire 100% equity holding in the subsidiary which developed and owned Robin Residences. The consideration for the disposal, to be satisfied entirely in cash, shall comprise the estimated net tangible assets value of the subsidiary at completion date, adjusted for an agreed property value of S\$72.7 million for the remaining 29 units and subject to post-completion adjustments.

Together with Wee Hur Development Pte. Ltd., the Group successfully completed the acquisition of a land parcel at Fernvale Road in December 2016. The purchase price is S\$287.1 million and the private condominium development is undertaken by a 70:30 joint venture between the Group and Wee Hur Development Pte. Ltd. The development has a gross floor area of about 51,588 square metres and will comprise about 735 units. Construction is expected to commence in 3Q2017. The Group will continue to monitor the market closely so as to identify an opportune time to launch the development for sale. Sales launch is targeted to take place in 4Q2017.

In January 2017, the Group successfully completed the acquisition of its first hospitality asset in Australia, Travelodge Docklands at A\$107.0 million. The freehold, limited service hotel is located in Docklands, Melbourne and comprises 291 guestrooms. Income from the hotel will provide a stable stream of recurring income to the Group.

With regard to BizTech Centre, the Group currently owns 46 strata units with a saleable area of 48,010 square feet in the industrial building. Of this, approximately 89% is tenanted.

11. Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

No.

(b) Corresponding Period of the Immediately Preceding Financial Year

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

No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared / 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 Group does not have a general mandate from shareholders for Interested Person Transactions.

14. Undertakings from Directors and Executive Officers

The Company has procured undertakings from all its directors and executive officers in the form set out in Appendix 7.7 of the Listing Manual.

**BY ORDER OF THE BOARD
SING HOLDINGS LIMITED**

Lee Sze Hao
Chief Executive Officer

12 May 2017

CONFIRMATION BY THE BOARD

We, LEE SZE HAO and TAN TONG GUAN, being two Directors of Sing Holdings Limited (the "Company"), do hereby confirm on behalf of the Directors of the Company that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial results for 1Q2017 to be false or misleading in any material aspect.

On behalf of the Board of Directors

LEE SZE HAO
Chief Executive Officer

TAN TONG GUAN
Chairman, Audit Committee

Singapore, 12 May 2017