

2ND QUARTER 2018 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	2nd quarter ended 30.06.2018	2nd quarter ended 30.06.2017	Increase/ (decrease)	Half year ended 30.06.2018	Half year ended 30.06.2017	Increase/ (decrease)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	22,363	5,745	289.3%	38,979	19,535	99.5%
Cost of sales	(15,079)	(2,407)	526.5%	(25,848)	(12,737)	102.9%
Gross profit	7,284	3,338	118.2%	13,131	6,798	93.2%
Other income	971	1,383	(29.8%)	1,727	1,958	(11.8%)
Administrative expenses	(816)	(653)	25.0%	(1,504)	(1,539)	(2.3%)
Sales and marketing expenses	(672)	(27)	>1,000%	(1,171)	(659)	77.7%
Other operating expenses	(402)	(36)	>1,000%	(785)	(505)	55.4%
Finance costs	(496)	(689)	(28.0%)	(1,025)	(1,371)	(25.2%)
Profit before tax	5,869	3,316	77.0%	10,373	4,682	121.6%
Income tax expense	(971)	(325)	198.8%	(1,671)	(868)	92.5%
Profit for the period	4,898	2,991	63.8%	8,702	3,814	128.2%
Attributable to:						
Shareholders of the Company	3,735	2,882	29.6%	6,771	3,703	82.9%
Non-controlling interests	1,163	109	967.0%	1,931	111	>1,000%
	4,898	2,991	63.8%	8,702	3,814	128.2%

Statement of Comprehensive Income	2nd quarter ended 30.06.2018	2nd quarter ended 30.06.2017	Half year ended 30.06.2018	Half year ended 30.06.2017
	S\$'000	S\$'000	S\$'000	S\$'000
Profit for the period	4,898	2,991	8,702	3,814
Other comprehensive income:				
Net fair value (loss)/gain on investment in quoted equity shares classified as available-for-sale	(85)	(142)	(29)	838
Foreign currency translation	(11)	(355)	(1,779)	(65)
Total comprehensive income for the period	4,802	2,494	6,894	4,587
Total comprehensive income attributable to:				
Shareholders of the Company	3,639	2,385	4,963	4,476
Non-controlling interests	1,163	109	1,931	111
	4,802	2,494	6,894	4,587

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

	2nd quarter ended 30.06.2018	2nd quarter ended 30.06.2017	Increase/ (decrease)	Half year ended 30.06.2018	Half year ended 30.06.2017	Increase/ (decrease)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Interest income	383	174	120.1%	707	291	143.0%
Dividend income from investment in quoted equity shares classified as available-for-sale	199	142	40.1%	199	142	40.1%
Dividend income from investment in quoted equity shares classified as held for trading	65	27	140.7%	115	67	71.6%
Rental income from investment property	1,278	1,392	(8.2%)	3,313	3,282	0.9%
Rental income and property management fee from completed properties for sale	301	338	(10.9%)	598	675	(11.4%)
Gain on sale of quoted equity shares classified as held for trading	-	-	-	52	-	N/M
Fair value (loss)/gain on quoted equity shares classified as held for trading	(256)	231	(210.8%)	(340)	313	(208.6%)
Foreign exchange gain/(loss)	32	636	(95.0%)	(47)	469	(110.0%)
Depreciation of property, plant and equipment	(45)	(46)	(2.2%)	(90)	(91)	(1.1%)

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 30.06.2018	As at 31.12.2017	As at 30.06.2018	As at 31.12.2017
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	245	330	245	330
Investment property	110,979	114,851	-	-
Investment in subsidiaries and trusts	-	-	38,868	36,746
Investment in quoted equity shares	4,381	4,410	4,381	4,410
Loans to subsidiaries	-	-	111,209	97,304
	115,605	119,591	154,703	138,790
Current assets				
Property under development for sale	277,980	299,455	-	-
Completed property for sale	23,675	24,268	23,675	24,268
Investment in quoted equity shares	4,792	4,036	4,792	4,036
Trade receivables	6,974	26,086	7	845
Deposits and other receivables	674	252	586	172
Prepayments	115	81	15	17
Advance to non-controlling shareholder of a subsidiary	1,140	1,140	-	-
Amounts due from subsidiaries	-	-	7,180	800
Cash and cash equivalents	119,236	108,828	67,058	91,754
	434,586	464,146	103,313	121,892
Current liabilities				
Trade and other payables	8,800	18,412	892	997
Advance from subsidiaries	-	-	4,682	2,660
Provision for taxation	324	611	-	-
	9,124	19,023	5,574	3,657
Net current assets	425,462	445,123	97,739	118,235
Non-current liabilities				
Loan from a subsidiary	-	-	-	2,022
Trade and other payables	141	94	141	94
Interest-bearing bank loans	246,310	274,463	-	-
Loans from non-controlling shareholder of a subsidiary	30,082	29,841	-	-
Deferred tax liabilities	1,804	470	-	-
	278,337	304,868	141	2,116
Net assets	262,730	259,846	252,301	254,909
Equity attributable to shareholders of the Company				
Share capital	104,951	104,951	104,951	104,951
Reserves	150,751	149,798	147,350	149,958
	255,702	254,749	252,301	254,909
Non-controlling interests	7,028	5,097	-	-
Total equity	262,730	259,846	252,301	254,909

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

Amount repayable in one year or less, or on demand

As at 30.06.2018		As at 31.12.2017	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Unsecured
-	-	-	-

Amount repayable after one year

As at 30.06.2018		As at 31.12.2017	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Secured
246,310 ⁽ⁱ⁾	30,082 ⁽ⁱⁱ⁾	274,463 ⁽ⁱ⁾	29,841 ⁽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 and its investment property
- 3) completion undertakings given by the Company and a subsidiary's non-controlling shareholder

(ii) Loans from Non-controlling Shareholders of Subsidiaries

This relates to loans from non-controlling shareholder of a subsidiary, 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.

	2 nd quarter ended 30.06.2018	2 nd quarter ended 30.06.2017	Half year ended 30.06.2018	Half year ended 30.06.2017
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from operating activities				
Profit before tax	5,869	3,316	10,373	4,682
Adjustments for:				
Depreciation of property, plant and equipment	45	46	90	91
Fair value loss/(gain) on quoted equity shares classified as held for trading	256	(231)	340	(313)
Gain on sale of quoted equity shares classified as held for trading	-	-	(52)	-
Interest expense	496	689	1,025	1,371
Interest income	(383)	(174)	(707)	(291)
Dividend income from investment in quoted equity shares classified as available-for-sale	(199)	(142)	(199)	(142)
Dividend income from investment in quoted equity shares classified as held for trading	(65)	(27)	(115)	(67)
Profit on sale of properties	(6,006)	(1,946)	(9,818)	(3,516)
Foreign exchange (gain)/loss	(32)	(636)	47	(469)
Operating cash flows before changes in working capital	(19)	895	984	1,346
Changes in working capital:				
Trade receivables	1,288	490	575	370
Deposits and other receivables	(500)	(55)	(495)	(52)
Prepayments	(36)	(42)	(36)	(122)
Trade and other payables	(708)	(3,097)	(5,434)	(3,781)
Proceeds from sale of properties	24,297	31,811	66,663	62,693
Development expenditure on properties developed for sale	(3,328)	(17,139)	(17,920)	(17,381)
Net cash generated from operations	20,994	12,863	44,337	43,073
Interest received	389	173	781	283
Interest paid	(1,672)	(1,642)	(3,269)	(3,058)
Income tax paid	(599)	(5,205)	(607)	(5,188)
Net cash flows generated from operating activities	19,112	6,189	41,242	35,110
Cash flows from investing activities				
Acquisition of investment property	-	-	-	(113,964)
Purchase of quoted equity shares classified as held for trading	(89)	-	(2,593)	-
Purchase of property, plant and equipment	(5)	-	(5)	-
Dividends received	264	177	314	217
Proceeds from sale of quoted equity shares classified as held for trading	-	-	1,549	-
Net cash flows generated from/(used in) investing activities	170	177	(735)	(113,747)

(Cont'd)

	2nd quarter ended 30.06.2018	2nd quarter ended 30.06.2017	Half year ended 30.06.2018	Half year ended 30.06.2017
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from financing activities				
Proceeds from bank loans	-	9,594	-	124,125
Repayment of bank loans	(16,765)	(32,527)	(26,065)	(32,527)
Loans from non-controlling shareholders of subsidiaries	-	3,060	-	3,439
Dividends paid on ordinary shares	(4,010)	(5,514)	(4,010)	(5,514)
Dividends paid to non-controlling shareholders of subsidiaries	-	(900)	-	(3,900)
Net cash flows (used in)/generated from financing activities	(20,775)	(26,287)	(30,075)	85,623
Net (decrease)/increase in cash and cash equivalents	(1,493)	(19,921)	10,432	6,986
Cash and cash equivalents at beginning of the period	120,728	80,287	108,828	53,366
Effect of exchange rates changes on cash and cash equivalents	1	(14)	(24)	-
Cash and cash equivalents at end of the period	119,236	60,352	119,236	60,352

- 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	Attributable to shareholders of the Company						
	Non-distributable			Distributable		Non-Controlling interests	Total equity
	Share capital	Fair value adjustment reserve	Foreign currency translation reserve	Revenue reserve	Total		
S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
At 1 January 2018	104,951	1,329	(788)	149,257	254,749	5,097	259,846
Profit for the period	-	-	-	6,771	6,771	1,931	8,702
<u>Other comprehensive income for the period</u>							
Net fair value loss on investment in quoted equity shares classified as available-for-sale	-	(29)	-	-	(29)	-	(29)
Foreign currency translation	-	-	(1,779)	-	(1,779)	-	(1,779)
Total comprehensive income for the period	-	(29)	(1,779)	6,771	4,963	1,931	6,894
Dividends on ordinary shares	-	-	-	(4,010)	(4,010)	-	(4,010)
At 30 June 2018	104,951	1,300	(2,567)	152,018	255,702	7,028	262,730
At 1 January 2017	104,951	263	-	151,466	256,680	7,966	264,646
Profit for the period	-	-	-	3,703	3,703	111	3,814
<u>Other comprehensive income for the period</u>							
Net fair value gain on investment in quoted equity shares classified as available-for-sale	-	838	-	-	838	-	838
Foreign currency translation	-	-	(65)	-	(65)	-	(65)
Total comprehensive income for the period	-	838	(65)	3,703	4,476	111	4,587
Deemed capital contribution arising from interest-free loans from non-controlling shareholder of a subsidiary	-	-	-	-	-	178	178
Dividends paid to non-controlling shareholder of a subsidiary	-	-	-	-	-	(3,900)	(3,900)
Dividends on ordinary shares	-	-	-	(5,514)	(5,514)	-	(5,514)
At 30 June 2017	104,951	1,101	(65)	149,655	255,642	4,355	259,997

(Cont'd)

Company	<u>Non-distributable</u>		<u>Distributable</u>	Total S\$'000
	Share capital S\$'000	Fair value adjustment reserve S\$'000	Revenue reserve S\$'000	
At 1 January 2018	104,951	1,329	148,629	254,909
Profit for the period	-	-	1,431	1,431
<u>Other comprehensive income for the period</u>				
Net fair value loss on investment in quoted equity shares classified as available-for-sale	-	(29)	-	(29)
Total comprehensive income for the period	-	(29)	1,431	1,402
Dividends on ordinary shares	-	-	(4,010)	(4,010)
At 30 June 2018	104,951	1,300	146,050	252,301
At 1 January 2017	104,951	263	126,929	232,143
Profit for the period	-	-	10,440	10,440
<u>Other comprehensive income for the period</u>				
Net fair value gain on investment in quoted equity shares classified as available-for-sale	-	838	-	838
Total comprehensive income for the period	-	838	10,440	11,278
Dividends on ordinary shares	-	-	(5,514)	(5,514)
At 30 June 2017	104,951	1,101	131,855	237,907



- 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 30 June 2018, the Company had in issue 400,994,652 (31 December 2017: 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 30 June 2018 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 period compared with the audited financial statements for the period ended 31 December 2017 as well as applicable Financial Reporting Standards (FRS) which became effective for financial years beginning on or after 1 January 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.**

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.**

	2nd quarter ended 30.06.2018	2nd quarter ended 30.06.2017	Half year ended 30.06.2018	Half year ended 30.06.2017
(i) Based on weighted average number of ordinary shares in issue	0.93 cts	0.72 cts	1.69 cts	0.92 cts
- Weighted average number of shares ('000)	400,995	400,995	400,995	400,995
(ii) Based on fully diluted basis	0.93 cts	0.72 cts	1.69 cts	0.92 cts
- Weighted average number of shares ('000)	400,995	400,995	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 30.06.2018	As at 31.12.2017
Group	63.77 cts	63.53 cts
Company	62.92 cts	63.57 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 2017: 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

The Group recorded a profit attributable to shareholders of S\$3.7 million for the quarter ended 30 June 2018. Revenue for the quarter comprised recognition of sales proceeds from property under development and completed property, as well as rental income from lease of an investment property. Revenue from property under development was recognised progressively based on construction progress.

Other income arose mainly from rental income from completed property, interest income and dividend income. Decrease in other income was due to foreign exchange gain recorded in the corresponding quarter of the preceding year. Administrative expenses increased due to accrual for performance bonus. Increase in sales and marketing expenses was largely attributable to advertising and other sales and marketing expenses incurred, as well as amortisation of showflat-related costs, for the property under development. Other operating expenses rose due mainly to fair value loss on quoted equity shares held for trading. Finance costs decreased as a result of repayment of loans. Higher tax expense was provided on profit from sale of property under development.

For the half year ended 30 June 2018, the Group recorded a profit attributable to shareholders of S\$6.8 million. Revenue for the half year rose due to recognition of sales proceeds from property under development. This increase in revenue was partially offset by an increase in sales and marketing expenses incurred for property under development and higher tax expense provided on profit from sale of property under development.

(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\$1.0 million as a result of profit reported for the half year, partly offset by fair value loss on quoted equity shares classified as available-for-sale and foreign currency translation loss recorded for the half year; and payment of dividends in respect of the preceding financial year.

Investment property dropped due to foreign currency translation loss reported on a hotel in Melbourne. Property under development decreased due to the transfer of development expenditure to cost of sales in conjunction with recognition of revenue. Trade receivables dropped due to collection of progress billings outstanding as at 31 December 2017. Decrease in trade and other payables was attributable mainly to payment of development expenditure and commission payable as at year-end. Interest-bearing bank loans dropped due to repayment of loans during the half year.

The Group collected S\$24.3 million in 2Q2018 from sale of its property under development and completed property. It made further payments of development expenditure and bank interest, as well as payment of dividends and repayment of bank loans. As at end of 2Q2018, the Group's cash and cash equivalents stood at S\$119.2 million, a decrease of S\$1.5 million as compared to end of 1Q2018 but an increase of S\$10.4 million as compared to end of FY2017.

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

No forecast or prospect statement has been issued previously.

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 non-landed private residential properties rose by 3.2% in 2Q2018 (1Q2018: increase of 4.4%). The price index for non-landed private residential properties in the Outside Central Region, where the Group's development project is situated, also reported a growth of 3.0% in 2Q2018 (1Q2018: increase of 5.6%).

The Group has an ongoing private condominium development at Fernvale Road known as Parc Botannia. As at the date of this announcement, approximately 60% of the units have been issued options to purchase, amounting to sales value of about S\$389.1 million. Revenue from sales will continue to be recognised progressively based on construction progress. Construction commenced in July 2017 and is expected to complete in 4Q2020. This project is undertaken by a 70:30 joint venture between the Group and Wee Hur Development Pte. Ltd.

The Group owns a hospitality asset in Australia, Travelodge Docklands. Average occupancy rate for the hotel has been consistently above 90%. Faced with keen competition from new hotels and those in the supply pipeline, the Group expects the revenue per available room to decline compared to the preceding year. Income from the hotel provides a stable stream of recurring income to the Group.

With regard to BizTech Centre, the Group currently owns 43 strata units with a saleable area of 44,275 square feet in the industrial building. Of this, approximately 88% is tenanted.

On 5 July 2018, the Singapore Government announced that Additional Buyer's Stamp Duty (ABSD) rates would be raised and loan-to-value limits tightened on residential property purchases. The Group expects these measures to have a dampening effect on residential property transactions. With uncertainties in the property market, coupled with higher ABSD rates imposed on housing developers, the Group will be cautious and selective in its bid for land and/or property for development.

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/recommended, 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
6 August 2018

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 2Q2018 and 1H2018 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, 6 August 2018