

KOP LIMITED

(Company Registration Number: 200415164G)
(Incorporated in the Republic of Singapore)
(the "Company", and together with its subsidiaries, the "Group")

FULL YEAR FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT FOR THE YEAR ENDED 31 MARCH 2018

PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF YEAR AND FULL YEAR RESULTS

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

	Group					
	4QFY2018 3 months ended 31-Mar-18 (Unaudited) S\$'000	4QFY2017 3 months ended 31-Mar-17 (Unaudited) S\$'000	% change + / (-)	FY2018 12 months ended 31-Mar-18 (Unaudited) S\$'000	FY2017 12 months ended 31-Mar-17 (Audited) S\$'000	% change + / (-)
Revenue	3,264	4,616	(29)	26,705	16,150	65
Cost of sales	(2,064)	(2,554)	(19)	(8,893)	(8,827)	1
Gross profit	1,200	2,062	(42)	17,812	7,323	143
Other operating income	951	912	4	3,324	14,974	(78)
	2,151	2,974		21,136	22,297	
Distribution costs	(109)	(228)	(52)	(582)	(920)	(37)
Administrative expenses	(6,786)	(6,978)	(3)	(20,778)	(18,200)	14
Share of results from investments in associated companies	(90)	929	n.m.	(66)	1,896	n.m.
Share of results from investments in joint venture	(3,250)	-	n.m.	(3,319)	-	n.m.
Finance costs	(1,195)	(261)	358	(3,473)	(965)	260
(Loss)/ Profit before tax	(9,279)	(3,564)	160	(7,082)	4,108	n.m.
Income tax credit/ (expense)	192	35	449	(964)	(1,894)	(49)
(Loss)/ Profit after tax	(9,087)	(3,529)	157	(8,046)	2,214	n.m.
Other comprehensive (loss)/ income for the year, after tax:						
<i>Item that may be subsequently reclassified to profit or loss:</i>						
Exchange difference on translation of foreign operations	207	(164)	n.m.	293	(62)	n.m.
Total comprehensive (loss)/ income for the year	(8,880)	(3,693)	140	(7,753)	2,152	n.m.
(Loss)/ Profit attributable to:						
Owners of the Company	(9,013)	(3,452)	161	(7,783)	1,194	n.m.
Non-controlling interests	(74)	(77)	(4)	(263)	1,020	n.m.
	(9,087)	(3,529)	157	(8,046)	2,214	n.m.
Total comprehensive (loss)/ income attributable to:						
Owners of the Company	(8,867)	(3,669)	142	(7,664)	1,172	n.m.
Non-controlling interests	(13)	(24)	(46)	(89)	980	n.m.
	(8,880)	(3,693)	140	(7,753)	2,152	n.m.

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

1(a)(ii) (Loss)/ Profit before tax is determined after charging/ (crediting):

	Group					
	4QFY2018 3 months ended 31-Mar-18 (Unaudited) S\$'000	4QFY2017 3 months ended 31-Mar-17 (Unaudited) S\$'000	% change + / (-)	FY2018 12 months ended 31-Mar-18 (Unaudited) S\$'000	FY2017 12 months ended 31-Mar-17 (Audited) S\$'000	% change + / (-)
Depreciation of property, plant and equipment (Note a)	941	1,078	(13)	3,251	3,352	(3)
Amortisation of intangible assets (Note b)	-	(84)	<i>n.m.</i>	7	(59)	<i>n.m.</i>
Impairment of intangible assets (Note b)	-	(60)	<i>n.m.</i>	-	(60)	<i>n.m.</i>
Overprovision of income tax in prior years	-	(14)	<i>n.m.</i>	-	(14)	<i>n.m.</i>
Interest income (Note c)	(201)	(464)	(57)	(1,038)	(1,889)	(45)
Net foreign exchange losses/ (gains) (Note d)	583	361	61	1,704	(264)	<i>n.m.</i>
Interest expense (Note e)	1,195	261	358	3,473	965	260
Gain on strike-off of subsidiaries	-	-	<i>n.m.</i>	(146)	-	<i>n.m.</i>
Gain on disposal of subsidiary	7	-	<i>n.m.</i>	(23)	-	<i>n.m.</i>
Fair value gain on investment property (Note f)	-	(340)	<i>n.m.</i>	-	(340)	<i>n.m.</i>
Property, plant and equipment written off (Note g)	3	117	(97)	3	117	(97)
Gain on disposal of non-current asset held for sale (Note h)	-	-	<i>n.m.</i>	-	(8,801)	<i>n.m.</i>
(Gain)/ Loss on disposal of property, plant and equipment (Note i)	(63)	160	<i>n.m.</i>	(455)	28	(1,725)
Bad debts recovered (Note j)	-	(10)	<i>n.m.</i>	(650)	(1,580)	(59)
Impairment of prepaid film rights	-	87	<i>n.m.</i>	-	87	<i>n.m.</i>
Allowance for doubtful receivables (Note k)	104	343	(70)	112	343	(67)
Bad debts written off	30	-	<i>n.m.</i>	30	-	<i>n.m.</i>

n.m. - not meaningful

Notes:

- 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
Decrease in depreciation mainly due to the disposal of property, plant and equipment during the period.
- 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
Amortisation of intangible assets and impairment of intangible assets relate to the amortisation and impairment of free TV/ paid TV/ video rights.
- 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
Decrease in interest income is mainly due to the repayment of interest bearing shareholders' loan from associated company, Epic Land Pte. Ltd. and partial redemption of the long-term notes receivable of S\$8 million during the period.

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

1(a)(ii) (Loss)/ Profit before tax is determined after charging/ (crediting):

Notes:

- d. 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
Net foreign exchange loss mainly due to the translation of foreign currencies balances. During the year, USD and GBP appreciated against SGD.
- e. 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
Increase in interest expense mainly due to increase in borrowings from a controlling shareholder to fund the investments in joint venture.
- f. 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
This represents fair value (gain)/ loss on investment property, KOP Building located at 25 Tai Seng Avenue Singapore 534104 which was disposed in December 2017.
- g. 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
Property, plant and equipment written off in the prior period pertained to the assets in the real estate origination and management services segment.
- h. FY2018 vs FY2017
Significant gain in the prior year was mainly due to the gain from the sale of Cranley Hotel.
- i. 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
(Gain)/ Loss on disposal of property, plant and equipment during the period was mainly due to the gain from disposal of motor vehicle and sale of assets in the entertainment segment.
- j. 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
This mainly represents bad debts recovered from the receivables from the entertainment segment.
- k. 4QFY2018 vs 4QFY2017 & FY2018 vs FY2017
This mainly represents allowance made for doubtful receivables from the real estate origination and management services segment and entertainment segment.

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PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF YEAR AND FULL YEAR RESULTS

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

	Group		Company	
	31-Mar-18 (Unaudited) S\$'000	31-Mar-17 (Audited) S\$'000	31-Mar-18 (Unaudited) S\$'000	31-Mar-17 (Audited) S\$'000
ASSETS				
Current assets				
Cash and bank balances	9,613	815	440	5
Trade and other receivables	11,458	36,485	78,489	27,833
Notes receivable	8,000	-	-	-
Other current assets	932	755	47	22
Development properties	25,701	24,448	-	-
Inventories	527	518	-	-
Total current assets	56,231	63,021	78,976	27,860
Non-current assets				
Intangible assets	-	7	-	-
Investments in subsidiaries	-	-	144,900	147,400
Investments in associated companies	8,669	8,735	-	-
Investments in joint venture	58,070	-	-	-
Long-term notes receivable	1,789	16,894	-	-
Property, plant and equipment	41,671	59,427	3	-
Investment property	-	11,306	-	-
Deferred tax assets	99	242	-	-
Total non-current assets	110,298	96,611	144,903	147,400
Total assets	166,529	159,632	223,879	175,260
LIABILITIES AND EQUITY				
Current liabilities				
Trade and other payables	52,230	24,231	37,830	5,015
Bank overdrafts and borrowings (secured)	1,131	14,075	-	-
Finance leases	30	20	-	-
Sales proceeds received in advance	986	2,445	-	-
Income tax payables	523	1,131	4	4
Total current liabilities	54,900	41,902	37,834	5,019
Non-current liabilities				
Bank borrowings (secured)	10,125	19,822	-	-
Finance leases	177	37	-	-
Deferred tax liabilities	2,716	2,626	-	-
Total non-current liabilities	13,018	22,485	-	-
Capital, reserves and non-controlling interests				
Share capital	78,940	67,861	294,506	283,427
Foreign currency translation reserves	533	414	-	-
Other reserve	1,520	1,520	-	-
Retained earnings/ (Accumulated losses)	18,161	25,944	(108,461)	(113,186)
Equity attributable to owners of the Company	99,154	95,739	186,045	170,241
Non-controlling interests	(543)	(494)	-	-
Total equity	98,611	95,245	186,045	170,241
Total liabilities and equity	166,529	159,632	223,879	175,260

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	Group			
	31-Mar-18		31-Mar-17	
	(Unaudited)	(Unaudited)	(Audited)	(Audited)
	S\$'000	S\$'000	S\$'000	S\$'000
	Secured	Unsecured	Secured	Unsecured
Amount repayable in one year or less, or on demand	38,161	-	14,095	-
Amount repayable after one year	10,302	-	19,859	-
	48,463	-	33,954	-

Details of any collaterals:

The Group's borrowings are secured by the Group's properties, corporate guarantees issued by KOP Limited and its subsidiary, KOP Properties Pte. Ltd., personal guarantees from certain directors and assets under fixed term lease financing.

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PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF YEAR AND FULL YEAR RESULTS

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.

	Group	
	FY2018 12 months ended 31-Mar-18 (Unaudited) S\$'000	FY2017 12 months ended 31-Mar-17 (Audited) S\$'000
Operating activities		
(Loss)/ Profit before tax	(7,082)	4,108
Adjustments for:		
Depreciation of property, plant and equipment	3,251	3,352
Gain on disposal of non-current asset held for sale	-	(8,801)
(Gain)/ Loss on disposal of property, plant and equipment	(455)	28
Gain on strike-off of subsidiaries	(146)	-
Gain on disposal of subsidiary	(23)	-
Property, plant and equipment written off	(3)	117
Amortisation of intangible assets	7	59
Unrealised foreign exchange differences	1,849	(363)
Fair value gain on investment property	-	(340)
Impairment of intangible assets	-	60
Impairment of prepaid film rights	-	87
Interest income	(1,038)	(1,889)
Finance costs	3,473	965
Allowance for doubtful receivables	112	343
Bad debts written off	30	-
Share of results from investments in joint venture	3,319	-
Share of results from investments in associated companies	66	(1,896)
Operating cash flows before movements in working capital	3,360	(4,170)
Trade and other receivables	(2,792)	(924)
Other current assets	(198)	(51)
Development properties	(1,223)	183
Inventories	(9)	64
Prepaid film rights	-	9
Trade and other payables	(3,805)	(8,215)
Sales proceeds received in advance	(1,459)	(2,740)
Cash used in operations	(6,126)	(15,844)
Interest paid	(3,640)	(1,780)
Interest received	-	8
Income tax paid	(1,266)	(304)
Net cash flows used in operating activities	(11,032)	(17,920)

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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. (cont'd)

	Group	
	FY2018 12 months ended 31-Mar-18 (Unaudited) S\$'000	FY2017 12 months ended 31-Mar-17 (Audited) S\$'000
Investing activities		
Partial redemption of long-term notes receivable	8,000	-
Purchase of property, plant and equipment	(2,679)	(2,956)
Proceeds from disposal of property, plant and equipment	496	1,108
Proceeds from non-current asset held for sale	-	33,792
Net cash outflow on investments in joint venture	(61,389)	-
Net cash inflow on disposal of subsidiary	2,868	-
Capital contribution from non-controlling interests	40	-
Repayments of loan from an associated company	27,000	-
Net cash flows (used in)/ from investing activities	(25,664)	31,944
Financing activities		
Proceeds from issuance of ordinary shares	11,079	-
Proceeds from borrowings	23,000	-
Repayments of borrowings	(14,539)	(21,307)
Proceeds from loan from controlling shareholder	45,000	-
Repayments of loan to controlling shareholder	(8,000)	-
(Increase)/ Decrease in restricted funds placed in escrow accounts	(475)	465
Proceeds from finance leases	233	-
Repayments of finance leases	(83)	(169)
Advances from non-controlling interests	-	4,163
Repayments to non-controlling interests	(3,792)	(54)
Net cash flows from/ (used in) financing activities	52,423	(16,902)
Net increase/ (decrease) in cash and cash equivalents	15,727	(2,878)
Cash and cash equivalents at the beginning of financial year	(6,800)	(3,933)
Effect of foreign currency translation in cash and cash equivalents	(75)	11
Cash and cash equivalents at the end of financial year	8,852	(6,800)

Explanatory Notes:

Cash and cash equivalents in the cash flow statement comprise of the following:-

	31-Mar-18 (Unaudited)	31-Mar-17 (Audited)
Cash and bank balances	9,613	815
Less: Bank overdrafts	-	(7,329)
Less: Restricted funds placed in escrow accounts	(761)	(286)
Cash and cash equivalents/ (Overdrawn)	8,852	(6,800)

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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.

Unaudited Statement of Changes in Equity for the year ended 31 March 2018

The Group	Share capital S\$'000	Foreign currency translation reserves S\$'000	Other reserve S\$'000	Retained earnings S\$'000	Equity attributable to owners of the Company S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
Balance at 1 April 2017	67,861	414	1,520	25,944	95,739	(494)	95,245
<u>Total comprehensive (loss)/ income for the year</u>							
Loss for the year	-	-	-	(7,783)	(7,783)	(263)	(8,046)
Other comprehensive income for the year	-	119	-	-	119	174	293
Total	-	119	-	(7,783)	(7,664)	(89)	(7,753)
Issuance of ordinary shares	11,079	-	-	-	11,079	-	11,079
Contribution for non-controlling interests	-	-	-	-	-	40	40
Balance at 31 March 2018	78,940	533	1,520	18,161	99,154	(543)	98,611
Balance at 1 April 2016	67,861	436	1,258	25,012	94,567	(1,420)	93,147
<u>Total comprehensive income/ (loss) for the year</u>							
Profit for the year	-	-	-	1,194	1,194	1,020	2,214
Other comprehensive loss for the year	-	(22)	-	-	(22)	(40)	(62)
Total	-	(22)	-	1,194	1,172	980	2,152
Strike-off of subsidiary	-	-	262	(262)	-	(54)	(54)
Balance at 31 March 2017	67,861	414	1,520	25,944	95,739	(494)	95,245

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Unaudited Statement of Changes in Equity for the year ended 31 March 2018

The Company	Share capital S\$'000	Accumulated (losses)/ profit S\$'000	Total equity S\$'000
Balance at 1 April 2017	283,427	(113,186)	170,241
Profit for the year, representing total comprehensive income for the year	-	4,725	4,725
Issuance of ordinary shares	11,079	-	11,079
Balance at 31 March 2018	<u>294,506</u>	<u>(108,461)</u>	<u>186,045</u>
Balance at 1 April 2016	283,427	(109,860)	173,567
Profit for the year, representing total comprehensive income for the year	-	(3,326)	(3,326)
Balance at 31 March 2017	<u>283,427</u>	<u>(113,186)</u>	<u>170,241</u>

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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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Details of any changes in the Company's issued share capital

Issued and Paid-Up Capital	No. of Shares	Share Capital S\$'000
As at 31 March 2017 (audited)	886,369,771	283,427
Issuance of ordinary shares	221,592,443	11,079
As at 31 March 2018 (unaudited)	1,107,962,214	294,506

The Company does not have treasury shares or any outstanding convertibles or subsidiary holdings as at 31 March 2018 and 31 March 2017.

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.

	31-Mar-18 (Unaudited)	31-Mar-17 (Audited)
Total number of issued shares (excluding treasury shares)	1,107,962,214	886,369,771

1(d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

There are no sale, transfer, cancellation and/or use of treasury shares as at 31 March 2018.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

There are no sale, transfer, cancellation and/or use of subsidiary holdings as at 31 March 2018.

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

The figures have not been audited or reviewed by the Company's 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 issuer's most recently audited annual financial statements have been applied.

Except as disclosed in paragraph 5, the Group has applied consistent accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with those of the audited financial statements for the financial year ended 31 March 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.

The Group and the Company have adopted the applicable new and revised Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that are relevant to its operations and effective for annual periods beginning on or after 1 April 2017.

The adoption of these new and revised FRS and INT FRS has no material financial impact on the financial statements of the Group.

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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.

	12 months ended 31-Mar-18 (Unaudited)	12 months ended 31-Mar-17 (Audited)
Net (loss)/ profit attributable to Owners of the Company (S\$'000)	(7,783)	1,194
Weighted average number of ordinary shares	984,990,584	886,369,771
(Loss)/ Earnings per share ("EPS") (in SGD cents per share)		
(a) based on weighted average number of ordinary shares	(0.79)	0.13
(b) on a fully diluted basis ⁽¹⁾	(0.79)	0.13

Note:

(1) Fully diluted EPS is the same as basic as there is no issuance of dilutive instruments.

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.

	Group		Company	
	31-Mar-18 (Unaudited)	31-Mar-17 (Audited)	31-Mar-18 (Unaudited)	31-Mar-17 (Audited)
Net asset value ("NAV") (S\$'000)	98,611	95,245	186,045	170,241
Number of shares	1,107,962,214	886,369,771	1,107,962,214	886,369,771
NAV per ordinary share based on issued share capital as at end of the period reported on (in SGD cents per share)	8.90	10.75	16.79	19.21

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 cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

(a) INCOME STATEMENTS

Revenue	4QFY2018	4QFY2017	Change	
	S\$'000 (Unaudited)	S\$'000 (Unaudited)	S\$'000	%
Real estate development and investment	16	1,810	(1,794)	(99.1)
Real estate origination and management services	50	50	-	-
Hospitality	3,198	2,631	567	21.6
Entertainment	-	125	(125)	(100.0)
	3,264	4,616	(1,352)	(29.3)
	FY2018	FY2017	Change	
	S\$'000 (Unaudited)	S\$'000 (Audited)	S\$'000	%
Real estate development and investment	1,659	3,362	(1,703)	(50.7)
Real estate origination and management services	11,054	725	10,329	1,424.7
Hospitality	13,580	11,354	2,226	19.6
Entertainment	412	709	(297)	(41.9)
	26,705	16,150	10,555	65.4

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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:-

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(a) INCOME STATEMENTS (CONT'D)

Revenue (cont'd)

4QFY2018 vs 4QFY2017

Revenue for the financial period from 1 January 2018 to 31 March 2018 ("4QFY2018") decreased by S\$1.4 million or 29.3% as compared to the period from 1 January 2017 to 31 March 2017 ("4QFY2017"). The decrease was mainly due to decrease in revenue from the real estate development and investment segment and entertainment segment. The decrease was partially offset by the increase in revenue from the hospitality segment.

The decrease in revenue from the real estate development and investment segment was mainly due to no handover of properties at Montigo Resorts, Nongsa during the period. The decrease in revenue from the entertainment segment was mainly due to no assignment of distribution rights during the period.

The increase in revenue from the hospitality segment was mainly due to higher occupancy and better performance in food and beverage department achieved for Montigo Resorts, Nongsa and Montigo Resorts, Seminyak.

FY2018 vs FY2017

Revenue for the financial year from 1 April 2017 to 31 March 2018 ("FY2018") increased by S\$10.6 million or 65.4% as compared to the financial year from 1 April 2016 to 31 March 2017 ("FY2017"). The increase was mainly due to increase in revenue from the real estate origination and management services and hospitality segment. The increase was partially offset by the decrease in revenue from the real estate development and investment and entertainment segment.

The increase in revenue from the real estate origination and management services segment was mainly due to the establishment fee from a joint venture, Shanghai Snow Star Properties Co., Ltd. The increase in revenue from the hospitality segment was mainly due to higher occupancy and better performance in food and beverage department achieved for Montigo Resorts, Nongsa and Montigo Resorts, Seminyak.

The decrease in revenue from the real estate development and investment segment was mainly due to no handover of properties at Montigo Resorts, Nongsa during the year. The decrease in revenue from the entertainment segment was mainly due to decrease of assignment of distribution rights during the year.

Gross profit/ Gross profit margin

4QFY2018 vs 4QFY2017

Gross profit decreased by S\$0.9 million or 42% from S\$2.1 million in 4QFY2017 to S\$1.2 million in 4QFY2018 mainly due to no handover of properties at Montigo Resorts, Nongsa during the period.

FY2018 vs FY2017

Gross profit increased by S\$10.5 million or 143% from S\$7.3 million in FY2017 to S\$17.8 million in FY2018 mainly due to the establishment fee from a joint venture, Shanghai Snow Star Properties Co., Ltd.

Other operating income

FY2018 vs FY2017

Other operating income decreased by S\$11.7 million or 78% from S\$15.0 million in FY2017 to S\$3.3 million in FY2018 mainly due to the decrease in bad debts recovered, sales and marketing fee charged to a related company and gain from the sale of Cranley Hotel in FY2017, which was absent in FY2018.

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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:-

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(a) INCOME STATEMENTS (CONT'D)

Distribution costs

4QFY2018 vs 4QFY2017 & FY2018 vs FY2017

Distribution costs decreased by S\$0.1 million or 52% from S\$0.2 million in 4QFY2017 to S\$0.1 million in 4QFY2018 and declined by S\$0.3 million or 37% from S\$0.9 million in FY2017 to S\$0.6 million in FY2018 mainly due to lower marketing expenses and agency commission during the period.

Administrative expenses

FY2018 vs FY2017

Administrative expenses increased by S\$2.6 million or 14% from S\$18.2 million in FY2017 to S\$20.8 million in FY2018 mainly due to the increase in legal and professional fees and the translation of foreign currencies balances. During the year, USD and GBP appreciated against SGD.

Share of results from investments in associated companies

4QFY2018 vs 4QFY2017 & FY2018 vs FY2017

This represents share of results from investments in an associated company, Epic Land Pte. Ltd. during the period.

Share of results from investments in joint venture

4QFY2018 vs 4QFY2017 & FY2018 vs FY2017

This represents share of results from investment in a joint venture, Shanghai Snow Star Properties Co., Ltd. during the period.

Finance costs

4QFY2018 vs 4QFY2017 & FY2018 vs FY2017

Finance costs increased by S\$0.9 million or 358% from S\$0.3 million in 4QFY2017 to S\$1.2 million in 4QFY2018 and by S\$2.5 million or 260% from S\$1.0 million in FY2017 to S\$3.5 million in FY2018 mainly due borrowings from a controlling shareholder to fund the investment in joint venture.

(Loss)/ Profit after tax

4QFY2018 vs 4QFY2017 & FY2018 vs FY2017

As a result of the above, the Group recorded a loss after tax of S\$9.1 million in 4QFY2018 and a loss after tax of S\$8.0 million in FY2018 and a loss after tax of S\$3.5 million in 4QFY2017 and a profit after tax of S\$2.2 million in FY2017.

(b) STATEMENT OF FINANCIAL POSITION

Trade and other receivables decreased by S\$25.0 million from S\$36.5 million to S\$11.5 million mainly due to the partial repayment of shareholder's loan by associated company, Epic Land Pte. Ltd. as a result of the partial divestment in Prudential Tower during the year offset by the increase in receivables from joint venture, Shanghai Snow Star Properties Co., Ltd.

Other current assets increased by S\$177,000 from S\$755,000 to S\$932,000 mainly due to increase in deposits paid during the year.

Investment in joint venture represents investment of 30% interest in Shanghai Snow Star Properties Co., Ltd. during the year.

Notes receivable represents subscription of Royce Properties Pte. Ltd.'s 2014 Junior Notes and interest accrued on the 2014 Junior Notes. The decrease in long-term notes receivable was due to partial redemption of S\$8 million during the year.

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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 cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

(b) STATEMENT OF FINANCIAL POSITION (CONT'D)

Property, plant and equipment decreased by S\$17.7 million from S\$59.4 million to S\$41.7 million mainly due to the disposal of subsidiary, Scorpio East Properties Pte. Ltd. during the year.

Investment property decreased by S\$11.3 million mainly due to the disposal of subsidiary, Scorpio East Properties Pte. Ltd. during the year.

Trade and other payables increased by S\$28.0 million from S\$24.2 million to S\$52.2 million mainly due to the loan from a controlling shareholder offset by the partial repayment of advances from non-controlling interests.

The bank's borrowing decreased by S\$22.5 million was mainly due to the disposal of a subsidiary, Scorpio East Properties Pte. Ltd. during the year.

Decrease in sales proceeds received in advance amounting to S\$1.4 million was mainly due to handover of completed properties of Montigo Resorts, Nongsa.

Income tax payables decreased by S\$0.6 million from S\$1.1 million to S\$0.5 million mainly due to payment made during the year.

(c) STATEMENT OF CASH FLOWS

The net cash outflow from operating activities for FY2018 was mainly due to the interest and income tax paid during the year.

The net cash outflow from investing activities for FY2018 was mainly due to the purchase of property, plant and equipment, and investment in joint venture during the year offset by the proceeds from the partial redemption of long-term notes receivable, disposal of property, plant and equipment and net cash inflow from the disposal of a subsidiary and partial repayment of shareholder's loan by associated company, Epic Land Pte. Ltd. during the year.

The net cash inflow from financing activities for FY2018 was mainly due to proceeds from the issuance of ordinary shares, loan from controlling shareholder, drawdown of borrowings and finance leases during the year offset by the repayment of borrowings and advances to non-controlling interest as well as increase in restricted funds placed in escrow accounts during the year.

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No forecast or prospect statement has been previously disclosed.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The Group has business operations in Singapore, China and Indonesia. In view of macro volatilities and the challenging operating environment, the Group will focus on the growth of existing businesses and execution of current projects, and will expand prudently under opportunistic and strategic circumstances.

Towards this end, the Group had in May 2018 replenished its Singapore land bank with the acquisition of Villa D'Este at Dalvey Road for a total consideration of S\$93 million. With its ideal location and freehold tenure that is hard to come by in Singapore, the Group plans to redevelop the property into a high-end condominium.

In the meantime, the Group's hospitality segment continues to record positive growth in occupancy and performance, leveraging on its strong brand name and niche as a choice multigenerational resort brand and is expected to continue contributing healthy recurring income to the Group.

11. Dividend***(a) Current Financial Period Reported On***

Any dividend declared for the current financial period reported on?

None.

(b) Corresponding Period of the Immediately Preceding Financial year

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

None.

(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.

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13. If the group has obtained a general mandate from shareholders for Interested Person Transactions ("IPT"), 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 for recurring interested person transactions.

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) S\$'000	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transaction less than S\$100,000) S\$'000
<u>Royce Properties Pte. Ltd.</u> Interest income	895	-
<u>Scotts Spazio Pte. Ltd.</u> Management fee income	200	-
<u>Mr. Sam Goi Seng Hui</u> Interest expense	1,178	-

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14. Segmented revenue and results for operating segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

(a) Business Segments

Information regarding the Group's reportable segments is presented in the tables below.

	Real estate development and investment (Unaudited) S\$'000	Real estate origination and management services (Unaudited) S\$'000	Hospitality (Unaudited) S\$'000	Entertainment (Unaudited) S\$'000	Corporate office (Unaudited) S\$'000	Inter-segment elimination (Unaudited) S\$'000	Total (Unaudited) S\$'000
31 March 2018							
Revenue							
Revenue from external customers	1,659	11,054	13,580	412	-	-	26,705
Inter-segment sales	-	-	538	262	2,400	(3,200)	-
Total revenue	1,659	11,054	14,118	674	2,400	(3,200)	26,705
Results							
Segment results	(328)	4,647	(2,529)	1,854	(3,868)	-	(224)
Finance costs	-	(847)	(858)	(1,768)	-	-	(3,473)
Share of results from investments in associated companies	(66)	-	-	-	-	-	(66)
Share of results from investments in joint venture	-	(3,319)	-	-	-	-	(3,319)
Reportable (loss)/ profit	(394)	481	(3,387)	86	(3,868)	-	(7,082)
Income tax (expense)/ credit	(326)	(660)	22	-	-	-	(964)
(Loss)/ Profit for the year	(720)	(179)	(3,365)	86	(3,868)	-	(8,046)
Other information							
Interest income	125	911	2	-	-	-	1,038
Depreciation of property, plant and equipment	(396)	(135)	(2,482)	(238)	-	-	(3,251)
Property, plant and equipment written off	-	-	-	(3)	-	-	(3)
Gain on disposal of property, plant and equipment	-	181	(1)	275	-	-	455
Amortisation of intangible assets	-	-	-	(7)	-	-	(7)
Allowance for doubtful receivables	-	(30)	-	(82)	-	-	(112)
Bad debts recovered	-	-	-	650	-	-	650
Gain on disposal of subsidiaries	-	-	-	-	23	-	23
Gain on strike off of subsidiaries	-	149	-	(3)	-	-	146
Reportable segment assets	49,725	78,573	37,552	68	512	-	166,430
Unallocated assets:							
Deferred tax assets							99
							166,529
Reportable segment assets included:							
Additions to non-current assets	-	643	2,891	3	-	-	3,537
Reportable segment liabilities	4,728	3,702	18,406	26	37,817	-	64,679
Unallocated liabilities:							
Income tax payables							523
Deferred tax liabilities							2,716
							67,918

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14. Segmented revenue and results for operating segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

(a) Business Segments (cont'd)

Information regarding the Group's reportable segments is presented in the tables below.

	Real estate development and investment (Audited) S\$'000	Real estate origination and management services (Audited) S\$'000	Hospitality (Audited) S\$'000	Entertainment (Audited) S\$'000	Corporate office (Audited) S\$'000	Inter-segment elimination (Audited) S\$'000	Total (Audited) S\$'000
31 March 2017							
Revenue							
Revenue from external customers	3,362	725	11,354	709	-	-	16,150
Inter-segment sales	-	-	505	161	2,904	(3,570)	-
Total revenue	3,362	725	11,859	870	2,904	(3,570)	16,150
Results							
Segment results	721	(2,251)	6,643	1,099	(3,035)	-	3,177
Finance costs	-	(136)	(8)	(821)	-	-	(965)
Share of results from investments in associated companies	1,896	-	-	-	-	-	1,896
Reportable profit/ (loss)	2,617	(2,387)	6,635	278	(3,035)	-	4,108
Income tax (expense)/ credit	(439)	12	(1,467)	-	-	-	(1,894)
Profit/ (Loss) for the year	2,178	(2,375)	5,168	278	(3,035)	-	2,214
Other information							
Interest income	923	964	2	-	-	-	1,889
Depreciation of property, plant and equipment	(401)	(158)	(2,240)	(553)	-	-	(3,352)
Property, plant and equipment written off	-	(117)	-	-	-	-	(117)
Gain on disposal of non-current asset held for sale	-	-	8,801	-	-	-	8,801
Gain on disposal of property, plant and equipment	-	(39)	11	-	-	-	(28)
Amortisation of intangible assets	-	-	-	(59)	-	-	(59)
Allowance for doubtful receivables	-	(253)	-	(90)	-	-	(343)
Bad debts recovered	-	-	-	1,580	-	-	1,580
Fair value loss on investment property	-	-	-	340	-	-	340
Impairment of intangible assets	-	-	-	(60)	-	-	(60)
Impairment of prepaid film rights	-	-	-	(87)	-	-	(87)
Reportable segment assets	76,626	18,448	37,881	26,379	56	-	159,390
Unallocated assets:							
Deferred tax assets							242
							<u>159,632</u>
Reportable segment assets included:							
Additions to non-current assets	14	-	3,465	332	-	-	3,811
Reportable segment liabilities	8,387	9,317	20,561	21,197	1,168	-	60,630
Unallocated liabilities:							
Income tax payables							1,131
Deferred tax liabilities							2,626
							<u>64,387</u>

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14. Segmented revenue and results for operating segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

(b) Geographical Segments

The operations of the Group, except for the property development in Indonesia, are principally located in Singapore.

The Group's revenue from external customers and information about its segment assets (non-current assets excluding long-term notes receivables and deferred tax assets) by geographical locations are detailed below:

	Revenue		Non-current assets	
	FY2018 (Unaudited) S\$'000	FY2017 (Audited) S\$'000	FY2018 (Unaudited) S\$'000	FY2017 (Audited) S\$'000
Singapore	11,562	1,434	67,378	34,847
United Kingdom	-	20	-	-
Indonesia	15,143	14,696	41,032	44,578
People's Republic of China	-	-	-	50
	<u>26,705</u>	<u>16,150</u>	<u>108,410</u>	<u>79,475</u>

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15. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments.

Please refer to paragraph 8.

16. A breakdown of sales

	Group		Change %
	31-Mar-18 (Unaudited) S\$'000	31-Mar-17 (Audited) S\$'000	
Revenue			
- first half	8,624	6,215	38.8
- second half	18,081	9,935	82.0
Full year revenue	<u>26,705</u>	<u>16,150</u>	65.4
(Loss)/ Profit after tax before non-controlling interests			
- first half	(5,040)	6,466	<i>n.m.</i>
- second half	(3,006)	(4,252)	<i>n.m.</i>
Full year (loss)/ profit after tax before non-controlling interests	<u>(8,046)</u>	<u>2,214</u>	<i>n.m.</i>

17. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year.

Not Applicable.

18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704 (10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Name	Age	Family relationship with any director and/ or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Ong Hsia Ning	51	Sister of Ms Ong Chih Ching	Chief Operating Officer since 1 August 2010	Nil

19. Use of proceeds from placement

Further to the Company's announcement made on 20 October 2017 in relation to the completion of the placement, the Company wishes to provide an update on the utilisation of the net proceeds from the placement of approximately S\$11 million.

The Company has fully utilised the S\$11 million to support its business development and business expansion in Singapore, Indonesia and China which is in line with its intended use of the net proceeds stated in the announcement on 20 October 2017.

20. Confirmation pursuant to Rule 720(1)

The Company confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in form Appendix 7H.

BY ORDER OF THE BOARD

Ong Chih Ching
Executive Chairman and Executive Director
30 May 2018

This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, RHT Capital Pte Ltd (the "Sponsor"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "SGX-ST"). The Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr. Khong Choun Mun, Registered Professional, RHT Capital Pte. Ltd., 9 Raffles Place, #29-01 Republic Plaza Tower 1, Singapore 048619, Telephone (65) 6381 6757.