

**FULL YEAR FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2019 (UNAUDITED)**
**PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS**
**1 (a) Statement of Comprehensive Income**

	4th Quarter ended 31.12.2019 S\$'000	4th Quarter ended 31.12.2018 S\$'000	Change %	12 Months ended 31.12.2019 S\$'000	12 Months ended 31.12.2018 S\$'000	Change %
<b>Continuing Operations</b>						
<b>Revenue</b>	5,118	4,641	10	19,649	19,563	<1
Less: Cost of sales	(1,604)	(1,526)	5	(5,143)	(5,475)	(6)
<b>Gross profit</b>	3,514	3,115	13	14,506	14,088	3
Less: Administrative expenses	(6,116)	(3,601)	70	(17,770)	(16,440)	8
Add: Other income, net	9,360	56	n.m.	10,921	56	n.m.
	6,758	(430)	n.m.	7,657	(2,296)	n.m.
Finance income	70	139	(50)	232	429	(46)
Finance costs	(4,027)	(2,955)	36	(9,434)	(11,219)	(16)
<b>Net finance costs</b>	(3,957)	(2,816)	41	(9,202)	(10,790)	(15)
Share of results of equity-accounted Investees, net of tax	513	5,855	(91)	7,299	5,546	32
<b>Profit/(Loss) before tax</b>	3,314	2,609	27	5,754	(7,540)	n.m.
Tax expense	(744)	(1,412)	(47)	(2,516)	(1,246)	n.m.
<b>Profit/(Loss) after tax from Continuing Operations</b>	2,570	1,197	n.m.	3,238	(8,786)	n.m.
<b>Discontinued Operations</b>						
Loss from Discontinued Operation, net of tax	-	-	n.m.	-	(532)	n.m.
<b>Profit/(Loss) for the year</b>	2,570	1,197	n.m.	3,238	(9,318)	n.m.
<b>Other comprehensive income:</b>						
<i>Items that are or may be reclassified subsequently to profit or loss</i>						
Foreign currency translation differences relating to foreign operations	(4,185)	(2,503)	67	4,115	(3,513)	n.m.
Foreign currency translation differences realised on disposal of discontinued operation reclassified to profit or loss	-	-	n.m.	-	(509)	n.m.
Share of foreign currency translation differences of equity-accounted investee	(25)	19	n.m.	(14)	19	n.m.
Share of fair value reserve of an equity- accounted investee	(395)	(5,571)	(93)	98	(5,571)	n.m.
Other comprehensive income, net of tax	(4,605)	(8,055)	(43)	4,199	(9,574)	n.m.
<b>Total comprehensive income for the year</b>	(2,035)	(6,858)	(70)	7,437	(18,892)	n.m.
<b>Profit/(Loss) attributable to:</b>						
Owners of the Company	2,689	1,197	n.m.	3,357	(9,318)	n.m.
Non-controlling interests	(119)	-	n.m.	(119)	-	n.m.
	2,570	1,197	n.m.	3,238	(9,318)	n.m.
<b>Total comprehensive income attributable to:</b>						
Owners of the Company	(1,916)	(6,858)	(72)	7,556	(18,892)	n.m.
Non-controlling interests	(119)	-	n.m.	(119)	-	n.m.
	(2,035)	(6,858)	(70)	7,437	(18,892)	n.m.

n.m - Not meaningful

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

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

	Group		Company	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	S\$'000	S\$'000	S\$'000	S\$'000
<b>ASSETS</b>				
Property, plant and equipment	36,262	36,278	358	302
Intangible assets and goodwill	4,851	3,310	-	-
Investment properties	299,770	290,231	-	-
Investment properties under development	91,237	93,663	-	-
Associate and joint ventures	173,547	145,347	40,553	40,553
Subsidiaries	-	-	116,692	119,038
Trade and other receivables	-	-	10,118	9,874
<b>Non-current assets</b>	<b>605,667</b>	<b>568,829</b>	<b>167,721</b>	<b>169,767</b>
Inventories	325	261	-	-
Trade and other receivables	50,815	41,431	349,345	285,034
Cash and cash equivalents	52,709	60,442	30	40,413
<b>Current assets</b>	<b>103,849</b>	<b>102,134</b>	<b>349,375</b>	<b>325,447</b>
<b>Total assets</b>	<b>709,516</b>	<b>670,963</b>	<b>517,096</b>	<b>495,214</b>
<b>LIABILITIES</b>				
Loans and borrowings	16,596	138,042	-	-
Trade and other payables	7,666	7,481	489	558
Deferred tax liabilities	40,792	37,957	-	-
<b>Non-current liabilities</b>	<b>65,054</b>	<b>183,480</b>	<b>489</b>	<b>558</b>
Loans and borrowings	324,855	169,965	195,601	165,601
Trade and other payables	36,586	30,089	64,446	56,487
Provisions	29,661	42,079	29,661	42,079
Lease liabilities	220	-	141	-
Current tax liabilities	38	1	-	-
<b>Current liabilities</b>	<b>391,360</b>	<b>242,134</b>	<b>289,849</b>	<b>264,167</b>
<b>Total liabilities</b>	<b>456,414</b>	<b>425,614</b>	<b>290,338</b>	<b>264,725</b>
<b>NET ASSETS</b>	<b>253,102</b>	<b>245,349</b>	<b>226,758</b>	<b>230,489</b>
<b>EQUITY</b>				
Share capital	418,913	418,913	418,913	418,913
Merger reserve	(65,742)	(65,742)	-	-
Asset revaluation reserve	3,630	3,630	-	-
Foreign currency translation reserve	(3,653)	(7,754)	-	-
Fair value reserve	(5,473)	(5,571)	-	-
Accumulated losses	(94,877)	(98,206)	(192,155)	(188,424)
<b>Equity attributable to owner of the Company</b>	<b>252,798</b>	<b>245,270</b>	<b>226,758</b>	<b>230,489</b>
Non-controlling interests	304	79	-	-
<b>Total equity</b>	<b>253,102</b>	<b>245,349</b>	<b>226,758</b>	<b>230,489</b>

## Notes to the Financial Statements

### 1(a)(i) Profit/(Loss) before tax of the Group is arrived at after charging/(crediting):

	Group					
	4th Quarter ended	4th Quarter ended	Change	12 Months ended	12 Months ended	Change
	31.12.2019	31.12.2018	%	31.12.2019	31.12.2018	%
	S\$'000	S\$'000		S\$'000	S\$'000	
Amortisation of intangible assets	55	57	(4)	226	234	(3)
Foreign exchange losses/(gains), net	1,547	556	<i>n.m.</i>	(315)	114	<i>n.m.</i>
Depreciation of property, plant and equipment	315	504	(38)	1,277	*1,684	(24)
Fair value gains on investment properties	(706)	(49)	<i>n.m.</i>	(706)	(49)	<i>n.m.</i>
Fair value losses/(gains) on investment properties under development	1,185	(7)	<i>n.m.</i>	1,185	(7)	<i>n.m.</i>
Interest income	(70)	(139)	(50)	(232)	(431)	(46)
Interest expenses	2,480	2,399	3	9,749	11,105	(12)
Reversal of provision	(9,750)	-	<i>n.m.</i>	(9,750)	-	<i>n.m.</i>
Loss on deconsolidation of a subsidiary	-	-	<i>n.m.</i>	-	497	<i>n.m.</i>

\* Included depreciation from Discontinued Operation of S\$159,000.

### 1(a)(ii) Tax expense

	Group					
	4th Quarter ended	4th Quarter ended	Change	12 Months ended	12 Months ended	Change
	31.12.2019	31.12.2018	%	31.12.2019	31.12.2018	%
	S\$'000	S\$'000		S\$'000	S\$'000	
Current tax (expense)/credit	(15)	-	<i>n.m.</i>	(38)	25	<i>n.m.</i>
Deferred tax expense	(729)	(1,412)	(48)	(2,478)	(1,271)	95
Tax expense for the year	(744)	(1,412)	(47)	(2,516)	(1,246)	<i>n.m.</i>

### 1(b)(i) In relation to the aggregate amount of the group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year.

	Group			Group		
	As at 31.12.2019			As at 31.12.2018		
	Secured S\$'000	Unsecured S\$'000	Total S\$'000	Secured S\$'000	Unsecured S\$'000	Total S\$'000
Amount repayable within one year	284,331	40,524	324,855	129,441	40,524	169,965
Amount repayable after one year	16,596	-	16,596	138,042	-	138,042

The secured borrowings of the Group as at 31 December 2019 comprised of term loans and bonds secured by the following:

- corporate guarantees from the Company;
- personal, joint and several guarantees by certain shareholders;
- a fixed charge over the total assets of a subsidiary of the Group which mainly comprised of investment properties and cash and cash equivalents;
- a charge created over an investment property under development of the Group;
- a debenture over the assets and rights of a subsidiary pertaining to a development project of the Group; and
- debenture over the Company's real property, tangible moveable property, the accounts, intellectual property, goodwill and rights in relation to the uncalled capital of the Company, investments, the shares, all dividends, interest and other monies payable in respect of the shares, all monetary claims other than any claims which are otherwise subject to a fixed charge or assignment pursuant to this debenture and all chattels hired, leased or rented from the Company by any other person.

## 1(c) Consolidated Statements of Cash Flows

	Group			
	4th Quarter ended 31.12.2019 S\$'000	4th Quarter ended 31.12.2018 S\$'000	12 Months ended 31.12.2019 S\$'000	12 Months ended 31.12.2018 S\$'000
<b>Cash flows from operating activities</b>				
Profit/(Loss) after tax	2,570	1,197	3,238	(9,318)
Adjustments for:				
Depreciation of property, plant and equipment	315	504	1,277	1,684
Amortisation of intangible assets	55	57	226	234
Loss on from discontinued operation	-	-	-	497
Property, plant and equipment written off	-	-	-	1
Interest income	(70)	(139)	(232)	(431)
Interest expense	2,480	2,399	9,749	11,105
Reversal of provision	(9,750)	-	(9,750)	-
Fair value gains on investment properties	(706)	(49)	(706)	(49)
Fair value losses/(gains) on investment properties under development	1,185	(7)	1,185	(7)
Share of results of equity-accounted investees, net of tax	(513)	(5,855)	(7,299)	(5,546)
Tax expense	744	1,412	2,516	1,246
	(3,690)	(481)	204	(584)
Changes in working capital:				
Inventories	22	116	(57)	560
Trade and other receivables	298	348	(3,300)	(2,894)
Trade and other payables	1,966	(5,832)	(1,358)	(5,669)
Cash used in operations	(1,404)	(5,849)	(4,511)	(8,587)
Tax paid	-	-	(1)	(23)
<b>Net cash used in operating activities</b>	(1,404)	(5,849)	(4,512)	(8,610)
<b>Cash flows from investing activities</b>				
Additions to investment properties	(583)	-	(1,371)	-
Additions to investment properties under development	-	(395)	-	(725)
Disposal of Discontinued Operation, net of cash disposed of	-	-	-	(294)
Dividends from an equity-accounted investee	1,797	1,797	7,189	1,797
Acquisition of subsidiaries, net of cash acquired	(1,335)	-	(1,335)	(2,120)
Acquisition of equity-accounted investees	(394)	(145,338)	(27,985)	(145,338)
Interest received	70	139	232	431
Proceeds from sale of property, plant and equipment	-	-	27	-
Purchase of property, plant and equipment	-	(24)	(1,129)	(154)
Advance to Joint Venture partner	-	-	(4,110)	-
Loans to Joint Venture	-	-	(2,712)	-
<b>Net cash used in investing activities</b>	(445)	(143,821)	(31,194)	(146,403)
<b>Cash flows from financing activities</b>				
Proceeds from borrowings	30,000	-	34,654	6,653
Proceeds from issue of share capital	-	149,956	-	228,706
Repayment of borrowings	(1,116)	(1,000)	(4,449)	(33,443)
Payment of finance lease liability	-	-	-	(104)
Payment of lease liability	(99)	-	(351)	-
Interest paid	(629)	(1,783)	(2,601)	(5,463)
Payment of transaction costs related to issuance of share capital	-	(1,200)	-	(2,500)
Contribution from non-controlling interests	464	-	464	-
<b>Net cash from financing activities</b>	28,620	145,973	27,717	193,849
<b>Net increase/(decrease) in cash and cash equivalents</b>	26,771	(3,697)	(7,989)	38,836
<b>Cash and cash equivalents at beginning of financial year</b>	26,501	64,073	60,442	21,530
Effect of exchange rate fluctuations on cash and cash equivalents	(563)	66	256	76
<b>Cash and cash equivalents at end of financial year</b>	52,709	60,442	52,709	60,442

1(d) Statement of Changes in Equity

GROUP	Attributable to owners of the Company									
	Share capital S\$'000	Merger reserve S\$'000	Asset revaluation reserve S\$'000	Foreign currency translation reserve S\$'000	Fair value reserve S\$'000	Statutory surplus reserve S\$'000	Accumulated losses S\$'000	Total S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
<b>At 1 January 2019, as previously reported</b>	<b>418,913</b>	<b>(65,742)</b>	<b>3,630</b>	<b>(7,754)</b>	<b>(5,571)</b>	-	<b>(98,206)</b>	<b>245,270</b>	<b>79</b>	<b>245,349</b>
Impact of change in accounting policy	-	-	-	-	-	-	(28)	(28)	-	(28)
<b>Adjusted balance at 1 January 2019</b>	<b>418,913</b>	<b>(65,742)</b>	<b>3,630</b>	<b>(7,754)</b>	<b>(5,571)</b>	-	<b>(98,234)</b>	<b>245,242</b>	<b>79</b>	<b>245,321</b>
<b>Total comprehensive income for the year</b>										
Profit for the year	-	-	-	-	-	-	3,357	3,357	(119)	3,238
<b>Other comprehensive income</b>										
Foreign currency translation differences relating to foreign operations	-	-	-	4,115	-	-	-	4,115	-	4,115
Share of foreign currency translation differences of an equity-accounted investee	-	-	-	(14)	-	-	-	(14)	-	(14)
Share of fair value reserve of an equity-accounted investee	-	-	-	-	98	-	-	98	-	98
Total other comprehensive income, net of tax	-	-	-	4,101	98	-	-	4,199	-	4,199
<b>Total comprehensive income for the year</b>	-	-	-	<b>4,101</b>	<b>98</b>	-	<b>3,357</b>	<b>7,556</b>	<b>(119)</b>	<b>7,437</b>
<b>Transactions with owners, recognised directly in equity</b>										
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	464	464
Acquisition of subsidiary with non-controlling interests	-	-	-	-	-	-	-	-	(120)	(120)
<b>Total transactions with owners</b>	-	-	-	-	-	-	-	-	<b>344</b>	<b>344</b>
<b>At 31 December 2019</b>	<b>418,913</b>	<b>(65,742)</b>	<b>3,630</b>	<b>(3,653)</b>	<b>(5,473)</b>	-	<b>(94,877)</b>	<b>252,798</b>	<b>304</b>	<b>253,102</b>

GROUP	Attributable to owners of the Company									
	Share capital S\$'000	Merger reserve S\$'000	Asset revaluation reserve S\$'000	Foreign currency translation reserve S\$'000	Fair value reserve S\$'000	Statutory surplus reserve S\$'000	Accumulated losses S\$'000	Total S\$'000	Non-controlling interests S\$'000	Total equity S\$'000
<b>At 1 January 2018</b>	<b>192,707</b>	<b>(65,742)</b>	<b>3,630</b>	<b>(3,751)</b>	<b>-</b>	<b>327</b>	<b>(89,210)</b>	<b>37,961</b>	<b>74</b>	<b>38,035</b>
<b>Total comprehensive income for the year</b>										
Loss for the year	-	-	-	-	-	-	(9,318)	(9,318)	-	(9,318)
<b>Other comprehensive income</b>										
Foreign currency translation differences relating to foreign operations	-	-	-	(3,513)	-	-	-	(3,513)	-	(3,513)
Foreign currency translation differences realised on disposal of Discontinued Operation reclassified to profit or loss	-	-	-	(509)	-	-	-	(509)	-	(509)
Share of foreign currency translation differences of an equity-accounted investee	-	-	-	19	-	-	-	19	-	19
Share of fair value reserve of an equity-accounted investee	-	-	-	-	(5,571)	-	-	(5,571)	-	(5,571)
Total other comprehensive income, net of tax	-	-	-	(4,003)	(5,571)	-	-	(9,574)	-	(9,574)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(4,003)</b>	<b>(5,571)</b>	<b>-</b>	<b>(9,318)</b>	<b>(18,892)</b>	<b>-</b>	<b>(18,892)</b>
<b>Transaction with owners, recognised directly in equity</b>										
<b>Contributions by owners</b>										
Issue of ordinary shares, net of issuance costs	226,206	-	-	-	-	-	-	226,206	-	226,206
<b>Total contributions by owners</b>	<b>226,206</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>226,206</b>	<b>-</b>	<b>226,206</b>
Transfer from statutory surplus reserve to accumulated profits/(losses) due to deconsolidation	-	-	-	-	-	(327)	322	(5)	5	-
<b>At 31 December 2018</b>	<b>418,913</b>	<b>(65,742)</b>	<b>3,630</b>	<b>(7,754)</b>	<b>(5,571)</b>	<b>-</b>	<b>(98,206)</b>	<b>245,270</b>	<b>79</b>	<b>245,349</b>

**1(d)(i) Statement of Changes in Equity (Continued)**

COMPANY	Share capital	Accumulated losses	Total equity
	S\$'000	S\$'000	S\$'000
<b>At 1 January 2019, as previously reported</b>	<b>418,913</b>	<b>(188,424)</b>	<b>230,489</b>
Impact of change in accounting policy	-	(27)	(27)
<b>Adjusted balance at 1 January 2019</b>	<b>418,913</b>	<b>(188,451)</b>	<b>230,462</b>
<b>Total comprehensive income for the year</b>			
Loss for the year	-	(3,704)	(3,704)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>(3,704)</b>	<b>(3,704)</b>
<b>At 31 December 2019</b>	<b>418,913</b>	<b>(192,155)</b>	<b>226,758</b>
<b>At 1 January 2018</b>	<b>192,707</b>	<b>(122,882)</b>	<b>69,825</b>
<b>Total comprehensive income for the year</b>			
Loss for the year	-	(65,542)	(65,542)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>(65,542)</b>	<b>(65,542)</b>
<b>Transaction with owners, recognized directly in equity</b>			
<b>Contributions by owners</b>			
Issue of ordinary shares, net of issuance costs	226,206	-	226,206
<b>Total contributions by owners</b>	<b>226,206</b>	<b>-</b>	<b>226,206</b>
<b>At 31 December 2018</b>	<b>418,913</b>	<b>(188,424)</b>	<b>230,489</b>

**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.**

<u>Ordinary shares issued and fully paid-up</u>	Number of shares	Paid-up share capital S\$
Balance as at 31 December 2019 and 30 September 2019	4,443,129,206	418,912,580

There were no outstanding convertibles, treasury shares or subsidiary holdings as at 31 December 2019 and 31 December 2018.

**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 December 2019 and 31 December 2018, the Company had 4,443,129,206 issued and fully paid-up ordinary shares.

The Company did not have treasury shares as at the end of the respective period.

**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.**

Not applicable.

**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.**

Not applicable.

**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.

**3A. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:**

(a) Updates on the efforts taken to resolve each outstanding audit issue.

Not applicable.

(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

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 below, the accounting policies and methods of computation adopted in the financial statements for the current reporting period are consistent with those disclosed in the audited consolidated financial statements for the financial year ended 31 December 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.**

The Group and the Company adopted the following new SFRS(I)s, amendments and interpretations of SFRS(I)s effective from 1 January 2019:

- SFRS(I)16 *Leases*
- SFRS(I) INT 23 *Uncertainty over Income Tax Treatments*
- *Long-term Interests in Associates and Joint Ventures* (Amendments to SFRS(I) 1-28)
- *Prepayment Features with Negative Compensation* (Amendments to SFRS(I) 9)
- *Previously Held Interest in a Joint Operation* (Amendments to SFRS(I) 3 and 11)
- *Income Tax Consequences of Payments on Financial Instruments Classified as Equity* (Amendments to SFRS(I) 1-12)
- *Borrowing Costs Eligible for Capitalisation* (Amendments to SFRS(I)1-23)
- *Plan Amendment, Curtailment or Settlement* (Amendments to SFRS(I)1-19)

The adoption of the above new SFRS(I)s, amendments and interpretations of SFRS(I)s is assessed to have no material financial effect on the results and financial position of the Group and the Company for the financial year ended 31 December 2019 except for SFRS(I)16 Leases. The Group and the Company's assessment of SFRS(I)16, which are expected to have a more significant impact on the Group and the Company are described below.

#### **SFRS(I) 16**

SFRS(I) 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use (ROU) asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments.

The Group and the Company have adopted SFRS(I) 16 with a date of initial application on 1 January 2019, using the modified retrospective approach. Therefore, the cumulative effect of adopting SFRS(I) 16 recognised as an adjustment to the opening balance of accumulated losses at 1 January 2019, with no restatement of comparative information.

So far as the impact of the adoption of SFRS(I)16 on leases previously classified as lease prepayments is concerned, the Group is not required to make any adjustments at the date of initial application of SFRS(I) 16, other than changing the captions for the balances. Accordingly, instead of "lease prepayments", these amounts are included within the depreciated carrying amount of the corresponding leased assets is identified as right-of-use assets. There is no impact on the opening balance of equity.

The following reconciliation summarises the impact on initial application of SFRS(I)16 on the Group's consolidated statement of financial position as at 1 January 2019.

	<b>1 January 2019</b>		
	<b>As previously reported</b>	<b>Adjustments</b>	<b>As restated</b>
	S\$'000	S\$'000	S\$'000
<b>ASSETS</b>			
Property, plant and equipment	31,683	5,127	36,810
Intangible assets and goodwill	3,310	-	3,310
Investment properties	290,231	-	290,231
Investment properties under development	93,663	-	93,663
Lease prepayments	4,595	(4,595)	-
Associate and joint ventures	145,347	-	145,347
<b>Non-current assets</b>	<b>568,829</b>	<b>532</b>	<b>569,361</b>
Inventories	261	-	261
Trade and other receivables	41,431	-	41,431
Cash and cash equivalents	60,442	-	60,442
<b>Current assets</b>	<b>102,134</b>	<b>-</b>	<b>102,134</b>
<b>Total assets</b>	<b>670,963</b>	<b>532</b>	<b>671,495</b>
<b>LIABILITIES</b>			
Loans and borrowings	138,042	-	138,042
Trade and other payables	7,481	-	7,481
Lease liabilities	-	220	220
Deferred tax liabilities	37,957	-	37,957
<b>Non-current liabilities</b>	<b>183,480</b>	<b>220</b>	<b>183,700</b>
Loans and borrowings	169,965	-	169,965
Trade and other payables	30,089	-	30,089
Provisions	42,079	-	42,079
Lease liabilities	-	340	340
Current tax liabilities	1	-	1
<b>Current liabilities</b>	<b>242,134</b>	<b>340</b>	<b>242,474</b>
<b>Total liabilities</b>	<b>425,614</b>	<b>560</b>	<b>426,174</b>
<b>NET ASSETS</b>	<b>245,349</b>	<b>(28)</b>	<b>245,321</b>
<b>EQUITY</b>			
Share capital	418,913	-	418,913
Merger reserve	(65,742)	-	(65,742)
Asset revaluation reserve	3,630	-	3,630
Foreign currency translation reserve	(7,754)	-	(7,754)
Fair value reserve	(5,571)	-	(5,571)
Accumulated losses	(98,206)	(28)	(98,234)
<b>Equity attributable to owner of the Company</b>	<b>245,270</b>	<b>(28)</b>	<b>245,242</b>
Non-controlling interests	79	-	79
<b>Total equity</b>	<b>245,349</b>	<b>(28)</b>	<b>245,321</b>

The following reconciliation summarises the impact on initial application of SFRS(I)16 on the Company's statement of financial position as at 1 January 2019.

	1 January 2019		
	As previously reported S\$'000	Adjustments S\$'000	As restated S\$'000
<b>ASSETS</b>			
Property, plant and equipment	302	349	651
Associate and joint ventures	40,553	-	40,553
Subsidiaries	119,038	-	119,038
Trade and other receivables	9,874	-	9,874
<b>Non-current assets</b>	<b>169,767</b>	<b>349</b>	<b>170,116</b>
Trade and other receivables	285,034	-	285,034
Cash and cash equivalents	40,413	-	40,413
<b>Current assets</b>	<b>325,447</b>	<b>-</b>	<b>325,447</b>
<b>Total assets</b>	<b>495,214</b>	<b>349</b>	<b>495,563</b>
<b>LIABILITIES</b>			
Trade and other payables	558	-	558
Lease liabilities	-	140	140
<b>Non-current liabilities</b>	<b>558</b>	<b>140</b>	<b>698</b>
Loans and borrowings	165,601	-	165,601
Trade and other payables	56,487	-	56,487
Provisions	42,079	-	42,079
Lease liabilities	-	236	236
<b>Current liabilities</b>	<b>264,167</b>	<b>236</b>	<b>264,403</b>
<b>Total liabilities</b>	<b>264,725</b>	<b>376</b>	<b>265,101</b>
<b>NET ASSETS</b>	<b>230,489</b>	<b>(27)</b>	<b>230,462</b>
<b>EQUITY</b>			
Share capital	418,913	-	418,913
Accumulated losses	(188,424)	(27)	(188,451)
<b>Total equity</b>	<b>230,489</b>	<b>(27)</b>	<b>230,462</b>

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:**

	Group			
	4th Quarter ended 31.12.2019	4th Quarter ended 31.12.2018	12 Months ended 31.12.2019	12 Months ended 31.12.2018
Net profit/(loss) attributable to owners of the Company (S\$'000)	2,689	1,197	3,357	(9,318)
Weighted average number of ordinary shares in issue	4,443,129,206	4,056,770,145	4,443,129,206	2,614,787,644
Basic earnings per share (Singapore cents)	0.061	0.030	0.076	(0.356)

Basic and diluted earnings per share were the same as there were no potentially dilutive ordinary shares in issue as at 31 December 2019 and 31 December 2018 respectively.

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	
	As at 31.12.2019	As at 31.12.2018	As at 31.12.2019	As at 31.12.2018
Net asset value attributable to owners of the Company (S\$'000)	252,798	245,270	226,758	230,489
Number of ordinary shares in issue	4,443,129,206	4,443,129,206	4,443,129,206	4,443,129,206
Net asset value per ordinary share (Singapore cents)	5.69	5.52	5.10	5.19

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:**  
**(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**  
**(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

**Review of financial performance of Continuing Operations for the financial year ended 31 December 2019 ("FY2019")**

**(a) Revenue**

The Group's revenue comprised mainly rental income from the 12 nursing homes in Japan as well as revenue from the pharmaceutical distribution business in China. Revenue for FY2019 was relatively stable compared with the financial year ended 31 December 2018 ("FY2018") due to the stable nature of the income from Japan.

The marginal increase in revenue was due mainly to the effect of a stronger Japanese Yen on the rental income, which was partly offset by lower revenue from China.

**(b) Cost of sales**

Cost of sales was 6% or S\$332,000 lower than FY2018 due mainly to lower sales of the China pharmaceutical distribution business.

**(c) Gross profit**

Gross profit increased marginally by 3% or S\$418,000 due mainly to the effect of a stronger Japanese Yen on the rental income from Japan.

**(d) Administrative expenses**

Administrative expenses increased by 8% or S\$1.3 million due mainly to higher litigation costs incurred.

**(e) Other income**

Other income increased by S\$10.9 million, mainly as a result of the reversal of provision for legal cost no longer required amounting to S\$9.8 million.

**(f) Depreciation and amortization**

Depreciation and amortization decreased by 22% or S\$415,000 mainly as a result of the deconsolidation of the operation of the Wuxi New District Phoenix Hospital in 2018 and the impact arising from the adoption of SFRS(l) 16 Leases.

**(g) Finance income**

Finance income comprised fixed deposit interests earned. The decrease of S\$197,000 was due mainly to lower fixed deposits balances.

**(h) Finance costs**

Finance costs decreased by 16% or S\$1.8 million mainly as a result of the repayment of a high interest loan in 2018 as well as the reduction in average outstanding loan balances during the year.

**(i) Share of results of equity-accounted investees, net of tax**

The Group's share of profits of equity-accounted investees increased by 32% or S\$1.8 million. The increase was due mainly to the full year's results being included for the Group's interest in First Real Estate Investment Trust ("**First REIT**") and its manager, Bowsprit Capital Corporation Limited ("**Bowsprit**"). The acquisitions relating to First REIT and Bowsprit were completed in October 2018.

The share of results included the Group's share of results of its 40% and 35% interests in Yoma Siloam Hospital Pun Hlaing Limited ("**YSHPH**") and Phun Hlaing International Hospital Limited ("**PHIH**") respectively, as well as its 50% interest in the joint venture with the China Merchants Group, China Merchants Lippo Hospital Management (Shenzhen) Limited.

**(j) Tax expense**

The tax expense mainly relates to the provision for deferred tax liabilities for the operations in Japan.

**(k) Profit after tax from Continuing Operations**

The Group recorded a profit after tax from its Continuing Operations of S\$3.2 million compared with a loss of S\$8.8 million in FY2018.

**Review of financial performance of Discontinued Operation**

**(a) Discontinued Operation**

There is no financial impact from the Discontinued Operation in FY2019.

The Discontinued Operation in FY2018 refers to the operation of the Wuxi New District Phoenix Hospital in Wuxi, Jiangsu Province, the People's Republic of China. Please refer to the announcements dated 6 August 2018 and 23 August 2018 for further information.

**Review of Statement of Financial Position**

(a) Non-current assets increased by S\$36.8 million to S\$605.7 million. The increase was due mainly to:

- (i) an increase in the Group's investment in associate and joint ventures of S\$28.2 million arising from:
  - i. the acquisition of the stakes in YSHPH and PHIH ("**Myanmar acquisitions**") (Please refer to the announcement dated 24 April 2019.); and
  - ii. recognition of the Group's share of results of equity accounted investees.
- (ii) an increase of S\$9.5 million in the carrying value of the Group's investment properties due mainly to an increase in the fair value of the properties in Japan as well as the impact of a stronger Japanese Yen.

- (iii) an increase of S\$1.5 million in intangible assets and goodwill arising mainly from the recognition of goodwill from the acquisition of a 70% stake in Wuxi Lippo Xi Nan Hospital (“**WLXN**”) which was completed in October 2019.

The increase was partly offset by a decrease of S\$2.4 million in the carrying value of investment properties under development, which was due mainly to a decrease in fair value of the Group’s development properties in Wuxi, China, and the impact of a weaker RMB.

- (b) Current assets increased by S\$1.7 million. The increase was due mainly to an increase in trade and other receivables of S\$9.4 million, which was partly offset by a decrease of S\$7.7 million in cash and cash equivalents.

The increase in trade and other receivables was due mainly to loans to an equity accounted investee, deposits placed in relation to actions taken to enforce the Singapore arbitration award against David Lin Kao Kun (“David Lin”), as well as an advance to a joint venture partner.

- (c) Non-current liabilities decreased by S\$118.4 million. The decrease was due mainly to the reclassification of loans and borrowings of S\$120.4 million as current liabilities as the amount is due in FY2020. The Group is in process of refinancing the loan.

- (d) Current liabilities increased by S\$149.2 million. The increase was due mainly to:

- (i) the reclassification of certain loans as current liabilities and an additional bank loan of S\$30 million obtained during the fourth quarter of FY2019. The bank loan was used mainly for the Prince Bay investment. Please refer to the announcements made on 2 December 2019, 31 December 2019 and 20 January 2020.
- (ii) an increase in trade and other payables of S\$6.5 million, due mainly to accrued interest on loans and borrowings.

The increase was partly offset by the decrease in provisions of S\$12.4 million.

### **Review of Cashflows and Working Capital**

a) Operating activities generated net cash of S\$204,000 before working capital changes. After adjustment for working capital movements, operating activities utilised net cash of S\$4.5 million. The cash outflow of S\$3.3 million relating to the movement in trade and other receivables was due mainly to enforcement deposits placed in relation to the David Lin litigation.

b) Investing activities utilised net cash of S\$31.2 million, which comprised mainly S\$28 million for the Myanmar acquisitions, S\$4.1 million for an advance to a joint venture partner, S\$2.7 million for loans to a joint venture, S\$1.3 million for the acquisition of shares in WLXN, S\$1.1 million for purchase of property, plant and equipment, and S\$1.4 million relating to additions to investment properties.

The outlay of cash was partly offset by an inflow of S\$7.2 million in the form of distribution received from First REIT.

c) Financing activities provided net cash of S\$27.7 million, comprising proceeds from borrowings of S\$34.7 million less repayment of borrowings and interest totaling S\$7.1 million.

d) As at 31 December 2019, the Group’s net current liabilities amounted to S\$287.5 million. The negative working capital was due mainly to:

- (i) Shareholder’s loans and accrued interest totaling S\$186.1 million that was accounted for as current liabilities; and
- (ii) a loan of S\$120.7 million due in FY2020 which is in the process of being re-financed.

The Board confirms that the Group is able to meet its debt obligations as and when they fall due in view of the on-going support from its controlling shareholder, the refinancing of the loan due in FY2020 as well as the continuing efforts by management to improve the financial position of the Group.

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

Not applicable. 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.**

Global economic growth continues to remain sluggish against the backdrop of sustained international trade tensions, as well as the emergence of the novel coronavirus (“COVID-19”), which has been declared a Public Health Emergency of International Concern by the World Health Organisation.

The escalation of the COVID-19 outbreak has created widespread global uncertainties and consequential lifestyle changes, which may include a reducing rate of patients visiting hospitals to avoid the viral situation. With the growing severity of the outbreak and its uncertain eventualities, we remain prudent about our healthcare operations in Asia and are actively monitoring the rapidly evolving situation.

China

Given the severity of the impact of the COVID-19 outbreak, we believe that China’s healthcare reforms introduced after Severe Acute Respiratory Syndrome (“SARS”)<sup>1</sup> in 2003 will gather pace, and potentially have far reaching implications on China’s healthcare landscape. We believe that this may have an impact on the role of private healthcare operators and their business models in the overall healthcare eco-system in China.

As there is no visibility on when the COVID-19 outbreak will end, we believe that there may be some impact on the timeline of our development projects.

While the COVID-19 outbreak has created global uncertainties in the short to mid-term, we continue to take a long-term perspective in developing, managing and optimising our China’s healthcare operations,, and remain committed in contributing to the overall healthcare transformation in one of the world’s fastest-growing healthcare markets<sup>2</sup>.

Myanmar

Our economic outlook for Myanmar remains positive, as the government plans to introduce a fresh wave of healthcare reforms in 2020 under the ongoing Myanmar Sustainable Development Plan<sup>3</sup>. As the country continues to open up, private sector healthcare expenditure continues to grow at a steady rate, with a compounded annual growth rate (“CAGR”) of 4 per cent between 2014 and 2018<sup>4</sup>. The World Bank projects that Myanmar’s economy will grow by 6.2 per cent in 2020<sup>5</sup>. With the momentum of government reforms, improving business sentiments, growth in the manufacturing and tourism sectors, and greater fiscal spending, Myanmar’s economic outlook for 2020 looks largely positive.

The Group’s presence in the key cities of Yangon, Mandalay and Taunggyi continues to build and reinforce the OUELH name in Myanmar, placing us in a favourable position to tap on future opportunities in this fast-growing market.

Indonesia

The Indonesian economy is likely to expand close to 5.0% in the fourth quarter of 2019 and expected to grow 5.1% in 2020<sup>6</sup>. Healthcare is a priority in Indonesia’s national development agenda, especially with the elderly population expected to grow more than 40% by 2025, making Indonesia one of Asia’s fastest ageing countries. With the rising demand for healthcare services, the Indonesian government continues to encourage private sector involvement in developing hospitals as well as allocate a healthcare budget of IDR132.2 trillion for 2020, almost doubling 2015 healthcare budget of IDR69.3 trillion.<sup>7</sup> With these favourable

conditions in place, we will continue to work with our strategic partners in Indonesia to optimise our operations in the country.

## Japan

Japan's economy is predicted to continue on its gradual path to recovery in 2020 as stimulus measures take effect and domestic demand strengthens<sup>8</sup>. Japan remains a stable source of revenue for the company with its rapidly ageing population and consistent demand for quality healthcare facilities. Over the years, we have continued to see a consistently positive performance from the Company's twelve nursing homes with an average occupancy rate of more than 90%.

<sup>1</sup> "Mistrust, low pay, and a tradition of bribery in China's healthcare system have crippled efforts to contain the Wuhan coronavirus". Retrieved from: <https://www.businessinsider.sg/china-healthcare-system-coronavirus-outbreak-2020-1/?r=US&IR=T>

<sup>2</sup> "China's Healthcare Reforms Underscore Market Growth". Retrieved from: <https://www.china-briefing.com/news/healthcare-reforms-underscore-market-growth-china/>

<sup>3</sup> "Myanmar Sustainable Development Plan". Retrieved from: [https://themimu.info/sites/themimu.info/files/documents/Core\\_Doc\\_Myanmar\\_Sustainable\\_Development\\_Plan\\_2018\\_-\\_2030\\_Aug2018.pdf](https://themimu.info/sites/themimu.info/files/documents/Core_Doc_Myanmar_Sustainable_Development_Plan_2018_-_2030_Aug2018.pdf), page 43

<sup>4</sup> "Eurocham Myanmar Healthcare Guide 2020". Retrieved from: <https://www.eurocham-myanmar.org/uploads/e53e0-healthcare-guide-2020.pdf>

<sup>5</sup> "Myanmar economy to grow by 6.6% in 2020: World Bank". Retrieved from: <https://www.mmtimes.com/news/myanmar-economy-grow-66-2020-world-bank.html>

<sup>6</sup> "Indonesian Economy Resilient and Strong: Chief Economy Minister". Retrieved from: <https://jakartaglobe.id/business/indonesian-economy-resilient-and-strong-chief-economy-minister>

<sup>7</sup> "International Trade Administration's Healthcare Resource Guide: Indonesia." Retrieved from: [https://2016.export.gov/industry/health/healthcareresourceguide/eg\\_main\\_108589.asp](https://2016.export.gov/industry/health/healthcareresourceguide/eg_main_108589.asp)

<sup>8</sup> "The Japanese Economy in 2020: A Recovery Continues Despite Uncertainties". Retrieved from: <https://www.nippon.com/en/in-depth/d00535/the-japanese-economy-in-2020-a-recovery-continues-despite-uncertainties.html>

## **11. If a decision regarding dividend has been made:**

### **(a) Whether an interim/final ordinary dividend has been declared/recommended; and**

None.

### **(b)(i) Amount per share (cents)**

Not applicable.

### **(b)(ii) Previous corresponding period (cents)**

Not applicable.

### **(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of the shareholders, this must be stated).**

Not applicable.

### **(d) The date the dividend is payable**

Not applicable.

### **(e) Books closure date**

Not applicable.

## **12. If no dividend has been declared/recommended, a statement to that effect, and the reason(s) for the decision.**

No dividend has been declared or recommended after taking into consideration of the Group's cash flow requirements.



- 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 has not obtained a general mandate from shareholders for any Interested Person Transactions.

- 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.**

In FY2019, the composition of the Group's segments was organised into the following segments.

- (i) Healthcare operations– This includes the operation of hospitals, the distribution of pharmaceutical products and medical equipment. The Group currently have operations in PRC and Myanmar.
- (ii) Healthcare assets – Rental of investment properties and assets owned by the Group. The Group currently have assets in Japan and PRC
- (iii) Properties under development – Development of medical facilities, healthcare-related assets and integrated mixed-use projects. The Group currently have development properties in PRC and Malaysia.
- (iv) Investments – investments in an associate (First REIT) and joint venture (Bowsprit).
- (v) Others - Mainly head office and corporate functions, including investment holding related activities.

In FY 2018, the composition of the Group's segments was organised into the following segments.

- (i) Healthcare operations – The distribution of pharmaceutical products and medical equipment, and investment in a joint venture with China Merchants Landmark (Shenzhen) Co., Ltd.
- (ii) Healthcare assets – Rental of investment properties and assets owned by the Group. The Group currently have assets in Japan and PRC.
- (iii) Properties under development – Development of medical facilities, healthcare-related assets and integrated mixed-use projects. The Group currently have development properties in PRC and Malaysia.
- (iv) Investments (Singapore) – investments in an associate (First REIT) and a joint venture (Bowsprit).
- (v) Others - Mainly head office and corporate functions, including investment holding related activities.
- (vi) Healthcare services (Discontinued Operation) –Operation of the Wuxi New District Phoenix Hospital.  
This segment was discontinued in FY2018

(a) Business segments

	Continuing Operations					Discontinued Operation	Consolidated	
	Healthcare operations S\$'000	Healthcare assets S\$'000	Properties under development S\$'000	Investments S\$'000	Others S\$'000	Total S\$'000	Healthcare services S\$'000	Total S\$'000
<b>Group</b>								
<b>31 December 2019</b>								
<b>Revenue</b>								
External revenue	2,666	16,983	-	-	-	19,649	-	19,649
Inter-segment revenue	-	-	-	-	1,495	1,495	-	1,495
Segment revenue (including inter-segment revenue)	2,666	16,983	-	-	1,495	21,144	-	21,144
<b>Segment (loss)/profit before tax</b>	(2,941)	9,673	(2,224)	9,423	(8,177)	5,754	-	5,754
Depreciation	(51)	(773)	(4)	-	(449)	(1,277)	-	(1,277)
Amortisation	(226)	-	-	-	-	(226)	-	(226)
Finance expenses	(22)	(1,713)	(1,308)	-	(6,706)	(9,749)	-	(9,749)
Interest income	1	-	2	-	229	232	-	232
Share of results of equity-accounted investees, net of tax	(2,125)	-	-	9,424	-	7,299	-	7,299
<b>Other material non-cash items</b>								
Fair value gains on investment properties	-	706	-	-	-	706	-	706
Fair value losses on investment properties under development	-	-	(1,185)	-	-	(1,185)	-	(1,185)
Reportable segment assets	4,084	339,505	107,551	146,449	111,927	709,516	-	709,516
Additions to:								
- Property, plant and equipment	122	-	1,623	-	75	1,820	-	1,820
- Investment properties	-	1,644	-	-	-	1,644	-	1,644
- Investment in equity-accounted investees	27,985	-	-	-	-	27,985	-	27,985
Reportable segment liabilities	2,030	131,187	22,940	-	259,427	415,584	-	415,584
Current tax liabilities								38
Deferred tax liabilities								40,792
								<u>456,414</u>

	Continuing Operations						Discontinued Operation	Consolidated
	Healthcare operations S\$'000	Healthcare assets S\$'000	Properties under development S\$'000	Investments S\$'000	Others S\$'000	Total S\$'000	Healthcare services S\$'000	Total S\$'000
<b>Group</b>								
<b>31 December 2018</b>								
<b>Revenue</b>								
External revenue	2,988	16,575	-	-	-	19,563	9,261	28,824
Inter-segment revenue	-	-	-	-	1,945	1,945	-	1,945
Segment revenue (including inter-segment revenue)	2,988	16,575	-	-	1,945	21,508	9,261	30,769
<b>Segment (loss)/profit before tax</b>	(963)	9,193	(2,116)	6,139	(19,793)	(7,540)	(35)	(7,575)
Depreciation	(52)	(1,357)	(1)	-	(115)	(1,525)	(159)	(1,684)
Amortisation	(234)	-	-	-	-	(234)	-	(234)
Finance expenses	(40)	(1,681)	(1,425)	-	(7,959)	(11,105)	-	(11,105)
Interest income	1	-	2	-	426	429	2	431
Share of results of equity-accounted investees, net of tax	(593)	-	-	6,139	-	5,546	-	5,546
<b>Other material non-cash items</b>								
Fair value gains on investment properties	-	49	-	-	-	49	-	49
Fair value (losses)/gains on investment properties under development	-	(69)	76	-	-	7	-	7
Loss from discontinued operation	-	-	-	-	-	-	(497)	(497)
Reportable segment assets	2,923	312,097	124,952	144,129	86,862	670,963	-	670,963
Additions to:								
- Property, plant and equipment	3	11	28,912	-	88	29,014	-	29,014
- Investment properties under development	-	-	725	-	-	725	-	725
- Investment in equity-accounted investees	1,218	-	-	144,129	-	145,347	-	145,347
Reportable segment liabilities	1,261	128,955	26,341	-	231,099	387,656	-	387,656
Current tax liabilities								1
Deferred tax liabilities								37,957
								<u>425,614</u>

**(b) Geographical segments**

The Group operates in five main geographical areas.

Singapore – Investments in an associate and a joint venture. The Company is headquartered in Singapore.

Japan – The ownership, leasing and management of the nursing home facilities.

China – The operating of hospitals, the supply and distribution of pharmaceutical products and medical equipment, development of medical facilities, healthcare-related assets and integrated mixed-use projects, investment holding and investment in a joint venture. The management and operation of the Wuxi New District Phoenix Hospital was discontinued in FY2018.

Malaysia – The development of medical facilities, healthcare-related assets and integrated mixed-use projects.

Myanmar – Investments in a joint venture.

Group	Revenue			
	Continuing Operations		Discontinued Operation	
	FY 2019	FY 2018	FY 2019	FY 2018
	S\$'000	S\$'000	S\$'000	S\$'000
China	2,666	2,988	-	9,261
Japan	16,983	16,575	-	-
	<b>19,649</b>	<b>19,563</b>	<b>-</b>	<b>9,261</b>

Group	Non-current assets*	
	FY 2019	FY 2018
	S\$'000	S\$'000
China	73,041	71,830
Japan	299,892	290,263
Malaysia	58,932	59,184
Singapore	146,836	147,552
Myanmar	26,966	-
	<b>605,667</b>	<b>568,829</b>

\* Non-current assets relate to the carrying amounts of investment properties, investment properties under development, property, plant and equipment, intangible assets and goodwill, and associate and joint ventures.

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

Healthcare Operations

Revenue for Healthcare Operations segment decreased by S\$322,000. The decrease was due mainly to lower sales from the China pharmaceutical distribution business.

Loss before tax increased by S\$2.0 million, mainly arising from the share of results of the Group's joint ventures.

Healthcare Assets

Revenue and profit before tax for Healthcare Assets segment increased by S\$408,000 and S\$480,000 respectively. The increase was due mainly to a stronger Japanese Yen.

Properties under development

Loss before tax increased by S\$108,000. The expenses incurred were mainly relating to bank interests and operating expenses.

Investments

Profit before tax increased by S\$3.3 million. The increase was due mainly to a full year's results of its investment in First REIT and Bowsprit being recognized in the current financial year as the investments were acquired in October 2018.

Others

The segment revenue refers to inter-company management fees, consisting of mainly corporate costs and the loss before tax of S\$8.2 million was net of reversal of the provision for legal and related costs of S\$9.8 million.

Healthcare Services (Discontinued Operation)

Discontinued operation refers to the operation of the Wuxi New District Phoenix Hospital, which ceased to be consolidated due to the loss of control in August 2018. Please refer to the announcements dated 6 August 2018 and 23 August 2018.

16. **A breakdown of sales as follows:-**

	Continuing Operations			Group Discontinued Operation			Consolidated		
	FY 2019 S\$'000	FY 2018 S\$'000	Inc/(Dec) %	FY 2019 S\$'000	FY 2018 S\$'000	Inc/(Dec) %	FY 2019 S\$'000	FY 2018 S\$'000	Inc/(Dec) %
(a) Revenue reported for first half year	9,531	10,176	(6)	-	9,261	n.m.	9,531	19,437	(51)
(b) Operating profit/(loss) after tax before deducting non-controlling interests reported for first half year	334	(5,609)	n.m.	-	(35)	n.m.	334	(5,644)	n.m.
(c) Revenue reported for second half year	10,118	9,387	8	-	-	n.m.	10,118	9,387	8
(d) Operating profit/(loss) after tax before deducting non-controlling interests reported for second half year	2,904	(3,177)	n.m.	-	(497)	n.m.	2,904	(3,674)	n.m.

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

No dividend had been declared or recommended for the financial year ended 31 December 2019 and 31 December 2018.

**18. Confirmation Pursuant to Rule 720(1)**

The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7H under Rule 720(1) of the Catalist Rules.

**19. Report of person occupying managerial positions who are related to a director, chief executive**

Pursuant to Rule 704(10) of Catalist Rules of the Singapore Exchange Securities Trading Limited, the Company confirms that none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or Chief Executive Officer or substantial shareholder of the Company.

**20. Additional Information Required Pursuant to Rule 706A**

(a) Acquisition of Equity Interests in Yoma Siloam Hospital Pun Hlaing Limited

The Company's indirect wholly-owned subsidiary, OUELH Healthcare Services (MM) Pte. Ltd. ("OHS") entered into a sale and purchase agreement with PT Waluya Graha Loka (the "Vendor"), pursuant to which, OHS acquired 40% of the total number of shares in the capital of YSHPH. Please refer to the announcements dated 10 January 2019 and 24 April 2019 for more information.

(b) Acquisition of Equity Interests in Pun Hlaing International Hospital Limited

The Company's indirect wholly-owned subsidiary, OUELH Healthcare Assets (MM) Pte. Ltd. ("OHA") entered into a sale and purchase agreement with the Vendor, pursuant to which, OHA acquired 35% of the total number of shares in the capital of PHIH. Please refer to the announcements dated 10 January 2019 and 24 April 2019 for more information.

(c) Acquisition of Equity Interests in Wuxi Lippo Xi Nan Hospital Company Limited (Formerly known as Wuxi Bohai Hospital Company Limited)

The Company's indirect wholly-owned subsidiary, Wuxi Donghao Medical Management Consultancy Co., Ltd entered into a sale and purchase agreement with Jiangsu Chang Geng Investment Management Company Limited for the acquisition of 70% of the total registered capital of Wuxi Lippo Xi Nan Hospital Company Limited. Please refer to the announcements dated 24 October 2019 and 31 October 2019 for more information.

**BY ORDER OF THE BOARD OF DIRECTORS**

**Mr Yet Kum Meng**  
**Executive Director and Chief Executive Officer**  
**19 February 2020**

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*This announcement has been prepared by OUE Lippo Healthcare Limited (the "Company") and its contents have been reviewed by PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor") in accordance with Rules 226(2)(b) and 753(2) of the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual Section B: Rules of Catalist.*

*This announcement has not been examined or approved by the SGX-ST. 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.*

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