



SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

PART I

Information required for announcements of quarterly (Q1, Q2, Q3), Half Year and Full Year Announcements

- 1(a) **An income statement and statement of comprehensive income for the Group, together with a comparative statement for the corresponding period of the immediately preceding financial year**

	Notes	Group		Change %
		First quarter ended		
		30.06.2017	30.06.2016	
		\$'000	\$'000	
Revenue	A	282,903	10,686	>100
Cost of sales		(251,743)	(5,417)	>100
Gross profit		31,160	5,269	>100
Other income	B	262	579	(54.8)
Selling and marketing expenses	C	(1,473)	(1,780)	(17.3)
Administrative expenses		(1,927)	(2,646)	(27.2)
Other operating expenses		(266)	(122)	>100
Results from operating activities		27,756	1,300	>100
Finance income	D	161	1,612	(90.0)
Finance costs	E	(193)	(1,811)	(89.3)
Share of results of equity-accounted investees, net of tax		251	2,751	(90.9)
Profit before tax	F	27,975	3,852	>100
Tax expense		(4,976)	(47)	>100
Profit for the period		22,999	3,805	>100
Other comprehensive income:				
<i>Items that are or may be reclassified subsequently to profit or loss</i>				
Share of currency translation differences of equity-accounted investees		882	(3,414)	NM
Currency translation differences relating to foreign operations		(2,661)	1,795	NM
Total comprehensive income for the period		21,220	2,186	>100
Net profit attributable to:				
Owners of the Company		18,191	3,841	>100
Non-controlling interests		4,808	(36)	NM
		22,999	3,805	>100
Total comprehensive income attributable to:				
Owners of the Company		16,412	2,222	>100
Non-controlling interests		4,808	(36)	NM
		21,220	2,186	>100

NM – Not Meaningful.

SINGHAIYI GROUP LTD
REGISTRATION NUMBER: 198803164K
FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE
PERIOD ENDED 30 JUNE 2017

Notes to Income Statement:

	Group		Change %
	First quarter ended		
	30.06.2017 \$'000	30.06.2016 \$'000	
[A] Revenue			
Property development income	280,500	7,505	>100
Rental income	2,048	2,588	(20.9)
Management fee income	355	593	(40.1)
	282,903	10,686	>100
[B] Other income			
Gain on disposal of financial assets through profit or loss	1	261	(99.6)
Net foreign exchange gain	-	289	NM
Others	261	29	>100
	262	579	(54.8)
[C] Selling and marketing expenses			
Commission	1,082	800	35.3
Advertising and marketing	391	980	(60.1)
	1,473	1,780	(17.3)
[D] Finance income			
Interest income	161	47	>100
Dividend income ⁽¹⁾	-	622	NM
Changes in fair value of financial assets through profit or loss ⁽¹⁾	-	943	NM
	161	1,612	(90.0)
[E] Finance cost			
Interest on bank loans	193	341	(43.4)
Interest and amortised financing fee on medium term notes ⁽²⁾	-	1,470	NM
	193	1,811	(89.3)
[F] Profit before tax includes the following:			
Depreciation of property, plant and equipment	164	65	>100
Net foreign exchange loss	244	-	NM
Staff costs	1,148	1,257	(8.7)
Professional fees	35	197	(82.2)

SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

Note 1: Dividend income and net change in fair value of financial assets through profit or loss

Dividend income refers to the income earned from fixed income portfolio accounted as financial assets at fair value through profit or loss in the balance sheet. The changes in the market price of the financial assets are reflected as net change in fair value of financial assets through profit or loss.

Note 2: Interest and amortised financing fee on medium term notes

This pertains to interest payable and amortised financing fee associated with the \$100.0 million Notes pursuant to the \$500.0 million Multicurrency Debt Issuance Programme.

SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

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	
	30.06.2017 \$'000	31.03.2017 \$'000	30.06.2017 \$'000	31.03.2017 \$'000
Non-current assets				
Property, plant and equipment	6,019	5,880	205	218
Investment properties	99,828	100,842	-	-
Interests in subsidiaries	-	-	189,084	189,004
Interests in associates	70,115	71,928	-	-
Interests in joint ventures	70,255	70,670	-	-
Amounts due from subsidiaries	-	-	163,011	159,821
Deferred tax assets	2,105	1,922	-	-
	<u>248,322</u>	<u>251,242</u>	<u>352,300</u>	<u>349,043</u>
Current assets				
Development properties	318,897	551,534	-	-
Trade and other receivables	75,428	114,147	648	9,332
Financial assets at fair value through profit or loss	-	6,758	-	6,758
Amounts due from subsidiaries	-	-	10,260	78,009
Amounts due from associates	-	173	-	-
Cash and cash equivalents	156,189	51,701	89,962	2,356
	<u>550,514</u>	<u>724,313</u>	<u>100,870</u>	<u>96,455</u>
Total assets	<u>798,836</u>	<u>975,555</u>	<u>453,170</u>	<u>445,498</u>
Non-current liabilities				
Loans and borrowings	8,748	8,911	26	36
Amounts due to non-controlling interests	-	15,885	-	-
Deferred tax liabilities	14,215	14,425	-	-
	<u>22,963</u>	<u>39,221</u>	<u>26</u>	<u>36</u>
Current liabilities				
Trade and other payables	82,761	196,672	1,221	1,668
Loans and borrowings	116,133	189,451	16,042	25,821
Loan from a related company	37,354	37,714	-	-
Loan from controlling shareholder of the company	-	15,000	-	15,000
Amounts due to non-controlling interests	14,821	-	-	-
Current tax payable	9,076	3,972	-	-
	<u>260,145</u>	<u>442,809</u>	<u>17,263</u>	<u>42,489</u>
Total liabilities	<u>283,108</u>	<u>482,030</u>	<u>17,289</u>	<u>42,525</u>

SINGHAIYI GROUP LTD**REGISTRATION NUMBER: 198803164K****FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017**

	Group		Company	
	30.06.2017	31.03.2017	30.06.2017	31.03.2017
	\$'000	\$'000	\$'000	\$'000
Share capital	382,918	382,918	382,918	382,918
Accumulated profits	116,632	98,441	47,547	14,639
Reserves	6,264	8,485	5,416	5,416
Equity attributable to owners of the Company	505,814	489,844	435,881	402,973
Non-controlling interests	9,914	3,681	-	-
Total equity	515,728	493,525	435,881	402,973
Total liabilities and equity	798,836	975,555	453,170	445,498

1(b)(ii) Aggregate amount of the Group's borrowings and debt securities

	As at 30.06.2017	As at 31.03.2017
	\$'000	\$'000
<u>Unsecured</u>		
Amount repayable in one year or less, or on demand	37,354	52,714
Amount repayable after one year	14,821	15,885
(a)	<u>52,175</u>	<u>68,599</u>
<u>Secured</u>		
Amount repayable in one year or less, or on demand	116,133	189,451
Amount repayable after one year	8,748	8,911
(b)	<u>124,881</u>	<u>198,362</u>
Gross borrowings	(a) + (b) <u>177,056</u>	<u>266,961</u>

The Group's gross borrowings refer to aggregate borrowings from banks, finance lease creditors, loan from controlling shareholder of the company, loan from a related company and amounts due to non-controlling interests.

Details of any collateral as at 30 June 2017

Where secured, borrowings are collateralised by:

- (i) the borrowing subsidiaries' investment properties, development properties, motor vehicles and leasehold buildings;
- (ii) assignment of all rights and benefits to sale, lease and insurance proceeds in respect of investment properties, development properties and leasehold buildings; and
- (iii) corporate guarantees by the Company.

SINGHAIYI GROUP LTD
REGISTRATION NUMBER: 198803164K
FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE
PERIOD ENDED 30 JUNE 2017

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	
	First quarter ended	
	30.06.2017	30.06.2016
	\$'000	\$'000
Cash flows from operating activities		
Profit before tax	27,975	3,852
Adjustment for:		
Changes in fair value of financial assets at fair value through profit or loss	-	(943)
Depreciation of property, plant and equipment	164	65
Gain on disposal of financial assets	(1)	(261)
Interest expense	193	1,811
Interest and dividend income	(161)	(669)
Net unrealised foreign exchange loss	326	178
Share of results of equity-accounted investees, net of tax	(251)	(2,751)
	<u>28,245</u>	<u>1,282</u>
Changes in:		
Development properties	230,603	(30,755)
Trade and other receivables	38,719	2,052
Trade and other payables	(113,911)	30,752
Cash generated from operations	<u>183,656</u>	<u>3,331</u>
Tax paid	-	(1,000)
Net cash generated from operating activities	<u>183,656</u>	<u>2,331</u>
Cash flows from investing activities		
Acquisition of property, plant and equipment	(305)	(55)
Capital expenditure on investment properties	(226)	(103)
Interest and dividend received	3,521	1,208
Net proceeds from disposal of investment in financial assets at fair value through profit or loss	6,759	108,178
Net cash generated from investing activities	<u>9,749</u>	<u>109,228</u>

SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

	Group	
	First quarter ended	
	30.06.2017	30.06.2016
	\$'000	\$'000
Cash flows from financing activities		
Acquisition of non-controlling interests	(80)	-
Interest paid	(193)	(571)
Proceeds from bank borrowings	5,813	3,601
Proceeds from issue of shares under share options	-	646
Repayment from an associate	173	23,400
Repayment of loan from controlling shareholder of the Company	(15,000)	-
Repayment of bank borrowings	(79,293)	(96,672)
Repayment to non-controlling interests	-	(3,781)
Dividend paid to non-controlling interests	-	(250)
Net cash used in financing activities	(88,580)	(73,627)
Net increase in cash and cash equivalents	104,825	37,932
Cash and cash equivalents at beginning of the period	51,701	40,988
Effect of exchange rate fluctuations on cash held	(337)	8
Cash and cash equivalents at end of the period	156,189	78,928

SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

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

1(d)(i) Consolidated Statement of Changes in Equity

	Share capital \$'000	Capital reserve \$'000	Translation reserve \$'000	Accumulated profits \$'000	Non- controlling interests \$'000	Total equity \$'000
Current period						
The Group						
At 1 April 2017	382,918	5,416	3,069	98,441	3,681	493,525
Profit for the period	-	-	-	18,191	4,808	22,999
Other comprehensive income						
Share of currency translation differences of equity-accounted investee	-	-	882	-	-	882
Currency translation differences relating to foreign operations	-	-	(2,661)	-	-	(2,661)
Other comprehensive income, net of tax	-	-	(1,779)	-	-	(1,779)
Total comprehensive income for the period	-	-	(1,779)	18,191	4,808	21,220
Transactions with owners, recognised directly in equity						
Changes in ownership interests in subsidiaries						
Acquisition of non-controlling interests without a change in control	-	(442)	-	-	1,425	983
Total transactions with owners	-	(442)	-	-	1,425	983
At 30 June 2017	382,918	4,974	1,290	116,632	9,914	515,728

SINGHAIYI GROUP LTD
REGISTRATION NUMBER: 198803164K
FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD
ENDED 30 JUNE 2017

	Share capital \$'000	Capital reserve \$'000	Translation reserve \$'000	Accumulated profits \$'000	Non-controlling interests \$'000	Total equity \$'000
Prior period						
The Group						
At 1 April 2016	382,272	5,416	1,555	73,071	5,564	467,878
Profit for the period	-	-	-	3,841	(36)	3,805
Other comprehensive income						
Share of currency translation differences of equity-accounted investee	-	-	(3,414)	-	-	(3,414)
Conversion of share options	646	-	-	-	-	646
Currency translation differences relating to foreign operations	-	-	1,795	-	-	1,795
Other comprehensive income, net of tax	646	-	(1,619)	-	-	(973)
Total comprehensive income for the period	646	-	(1,619)	3,841	(36)	2,832
Transactions with owners, recognised directly in equity						
Contributions by owners						
Dividend paid	-	-	-	-	(250)	(250)
Total transactions with owners	-	-	-	-	(250)	(250)
At 30 June 2016	382,918	5,416	(64)	76,912	5,278	470,460

SINGHAIYI GROUP LTD
REGISTRATION NUMBER: 198803164K
FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD
ENDED 30 JUNE 2017

1(d)(ii) Statement of Changes in Equity

	Share capital \$'000	Capital reserve \$'000	Accumulated profits \$'000	Total equity \$'000
<u>Current period</u>				
The Company				
At 1 April 2017	382,918	5,416	14,639	402,973
Profit for the period	-	-	32,908	32,908
Total comprehensive income for the period	-	-	32,908	32,908
At 30 June 2017	382,918	5,416	47,547	435,881

	Share capital \$'000	Capital reserve \$'000	Accumulated profits \$'000	Total equity \$'000
<u>Prior period</u>				
The Company				
At 1 April 2016	382,272	5,416	9,321	397,009
Profit for the period	-	-	3,447	3,447
Total comprehensive income for the period	-	-	3,447	3,447
Transactions with owners, recorded directly in equity				
Contribution by owners				
Share options exercise	646	-	-	646
Total transactions with owners	646	-	-	646
At 30 June 2016	382,918	5,416	12,768	401,102

SINGHAIYI GROUP LTD**REGISTRATION NUMBER: 198803164K****FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017**

- 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 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.**

Share capital

There is no change in the Company's share capital since the end of last reported period as at 31 March 2017.

Convertible securities and share options

The Company has the following share options as at the end of the current financial period reported on and as at end of the corresponding period of the immediate preceding year:

		30.06.2017	30.06.2016
Type	Note	No. of convertible shares	
Share options	A	-	6,000,000
Total		-	6,000,000
Total number of issued shares excluding treasury shares		2,870,297,850	2,870,297,850

Note A:

There were no share options outstanding as at 30 June 2017.

There were 689,000 treasury shares held by the Company, representing 0.02% of the shares outstanding of 2,870,297,850 as at 30 June 2017 (30 June 2016: 689,000 representing 0.02% of the shares outstanding of 2,870,297,850).

- 1d(iii) To show the total number of issued shares excluding treasury shares as at end of the current financial year and as at end of the immediately preceding year**

	30.06.2017	31.03.2017
Total number of issued shares excluding treasury shares	2,870,297,850	2,870,297,850

SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

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

No treasury shares were sold, transferred, disposed, cancelled and/or used as at end of the current financial period.

1d(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at 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 auditors.

3 Where the figures have been audited, or reviewed, the auditors' report (including any qualification 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 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with 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 reasons for, and the effect of, the change

In the current financial period, the Group has adopted all the new and revised FRSs that are relevant to its operations and effective for annual periods beginning on or after 1 April 2017. The adoption of these new or revised FRSs does not result in changes to the Group's and Company's accounting policies and has no material effect on the amounts reported for the current or prior periods / years.

SINGHAIYI GROUP LTD
REGISTRATION NUMBER: 198803164K
FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE
PERIOD ENDED 30 JUNE 2017

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

	30.06.2017	30.06.2016
Based on weighted average number of shares (cents)	0.634	0.134
Weighted average number of shares	2,870,297,850	2,868,792,896
On a fully diluted basis (cents)	0.634	0.134
Adjusted weighted average number of shares ⁽¹⁾	2,870,297,850	2,868,792,896

(1) The adjusted weighted average number of shares took into consideration the share options that are dilutive to the earnings per ordinary share for the corresponding period in the preceding financial year.

7 Net asset value (for the issuer and the Group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the current financial period reported on and the immediately preceding financial year

	Group		Company	
	30.06.2017	31.03.2017	30.06.2017	31.03.2017
Net asset value per ordinary share (cents)	17.62	17.07	15.19	14.04
Number of issued shares excluding treasury shares	2,870,297,850	2,870,297,850	2,870,297,850	2,870,297,850

SINGHAIYI GROUP LTD**REGISTRATION NUMBER: 198803164K****FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017**

- 8 A review of the performance of the Group to the extent necessary for a reasonable understanding of the Group's business. The review must discuss 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. It must also discuss any material factors that affected the cashflow, working capital, assets or liabilities of the Group during the current financial period reported on.

Review of Group Performance

	First quarter ended	
	30.06.2017	30.06.2016
	\$'000	\$'000
Property development income	280,500	7,505
Rental income	2,048	2,588
Management fee income	355	593
	282,903	10,686

	Singapore		USA	
	First quarter ended		First quarter ended	
	30.06.2017	30.06.2016	30.06.2017	30.06.2016
	\$'000	\$'000	\$'000	\$'000
Group				
Property development income	279,352	2,135	1,148	5,370
Rental income	125	143	1,923	2,445
Management fee income	355	593	-	-
	279,832	2,871	3,071	7,815

1Q2018 vs 1Q2017

The Group recorded total revenue of \$282.9 million for 1Q2018 as compared to 1Q2017 of \$10.7 million, arising mainly from the revenue recognised for the Group's completed Executive Condominium ("EC") project, The Vales. There is an increase in total revenue of \$272.2 million year-on-year. In 1Q2017, revenue contribution mainly arose from sales of completed units from Vietnam Town. The lower rental income in 1Q2018 was attributable to ongoing Asset Enhancement Initiative ("AEI") program underwent by Tri-County Mall ("TCM") in US. Management fee income pertained to project management services rendered in Singapore.

Cost of sales increased by \$246.3 million year-on-year, in line with the recognition and increase in property development income as mentioned in the previous paragraph.

Gross profit margin decreased by 38.3 percentage point year-on-year, attributed to the change in geographical revenue mix as more revenue from property development with a lower profit margin was recognized in 1Q2018. Gross profit margin of rental income remains stable.

Selling and marketing expenses decreased by \$0.3 million, from \$1.8 million in 1Q2017 to \$1.5 million in 1Q2018, mainly due to less spending on advertising and marketing expenses.

SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

Administrative expenses decreased by \$0.7 million, from \$2.6 million in 1Q2017 to \$1.9 million in 1Q2018, mainly due to the decrease in legal and professional fees of approximately \$0.5 million.

Other operating expenses increased by \$0.1 million year-on-year, mainly due to the absence of the recovery of doubtful debts of \$0.1 million.

Finance income decreased by \$1.4 million, from \$1.6 million in 1Q2017 to \$0.2 million in 1Q2018, mainly due to the absence of dividend income (see note 1 on page 3) of approximately \$0.6 million and fair value gain (see note 1 on page 3) of approximately \$0.9 million on financial assets as the financial assets had been fully disposed in 1Q2018.

Finance costs decreased by \$1.6 million year-on-year, mainly due to no interest and amortised financing fee on medium term notes as the Company has fully redeemed the \$100.0 million Notes pursuant to the \$500.0 million Multicurrency Debt Issuance Programme in FY2017.

Share of results of equity-accounted investees, net of tax decreased by \$2.5 million year-on-year, mainly due to the absence of the share of profits of the 35% equity interest in the Park Mall Pte Ltd, the owner of the development at 9 Penang Road of approximately \$1.3 million as the re-development works had started in 3Q2017. Lower share of profits of an associate, Tampines EC Pte Ltd, which completed the development of an EC project, CityLife@Tampines, of approximately \$0.7 million also contributed to the decrease.

Tax expense increased by \$4.9 million year-on-year mainly due to income tax expense incurred in relation to the profit of the Group's EC project, The Vales.

Review of Consolidated Statement of Financial Position

Development properties

Development properties decreased by \$232.6 million, from \$551.5 million as at 31 March 2017 to \$318.9 million as at 30 June 2017, mainly due to the transfer of project costs of \$248.5 million to cost of sales for the Group's EC project, The Vales upon project completion. This is offset by the increase in cumulative project costs for the existing development projects.

Trade and other receivables

Trade and other receivables decreased by \$38.7 million, from \$114.1 million as at 31 March 2017 to \$75.4 million as at 30 June 2017, mainly due to the collection of approximately \$95.0 million and \$9.2 million, arising from the disposal of 20% equity interest in TripleOne Somerset and disposal of financial assets respectively. This is offset by the increase in trade receivables of approximately \$66.3 million for The Vales upon the project completion in 1Q2018.

Financial assets at fair value through profit or loss

This pertains to a portfolio of fixed income funds which primarily focuses on US markets. These are accounted for as financial assets at fair value through profit or loss. The financial assets had been fully disposed during the financial period.

Cash and cash equivalents

Cash and cash equivalents increased by \$104.5 million, from \$51.7 million as at 31 March 2017 to \$156.2 million as at 30 June 2017, mainly due to cash movements as disclosed in the cash flow statements as explained below.

SINGHAIYI GROUP LTD
REGISTRATION NUMBER: 198803164K
FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE
PERIOD ENDED 30 JUNE 2017

Trade and other payables

Trade and other payables decreased by \$113.9 million, from \$196.7 million as at 31 March 2017 to \$82.8 million as at 30 June 2017, mainly due to the reversal of deferred revenue of \$278.7 million for the Group's EC project, The Vales upon project completion. This is offset by the project claims and progress billings amounting to approximately \$167.0 million made for the Group's EC project, The Vales.

Loans and borrowings

Loans and borrowings decreased by \$73.5 million, from \$198.4 million as at 31 March 2017 to \$124.9 million as at 30 June 2017, mainly due to repayment of secured bank loans of \$79.3 million. This is offset by drawdown of construction loan of \$5.8 million for the Group's development projects.

Loan from controlling shareholder of the company

This pertains to a loan from the controlling shareholder of the Company, Haiyi Holdings Pte. Ltd. ("Haiyi"). The Company has fully repaid the loan during the financial period.

Current tax payable

Current tax payable increased by \$5.1 million, from \$4.0 million as at 31 March 2017 to \$9.1 million as at 30 June 2017, mainly due to income tax expense incurred in relation to the profit of the Group's EC project, The Vales.

Cash flow statements

Cash flows generated from operating activities for 1Q2018 amounted to \$183.7 million. This was mainly due to operating profit of \$28.3 million, the decreases in development properties of \$230.6 million and trade and other receivables of \$38.7 million. This was offset by the decrease in trade and other payables of \$113.9 million.

Cash flows generated from investing activities for 1Q2018 amounting to \$9.7 million mainly due to proceeds from the sale of financial assets of \$6.8 million and the receipt of interest and dividend of \$3.5 million.

Cash flows used in financing activities for 1Q2018 amounted to \$88.6 million mainly due to repayment of secured bank loans of \$79.3 million and repayment of loan from controlling shareholder of the Company of \$15.0 million. This was offset by the drawdown of construction loan of \$5.8 million from the bank.

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

No forecast or prospect statement has been previously disclosed to shareholders.

SINGHAIYI GROUP LTD

REGISTRATION NUMBER: 198803164K

FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017

- 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**

SINGAPORE

During the quarter, the Group achieved 100% sales of its 517-unit Executive Condominium project, The Vales, located at Anchorvale Crescent. The Group expects further profit contribution in FY2018 from this project upon delivery of the remaining sold units when the buyers' eligibility tests are met following its Temporary Occupation Permit ("TOP") in May 2017.

The Group's freehold residential project, City Suites, a 56-unit condominium located at Balestier Road, is also expected to obtain TOP by the third quarter of 2017. Sales activities for the project restarted in March 2017.

Development work for the new Grade A commercial building at 9 Penang Road, formerly known as Park Mall, have commenced since October 2016. On 8 December 2016, the Group successfully received an extension of the building's 99-year lease to 7 December 2115. Building plans for the property have also been approved by the relevant authorities on 31 March 2017. Scheduled to complete by end of 2019, the Group will be providing professional project and development management services for the development. The 10-storey building will have two wings comprising eight levels of office space with a net lettable area of approximately 352,000 sq ft and one floor of retail space with a NLA of 15,000 sq ft.

On 26 May 2017, the Group successfully transferred its listing from the Catalist Board to the Mainboard of the Singapore Exchange Securities Trading Limited.

US

The Group expects the development for Phase Two of Vietnam Town, a commercial condominium project in San Jose, to complete by end of 2017. Sales activities for Phase Two units are expected to start by the third quarter of 2017.

The Group's plan to redevelop the existing office building at 5 Thomas Mellon Circle, San Francisco, into a waterfront lifestyle residential property is in progress.

In Cincinnati, Ohio, the Tri-County Mall is currently undergoing AEI to enhance patron traffic. As a result, the rental income is expected to be lower in the next few quarters of FY2018.

OUTLOOK

As market sentiment continues to trend positively judging from the successful new launches of recent residential property projects as well as the robust land biddings and active collective sales market, the Group is cautiously optimistic of the outlook for the Singapore property market.

Over in the US, the real estate market remains reasonably stable, and the Group remains focused on delivering its pipeline of development projects.

SINGHAIYI GROUP LTD**REGISTRATION NUMBER: 198803164K****FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 JUNE 2017**

Notwithstanding the challenges of rising land prices, the Group will continue to explore suitable land bank acquisitions, and opportunities in property development and investments to deliver growth, strengthen its earnings base and to enhance shareholder value.

11 Dividend**(a) Current Financial Period Reported on – any dividend declared for the current financial period reported on?**

No.

(b) Corresponding Period of the Immediately Preceding Financial Year – any dividend declared for the corresponding period of the immediately preceding financial year?

No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared/recommended in the current period reported on.

13 Disclosure of interested person transactions

The Company has not obtained a general mandate from shareholders for interested person transactions.

During the financial period, the transactions with interested person under the Listing manual of the Singapore Exchange Securities Trading Limited are as follows:

		1 April 2017 to 30 June 2017
		\$'000
1	Transactions with American Pacific International Capital ("APIC") ⁽¹⁾	112 ⁽²⁾
2	Interest paid/payable to APIC	575 ⁽³⁾

SINGHAIYI GROUP LTD
REGISTRATION NUMBER: 198803164K
FIRST QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE
PERIOD ENDED 30 JUNE 2017

Note

- (1) APIC is an entity controlled by the controlling shareholders of the Company, Mr. Gordon Tang and Mrs. Celine Tang.
- (2) This amount represents the consultancy fees paid/payable to APIC. APIC provided consultancy services to the Company's subsidiaries.
- (3) This amount represents the total interest paid/payable to APIC for the provision of loan to a wholly-owned subsidiary of the Company.

14 Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 in accordance with Rule 720(1) of the SGX-ST Listing Manual.

15 Confirmation by Directors

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited consolidated financial statements for the first quarter ended 30 June 2017 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Celine Tang
Group Managing Director

Mao Jinshan
Executive Director

27 July 2017