

Full Year Financial Statement and Dividend Announcement for the year ended 31 December 2018

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 & Q4), HALF-YEAR AND FULL YEAR RESULTS

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

Consolidated Income Statement for the financial year ended 31 December 2018

	<b>Group</b>		+ / (-) %
	31.12.2018 S'000	31.12.2017 S'000 (Restated*)	
Revenue	122,171	128,875	(5.20)
Other income	8,103	8,261	(1.91)
Other (losses)/gains			
- Impairment loss on financial assets	(1,273)	-	N.M.
- Others	27	29	(6.90)
Total other (losses)/gains	(1,246)	29	N.M.
Expenses			
- Changes in inventories of finished goods	(211)	(1,469)	(85.64)
- Purchases of inventories and related costs	(47,170)	(48,015)	(1.76)
- Employee compensation	(17,701)	(18,571)	(4.68)
- Depreciation expense	(6,677)	(7,270)	(8.16)
- Rental expense	(38,267)	(40,635)	(5.83)
- Impairment loss on property, plant and equipment	(11,887)	-	N.M.
- Provision for onerous contracts	(2,380)	-	N.M.
- Other expenses	(18,708)	(19,318)	(3.16)
Total expenses	(143,001)	(135,278)	5.71
Share of profit of an associated company	258	225	14.67
<b>(Loss) / profit before income tax</b>	<b>(13,715)</b>	2,112	N.M.
Income tax credit	-	15	N.M.
<b>Net (loss) / profit after tax for the financial year</b>	<b>(13,715)</b>	2,127	N.M.
<b>Attributable to :</b>			
Equity holders of the Company	(13,715)	2,127	N.M.

\* The results for financial year ended 31 December 2017 have been restated following the adoption of the new financial reporting framework, Singapore Financial Reporting Standards (International) ("SFRS(I)s"). Please refer to Note 5 for the details on the financial impact from the adoption of SFRS(I)s.

N.M. Not meaningful

Consolidated Statement of Comprehensive Income for the financial year ended 31 December 2018

	<b>Group</b>		+ / (-) %
	31.12.2018 S'000	31.12.2017 S'000 (Restated)	
(Loss) / profit for the financial year	(13,715)	2,127	N.M.
<b>Other comprehensive (loss) / income</b>			
Items that may be reclassified subsequently to profit or loss:			
Financial assets, available-for-sale			
- Fair value gain	-	358	N.M.
- Reclassification	-	(28)	N.M.
Currency translation differences arising from consolidation			
- Loss	(6)	(9)	(33.33)
Item that will not be reclassified subsequently to profit or loss:			
Financial assets, fair value through other comprehensive income			
- Fair value loss	(125)	-	N.M.
Actuarial gain on the retirement benefit obligation	11	420	(97.38)
<b>Other comprehensive (loss) / income, net of tax</b>	<b>(120)</b>	741	N.M.
<b>Total comprehensive (loss) / income for the financial year</b>	<b>(13,835)</b>	2,868	N.M.
<b>Total comprehensive (loss) / income attributable to :</b>			
Equity holders of the Company	(13,835)	2,868	N.M.

N.M. Not meaningful

**Additional Disclosure**

(i)	<b>Group</b>		+ / (-) %
	31.12.2018 \$'000	31.12.2017 \$'000 (Restated)	
Revenue			
- Sale of goods	65,528	69,047	(5.10)
- Consignment income	46,738	48,368	(3.37)
- Rental income	9,905	11,460	(13.57)
	<b>122,171</b>	<b>128,875</b>	<b>(5.20)</b>
Other income			
- Dividend income	124	110	12.73
- Other rental income	4,052	2,966	36.61
- Interest income	3,125	2,585	20.89
- Sundry income	802	2,501	(67.93)

(ii) There were no interest on borrowings and extraordinary items during the year and the preceding year.

**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.**

**Balance Sheets as at 31 December 2018**

	<b>Group</b>		<b>Company</b>	
	31.12.2018 <sup>^</sup> \$'000	31.12.2017 \$'000 (Restated)	31.12.2018 \$'000	31.12.2017 \$'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	50,706	57,727	50,706	57,596
Trade and other receivables	7,874	10,663	7,874	10,663
Financial assets, held-to-maturity	-	4,508	-	4,508
Other investments at amortised cost	4,007	-	4,007	-
Inventories	9,809	10,020	9,809	10,020
Other current assets	2,945	2,878	2,945	2,878
	<b>75,341</b>	<b>85,796</b>	<b>75,341</b>	<b>85,665</b>
<b>Non-current assets</b>				
Other receivables	119	447	119	447
Financial assets, available-for-sale	-	3,864	-	3,864
Financial assets, fair value through other comprehensive income	3,744	-	3,744	-
Financial assets, held-to-maturity	-	53,181	-	53,181
Other investments at amortised cost	64,468	-	64,468	-
Club memberships	235	236	235	236
Investment in an associated company	1,512	340	3,517	2,598
Investment in a subsidiary	-	-	-	*
Rental deposits	6,357	6,356	6,357	6,356
Investment property	28,820	29,689	28,820	29,689
Property, plant and equipment	27,984	43,926	27,984	43,926
	<b>133,239</b>	<b>138,039</b>	<b>135,244</b>	<b>140,297</b>
<b>Total assets</b>	<b>208,580</b>	<b>223,835</b>	<b>210,585</b>	<b>225,962</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	43,026	44,480	43,026	44,480
Provisions for other liabilities and charges	2,035	-	2,035	-
	<b>45,061</b>	<b>44,480</b>	<b>45,061</b>	<b>44,480</b>
<b>Non-current liabilities</b>				
Trade and other payables	3,884	4,240	3,884	4,240
Provisions for other liabilities and charges	2,348	1,930	2,348	1,930
	<b>6,232</b>	<b>6,170</b>	<b>6,232</b>	<b>6,170</b>
<b>Total liabilities</b>	<b>51,293</b>	<b>50,650</b>	<b>51,293</b>	<b>50,650</b>
<b>NET ASSETS</b>	<b>157,287</b>	<b>173,185</b>	<b>159,292</b>	<b>175,312</b>
<b>EQUITY</b>				
Share capital	91,710	91,710	91,710	91,710
General reserve	17,000	17,000	17,000	17,000
Fair value reserve	1,483	1,608	1,483	1,608
Currency translation reserve	(15)	(9)	-	-
Other reserves	291	280	291	280
Retained earnings	46,818	62,596	48,808	64,714
<b>Total equity</b>	<b>157,287</b>	<b>173,185</b>	<b>159,292</b>	<b>175,312</b>

\* Amount is less than \$1,000

<sup>^</sup> Following the completion of the strike off of a subsidiary on 7 May 2018, the Company ceased to hold any investment in subsidiary.

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

**Amount repayable in one year or less, or on demand**

As at 31.12.18		As at 31.12.17	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

**Amount repayable after one year**

As at 31.12.18		As at 31.12.17	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

**Details of any collateral**

Not applicable.

**1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding year of the immediately preceding financial year.**

**Consolidated Statement of Cash Flows for the year ended 31 December 2018**

	<u>Group</u>	
	31.12.2018	31.12.2017
	\$'000	\$'000
<b>Cash flows from operating activities</b>		
(Loss) / profit before income tax	(13,715)	2,112
Adjustments for:		
Depreciation expense	6,677	7,270
Amortisation of capitalised letting fees	93	78
Property, plant and equipment written off	52	402
Impairment loss on property, plant and equipment	11,887	-
Provision for onerous contracts	2,380	-
Impairment loss on financial assets	1,273	-
Impairment loss on club memberships	16	-
Gain on disposal of financial assets, available-for-sale	-	(28)
Gain on disposal of club memberships	(28)	-
Net gain on early redemption by issuers of financial assets, held-to-maturity	-	(1)
Interest income	(3,125)	(2,585)
Changes in provisions for other liabilities and charges	73	90
Write-back of impairment of receivables	-	(50)
Dividend income	(124)	(110)
Share of profit of an associated company	(258)	(225)
	<u>5,201</u>	<u>6,953</u>
Changes in working capital		
Trade and other receivables	3,172	1,376
Inventories	211	1,469
Other assets and rental deposits	(68)	(833)
Trade and other payables	(1,822)	(3,711)
Provisions for other liabilities and charges	-	(98)
Cash generated from operations	<u>6,694</u>	<u>5,156</u>
Income tax refund	-	15
<b>Net cash provided by operating activities</b>	<u>6,694</u>	<u>5,171</u>
<b>Cash flows from investing activities</b>		
Proceeds from disposal of club membership	45	-
Payments for club membership	(9)	(1)
Payment for investment in an associated company	(920)	-
Payments for property, plant and equipment	(429)	(389)
Payments for investment property	(1,447)	(1,008)
Payments for letting fees	(6)	(37)
Purchases of other investments at amortised cost / financial assets, held-to-maturity	(17,817)	(16,024)
Purchases of financial assets, fair value through other comprehensive income / financial assets, available-for-sale	(5)	(82)
Proceeds from maturity / early redemption by issuers of other investments at amortised cost / financial assets, held-to-maturity	5,750	14,592
Proceeds from disposal of financial assets, available-for-sale	-	31
Interest received	2,982	2,613
Dividend received	124	110
Net repayments from employee	80	126
<b>Net cash used in investing activities</b>	<u>(11,652)</u>	<u>(69)</u>
<b>Cash flows from financing activities</b>		
Dividend paid	(2,063)	(2,063)
<b>Net cash used in financing activities</b>	<u>(2,063)</u>	<u>(2,063)</u>
<b>Net (decrease) / increase in cash and cash equivalents</b>	<u>(7,021)</u>	<u>3,039</u>
Cash and cash equivalents at beginning of the financial year	<u>57,727</u>	<u>54,688</u>
<b>Cash and cash equivalents at end of the financial year</b>	<u>50,706</u>	<u>57,727</u>

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 year of the immediately preceding financial year.

**Statement of Changes in Equity for the financial year ended 31 December 2018**

	Share capital \$'000	General reserve \$'000	Fair value reserve \$'000	Currency translation reserve \$'000	Other reserves \$'000	Retained earnings \$'000	Total \$'000
<b>Group</b>							
Balance at 1 January 2018	91,710	17,000	1,608	(9)	280	62,596	173,185
Total comprehensive (loss) / income for the year	-	-	(125)	(6)	11	(13,715)	(13,835)
Dividend relating to 2017 paid	-	-	-	-	-	(2,063)	(2,063)
<b>Balance at 31 December 2018</b>	<b>91,710</b>	<b>17,000</b>	<b>1,483</b>	<b>(15)</b>	<b>291</b>	<b>46,818</b>	<b>157,287</b>
Balance at 1 January 2017 (as previously reported)	91,710	17,000	1,278	(203)	(140)	62,735	172,380
Adoption of SFRS(I) 1	-	-	-	203	-	(203)	-
Balance at 1 January 2017 (restated)	91,710	17,000	1,278	-	(140)	62,532	172,380
Total comprehensive income / (loss) for the year	-	-	330	(9)	420	2,127	2,868
Dividend relating to 2016 paid	-	-	-	-	-	(2,063)	(2,063)
<b>Balance at 31 December 2017</b>	<b>91,710</b>	<b>17,000</b>	<b>1,608</b>	<b>(9)</b>	<b>280</b>	<b>62,596</b>	<b>173,185</b>
	<b>Share capital \$'000</b>	<b>General reserve \$'000</b>	<b>Fair value reserve \$'000</b>	<b>Currency translation reserve \$'000</b>	<b>Other reserves \$'000</b>	<b>Retained earnings \$'000</b>	<b>Total \$'000</b>
<b>Company</b>							
Balance at 1 January 2018	91,710	17,000	1,608	-	280	64,714	175,312
Total comprehensive income / (loss) for the year	-	-	(125)	-	11	(13,843)	(13,957)
Dividend relating to 2017 paid	-	-	-	-	-	(2,063)	(2,063)
<b>Balance at 31 December 2018</b>	<b>91,710</b>	<b>17,000</b>	<b>1,483</b>	<b>-</b>	<b>291</b>	<b>48,808</b>	<b>159,292</b>
Balance at 1 January 2017	91,710	17,000	1,255	-	(140)	57,983	167,808
Total comprehensive income / (loss) for the year	-	-	353	-	420	8,794	9,567
Dividend relating to 2016 paid	-	-	-	-	-	(2,063)	(2,063)
<b>Balance at 31 December 2017</b>	<b>91,710</b>	<b>17,000</b>	<b>1,608</b>	<b>-</b>	<b>280</b>	<b>64,714</b>	<b>175,312</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 or cash or as consideration for acquisition or for any other purpose since the end of the previous year reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial year reported on and as at the end of the corresponding year of the immediately preceding financial year.

Not applicable.

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

	As at the end of current financial year ended 31 December 2018	As at the end of financial year ended 31 December 2017
Total number of ordinary shares issued	41,250,000	41,250,000

There were no treasury shares held as at the end of the current financial year reported on and as at the end of the immediately preceding year.

**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 qualifications or emphasis of 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 Note 5 below, the Group has applied the same accounting policies and methods of computation in preparing this financial statement for the current accounting year compared with the most recently audited financial statements for the year ended 31 December 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.**

As required by the listing requirements of the Singapore Exchange, the Group has adopted a new financial reporting framework, Singapore Financial Reporting Standards (International) ("SFRS(I)s"), on 1 January 2018.

In adopting SFRS(I)s, the Group is required to apply all of the specific transition requirements in SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)*. The Group's opening balance sheet under SFRS(I)s has been prepared as at 1 January 2017, which is the Group's date of transition to SFRS(I)s. The Group has also concurrently applied new major accounting standards (1) SFRS(I) 9 *Financial Instruments* and (2) SFRS(I) 15 *Revenue from Contracts with Customers*.

(1) Application of SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)*

The Group has elected for the optional exemption to set the cumulative translation differences for all foreign operations to be zero at the date of transition at 1 January 2017. Accordingly, cumulative translation losses of \$203,000 were reclassified from currency translation reserve to retained earnings as at 1 January 2017.

(2) Adoption of SFRS(I)s

The following SFRS(I)s, and amendments and interpretations of SFRS(I)s that are relevant to the Group and the Company are effective on or after the same date.

- SFRS(I) 15 *Revenue from Contracts with Customers*
- SFRS(I) 9 *Financial Instruments*
- SFRS(I) INT 22 *Foreign Currency Transactions and Advance Consideration*

The adoption of these SFRS(I)s, amendments and interpretations of SFRS(I)s did not have any significant impact on the financial statements of the Group except for the following:

(i) Adoption of SFRS(I) 9 Financial Instruments

SFRS(I) 9 is effective for annual years beginning on or after 1 January 2018. The Group has elected to apply the short-term exemption under SFRS(I) 1, which exempts the Group from applying SFRS(I) 9 to comparative information. Accordingly, requirements of SFRS(I) 39 Financial Instruments: Recognition and Measurement will continue to apply to financial instruments up to the financial year ended 31 December 2017.

SFRS(I) 9 introduces new requirements for classification and measurement of financial instruments, impairment of financial assets, and hedge accounting. SFRS(I) 9 also introduces expanded disclosure requirements and changes in presentation.

(a) Classification and measurement

The Group has assessed the business models that are applicable on 1 January 2018 to financial assets so as to classify them into appropriate categories under SFRS(I) 9.

Significant adjustments to the Group's balance sheet line items are as follows:

- Equity investments previously classified as financial assets, available-for-sale ("AFS") to financial assets, fair value through other comprehensive income ("FVOCI")
- The Group has elected to recognise changes in the fair value of all its equity investments not held for trading and previously classified as AFS in other comprehensive income.

• Reclassification from HTM to amortised cost

Debt securities classified as "held-to maturity" (HTM) have been reclassified to "other investments at amortised cost" at 1 January 2018 as the Group intends to hold the assets to maturity to collect contractual cash flows and these cash flows consist solely of payments of principal and interest on the principal amount outstanding.

(b) Impairment of financial assets

The following financial assets have been subjected to the expected credit loss model under SFRS(I) 9:

- trade receivables recognised under SFRS(I) 15;
- debt instruments carried at amortised cost; and
- other receivables at amortised cost.

As at 1 January 2018, there is no material change in the provision for impairment for the above financial assets from the application of the expected credit loss impairment model.

(ii) Adoption of SFRS(I) 15 Revenue from Contracts with Customers.

SFRS(I) 15 is effective for annual years beginning on or after 1 January 2018. In accordance with the requirements of SFRS(I) 1, the Group has adopted SFRS(I) 15 retrospectively.

SFRS(I) 15 introduces a new revenue recognition model for customer contracts that represents the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled to exchange for those goods or services.

The main adjustment resulting from the adoption of SFRS(I) 15 is as follows:

(a) Principal versus agent considerations

FRS 18 *Revenue* lists down principal versus agent considerations and one of the indicators in considering if the entity is a principal is that of exposure to credit risk. Clarification had since been introduced under SFRS(I) 15 that credit risk is generally not a helpful indicator when assessing whether the entity controls the specified goods or service.

Certain revenue pertaining to consignment sales which were recognised at the gross amount of the consideration received for the sale of goods prior to the adoption of SFRS(I) 15 would have to be recognised at the net amount of consideration retained by the Group after paying the relevant suppliers for the purchase of these goods when SFRS(I) 15 is applied. Accordingly, the comparative revenue and cost of sales for the year ended 31 December 2017 are both reduced by \$147.696 million. A consignment income of \$48.368 million is disclosed for the comparative year ended 31 December 2017.

Impact on the comparatives for the Full Year 2018 Financial Information

The financial effects of adopting SFRS(I)s are as follows:

	Full Year 31.12.18 \$'000	As at 01.01.2018 reported under SFRS(I)s \$'000	As at 31.12.2017 reported under SFRS* \$'000	As at 01.01.2017 reported under SFRS(I)s \$'000	As at 01.01.2017 reported under SFRS* \$'000
<b>Group Profit and Loss Account</b>					
Decrease in revenue	(147,696)				
Decrease in purchases of inventories and related costs	147,696				
Movement in net profit for the year	-				
<b>Group Balance Sheets</b>					
Financial assets, available-for-sale	-		3,864	3,455	3,455
Financial assets, at FVOCI	3,864		-	-	-
Financial assets, held-to-maturity	-		57,689	56,287	56,287
Other investments at amortised cost	57,689		-	-	-
Currency translation reserve	(9)		(212)	-	(203)
Retained earnings	62,596		62,799	62,532	62,735

\* Singapore Financial Reporting Standards

The Group will adopt SFRS (I) 16 Leases with effect from 1 January 2019.

**6. Earnings per ordinary share of the group for the current year reported on and the corresponding year of the immediately preceding financial year, after deducting any provision for preference dividends.**

	<b>Group</b> 31.12.2018	31.12.2017
(Loss) / gain per ordinary share for the financial year based on net (loss) / gain attributable to shareholders :-		
(i) Based on weighted average number of ordinary shares in issue (cents)+	(33.25)	5.16
(ii) On a fully diluted basis (cents)++	(33.25)	5.16

+ The (loss) / gain per share are calculated based on the issued ordinary shares of 41,250,000 (31 December 2017: 41,250,000)

++ The fully diluted (loss) / gain per share are calculated based on the issued ordinary shares of 41,250,000 (31 December 2017: 41,250,000)

**7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:-**

- (a) current financial year reported on; and  
(b) immediately preceding financial year.

	<u>Group</u>		<u>Company</u>	
	31.12.2018	31.12.2017	31.12.2018	31.12.2017
Net asset value per ordinary share based on issued share capital at the end of financial year	\$3.81	\$4.20	\$3.86	\$4.25

**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 year 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 year reported on.

**Review of Group Performance**

Group revenue for the year ended 31 December 2018 ("FY 2018") was \$122.171 million, a decrease of 5.20% over the corresponding year ("FY 2017"). Revenue from the retail segment declined from \$117.415 million in FY 2017 to \$112.266 million in FY 2018 due to the ceasing of retail activities at level 1 of the Jurong East store which was sublet to a tenant, disruptions to sales activities due to store renovations, and the highly competitive environment in the retail sector. Rental income from the investment property declined from \$11.460 million in FY 2017 to \$9.905 million in FY 2018 mainly due to the rental adjustments made in response to the challenging market conditions.

Other income decreased from \$8.261 million in FY 2017 to \$8.103 million due to lower Sundry Income which could not be covered by increases in dividend income, other rental income and interest income.

For FY2018, the Group incurred a net loss after tax of \$13.715 million as compared to a net profit after tax of \$2.127 million in FY2017. This was mainly due to the impairment of property, plant and equipment ("PPE") amounting to \$11.887 million, impairment of financial assets amounting to \$1.273 million and the provision for onerous contracts amounting to \$2.380 million. The savings derived from a reduction in employees compensation, depreciation expenses, rental expenses and other expenses could not make up for the aforementioned impairments and provision. The impairment of PPE arose from the reduction of the carrying values of PPE in certain loss making retail stores to their recoverable amounts. The impairment assessment was performed in line with the Group's strategic objective in managing the Retail Segment.

Cash and cash equivalents decreased from 31 December 2017 to 31 December 2018 due to the increased purchase of other investments at amortised cost (previously classified under "financial assets, held-to-maturity"), lower proceeds from the maturity/early redemption by issuers of other investments at amortised cost, and the additional capital contribution in an associated company.

Under current assets, trade and other receivables decreased mainly due to settlement by trade debtors and lower revenue. Under non-current assets, other investments at amortised cost increased mainly due to new purchases of this class of assets.

The decrease in property, plant and equipment was due to impairment and depreciation. Under current liabilities, trade and other payables decreased due to settlement of amounts owing to trade and other creditors. Increase in provisions for other liabilities and charges was due to the provision for onerous contracts.

Under cash flows from investing activities, the higher cash outflow in FY 2018 as compared to FY 2017 was mainly due to increased purchase of other investments at amortised cost, lower proceeds from the maturity/early redemption by issuers of other investments at amortised cost, and the additional capital contribution in an associated company.

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

No forecast was made previously.

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

The government's economic growth forecast is at 1.5% to 3.5%, with growth expected to come in below the mid point of the forecast range. This slowdown coupled with negative external factors like the trade conflicts between the United States and its trade partners and slowing down of the China economy may pose further challenges to retailers as consumers may become more cautious in their spending habits.

**11. Dividend**

**(a) Current Financial Year Reported On**

Any dividend declared for the current financial year reported on?

The directors have proposed a final dividend of 5 cents per ordinary share, tax exempt (1-tier) for approval by shareholders at the forthcoming annual general meeting to be convened.

Name of Dividend	Final
Dividend Type	Cash
Dividend Rate	5.0 cents per ordinary share
Tax rate	Tax exempt (1-tier)

The final dividend, payable in cash, is subject to shareholders' approval at the Company's forthcoming annual general meeting to be convened for the final year ended 31 December 2018.

**(b) Corresponding year of the Immediately Preceding Financial Year**

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

Name of Dividend	Final
Dividend Type	Cash
Dividend Rate	5.0 cents per ordinary share
Tax rate	Tax exempt (1-tier)

**(c) Date payable**

Payment of the final dividend, if approved by shareholders at the forthcoming annual general meeting to be convened for the financial year ended 31 December 2018, will be made on 17 May 2019.

**(d) Books closure date**

The Share Transfer Books and Register of Members of the Company will be closed on 10 May 2019 for the purpose of determining Members' entitlements to the proposed final dividend. Duly completed registrable transfer of shares in the Company (the "Shares") received up to the close of business at 5.00 p.m. on 9 May 2019 by the Company's Share Registrar at 112 Robinson Road #05-01, Singapore 068902, will be registered to determine Members' entitlements to such dividend. Subject to the aforesaid, members whose Securities Accounts with The Central Depository (Pte) Ltd are credited with the Shares as at 9 May 2019 will be entitled to such proposed dividend.

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

Not applicable

**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.**

No IPT mandate has been obtained.

**14. Negative confirmation pursuant to Rule 705(5)**

Not applicable

**15. Confirmation of Directors and Executive Officers' undertakings pursuant to Listing Rule 720(1)**

The Company has procured undertakings from all its directors and executive officers in compliance with Listing Rule 720(1).

**PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

**(This part is not applicable to Q1, Q2, Q3 or Half Year Results)**

**16. Segmented revenue and results for business or geographical 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) Primary reporting format - business segments**

- The retail segment is involved in the business of retailing and operating of department stores.

- The property segment is mainly involved in the leasing of a property owned by the Group.

<b>Group</b>	<b>Retail</b>	<b>Property</b>	<b>Consolidated</b>
<b>2018</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Segment revenue</b>			
Sales to external customers	112,266	-	112,266
Rental income - Investment property	-	9,905	9,905
Other rental income	4,052	-	4,052
<b>Segment results</b>	(21,227)	4,449	(16,778)
Other income			4,051
Other losses			(1,246)
Share of profit of an associated company			258
Net loss			<u>(13,715)</u>
<b>Other segment items</b>			
Capital expenditure	429	1,447	1,876
Depreciation	4,432	2,245	6,677
Impairment charge on property, plant and equipment	11,887	-	11,887
Provision for onerous contracts	2,380	-	2,380
<b>Assets and Liabilities</b>			
Segment assets	53,023	31,103	84,126
Unallocated assets:			
Investment in an associated company			1,512
Cash and cash equivalents			50,706
Other investments at amortised costs			68,475
Financial assets, fair value through other comprehensive income			3,744
Others			17
<b>Total Consolidated Assets</b>			<u>208,580</u>
Segment liabilities	47,368	3,925	51,293
<b>Total Consolidated Liabilities</b>			<u>51,293</u>

<b>Group</b>	<b>Retail</b>	<b>Property</b>	<b>Consolidated</b>
<b>2017</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
	<b>(Restated*)</b>		
<b>Segment revenue</b>			
Sales to external customers	117,415	-	117,415
Rental income - Investment property	-	11,460	11,460
Other rental income	2,966	-	2,966
<b>Segment results</b>	(9,375)	5,938	(3,437)
Other income			5,295
Other gains			29
Share of profit of an associated company			225
Profit before income tax			<u>2,112</u>
Income tax credit			15
Net profit			<u>2,127</u>
<b>Other segment items</b>			
Capital expenditure	1,396	421	1,817
Depreciation	5,127	2,143	7,270

**Assets and Liabilities**

Segment assets	70,496	33,702	104,198
Unallocated assets:			
Investment in an associated company			340
Cash and cash equivalents			57,727
Financial assets, held-to-maturity			57,689
Financial assets, available-for-sale			3,864
Others			17
<b>Total Consolidated Assets</b>			<b>223,835</b>
Segment liabilities	45,386	5,264	50,650
<b>Total Consolidated Liabilities</b>			<b>50,650</b>

b) Secondary reporting format- geographical segments

The Group operates in Singapore and accordingly, no geographical segment information is presented.

**17. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

The retail segment continued to face stiff competition. Revenue for this segment declined 4.38% in FY 2018 as compared to FY 2017. Although much effort was put in to reduce operating expenses, the losses from the impairment of property, plant and equipment and provision for onerous contracts led the segment to incur a higher loss of \$21.227 million in FY 2018 as compared to a loss of \$9.375 million in FY 2017.

The challenging retail and F&B markets, and keen competition for tenants among mall owners have impacted the rental revenue for the property segment. Against this backdrop, the property segment registered a lower profit of \$4.449 million in FY2018 as compared to \$5.938 million in FY2017.

**18. A breakdown of sales.**

	<b>2018</b>	2017	+ / (-)
	<b>\$'000</b>	\$'000	%
		<b>(Restated*)</b>	
(a) Revenue reported for first half year	<b>60,106</b>	63,947	(6.01)
(b) (Loss) / profit after tax reported for first half year	<b>(209)</b>	335	N.M.
(c) Revenue reported for second half year	<b>62,065</b>	64,928	(4.41)
(d) (Loss) / profit after tax reported for second half year	<b>(13,506)</b>	1,792	N.M.

N.M. Not meaningful

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

	<b>Latest full year</b>	<b>Previous full year</b>
Ordinary	<b>\$2,062,500*</b>	<b>\$2,062,500**</b>
Preference	-	-
<b>Total:</b>	<b>\$2,062,500</b>	<b>\$2,062,500</b>

\* relates to the final dividend for the financial year ended 31 December 2017 that was approved for payment to shareholders at the Annual General Meeting held on 27 April 2018.

\*\* relates to the final dividend for the financial year ended 31 December 2016 that was approved for payment to shareholders at the Annual General Meeting held on 28 April 2017.

**20. 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(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.**

<b>Name</b>	<b>Age</b>	<b>Family relationship with any director and/or substantial shareholder</b>	<b>Current position and duties, and the year the position was held</b>
Nil			Not applicable

**BY ORDER OF THE BOARD**

**Lun Chee Leong**  
Company Secretary  
1-Mar-19