

Part 1 - INFORMATION REQUIRED FOR FIRST QUARTER FINANCIAL STATEMENT ANNOUNCEMENT

No.1(a) A statement of comprehensive income (for the group) together with a comparative statement of the corresponding period of the immediately preceding financial year.

Statement of Comprehensive Income

	Group 3 months ended 31 March		
	2017 S\$'000	2016 S\$'000	Variance %
Revenue			
Sales of goods and services	4,692	4,926	-5%
Membership related fees and management fees	1,626	1,784	-9%
Other income	134	150	-11%
Total income	6,452	6,860	-6%
Item of Expenses			
Salaries and other employee benefits	(2,627)	(2,423)	8%
Advertising, publication and event expenses	(187)	(177)	6%
Depreciation of property, plant and equipment	(481)	(451)	7%
Inventories recognised as an expense in cost of sales	(727)	(827)	-12%
Repair, maintenance and cleaning expenses	(461)	(520)	-11%
Utilities	(239)	(381)	-37%
Property tax	(205)	(204)	0%
Provision for inventory obsolescence and doubtful debts	-	(1)	nm
Bank and credit card charges	(107)	(93)	15%
Other expenses	(484)	(754)	-36%
Total expenses	(5,518)	(5,831)	-5%
Profit before tax	934	1,029	-9%
Income tax expense	(140)	(246)	-44%
Profit for the period representing total comprehensive income for the period attributable to the owners of the company	794	783	1%

nm : not meaningful

Notes to Statement of Comprehensive Income

(i) Profit for the period is stated after (charging)/crediting:

	Group		
	3 Months Ended 31 March		
	2017	2016	Variance
	S\$ '000	S\$ '000	%
Interest income	122	155	-21%
Depreciation of property, plant and equipment	(481)	(451)	7%
Bank Charges	(107)	(93)	15%
Foreign exchange loss	(136)	(131)	4%

No.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.

Statement of Financial Position

	Group		Company	
	Unaudited 31-Mar-17 S\$'000	Audited 31-Dec-16 S\$'000	Unaudited 31-Mar-17 S\$'000	Audited 31-Dec-16 S\$'000
ASSETS				
Non-current assets				
Property, plant and equipment	16,768	16,823	-	-
Investment in subsidiaries	-	-	17,415	17,415
	<u>16,768</u>	<u>16,823</u>	<u>17,415</u>	<u>17,415</u>
Current Assets				
Inventories	187	192	-	-
Trade and other receivables	3,815	3,483	421	505
Prepayments	231	416	-	-
Due from related companies	87	159	356	249
Cash and cash equivalents	42,040	41,269	36,767	36,974
	<u>46,360</u>	<u>45,519</u>	<u>37,544</u>	<u>37,728</u>
Total Assets	<u>63,128</u>	<u>62,342</u>	<u>54,959</u>	<u>55,143</u>
EQUITY AND LIABILITIES				
Current Liabilities				
Trade and other payables	4,163	3,465	-	-
Loan from a subsidiary	-	-	5,960	6,000
Income tax payable	820	809	14	17
Other liabilities	1,736	2,453	422	381
	<u>6,719</u>	<u>6,727</u>	<u>6,396</u>	<u>6,398</u>
Net Current Assets	39,641	38,792	31,148	31,330
Non-Current Liabilities				
Deferred tax liabilities	1,393	1,393	-	-
Total Liabilities	<u>8,112</u>	<u>8,120</u>	<u>6,396</u>	<u>6,398</u>
Net Assets	<u>55,016</u>	<u>54,222</u>	<u>48,563</u>	<u>48,745</u>
Equity attributable to owners of the Company				
Share Capital	46,780	46,780	40,810	40,810
Retained earnings	8,236	7,442	7,753	7,935
Total equity	<u>55,016</u>	<u>54,222</u>	<u>48,563</u>	<u>48,745</u>

No.1(b)(ii) Aggregate amount of group's borrowings and debt securities.

	As at 31.03.2017		As at 31.12.2016	
	Secured S\$ '000	Unsecured S\$ '000	Secured S\$ '000	Unsecured S\$ '000
<u>Continung Operations</u>				
(a) Amount repayable in one year or less, or on demand	-	-	-	-
(b) Amount repayable after one year	-	-	-	-
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No.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		
Statement of cash flows for the period ended 31 March		
	2017 S\$ '000	2016 S\$ '000
Statement of cash flows		
Operating activities		
Profit before tax	934	1,029
Adjustments for:		
Depreciation of property, plant and equipment	481	451
Realisation of translation reserve on disposal of a subsidiary	-	117
Operating cash flows before changes in working capital	1,415	1,597
Changes in working capital:		
Decrease in inventories	5	19
(Increase) / Decrease in trade, other receivables and prepayment	(146)	1,808
Decrease / (Increase) in due from related companies	72	(74)
Decrease in due to related companies	-	(13)
Decrease in trade and other payables and other liabilities	(20)	(1,450)
Total changes in working capital	(89)	290
Cashflows generated from operations	1,326	1,887
Income taxes paid	(129)	-
Net cash flows generated from operating activities	1,197	1,887
Investing activities:		
Proceeds from sale of subsidiary company	-	1,485
(Purchase) / Sale of property, plant and equipment, net	(427)	(261)
Net cash flows (used in) / generated from investing activities	(427)	1,224
Net increase in cash and cash equivalents	770	3,111
Cash and cash equivalents at 1 January	41,269	34,540
Cash and cash equivalents at 31 March	42,039	37,651

Note to the statement of cash flows

Cash and cash equivalents included in the statement of cash flows comprise the following amounts:

	31 March 2017 S\$ '000	31 March 2016 S\$ '000
Fixed deposits	34,062	31,580
Cash and bank balances	7,978	6,071
	42,040	37,651

1d(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.

Statement of changes in equity

	Equity Total S\$'000	Equity attributable to owners of the Company S\$'000	Share capital S\$'000	Retained earnings S\$'000
<u>The Group</u>				
Balance as at 1 January 2017	54,222	54,222	46,780	7,442
Profit for the period, representing total comprehensive income for the period	794	794	-	794
Balance as at 31 March 2017	55,016	55,016	46,780	8,236

1d(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.

Statement of changes in equity

	Equity Total S\$'000	Equity attributable to owners of the Company S\$'000	Share capital S\$'000	Retained earnings S\$'000	Foreign currency translation reserve S\$'000	Non- controlling interests S\$'000
<u>The Group</u>						
Balance as at 1 January 2016	52,883	50,251	46,780	3,588	(117)	2,632
Profit for the period, representing total comprehensive income for the period	783	783	-	783	-	-
Disposal of a subsidiary company	(2,515)	117	-	-	117	(2,632)
Balance as at 31 March 2016	51,151	51,151	46,780	4,371	-	-

1d(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.

Statement of changes in equity

	Equity, Total S\$'000	Share capital S\$'000	Retained earnings S\$'000
The Company			
Balance as at 1 January 2017	48,745	40,810	7,935
Loss for the period, representing total comprehensive income for the period	(182)	-	(182)
Balance as at 31 March 2017	<u>48,563</u>	<u>40,810</u>	<u>7,753</u>
The Company			
Balance as at 1 January 2016	42,509	40,810	1,699
Loss for the period, representing total comprehensive income for the period	(186)	-	(186)
Balance as at 31 March 2016	<u>42,323</u>	<u>40,810</u>	<u>1,513</u>

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.

	No. of Shares	Resultant Share Capital S\$	No. of Treasury Shares
<u>Issued and Paid-Up Capital</u>			
Issued and paid-up capital as at 31 December 2016	86,460,602	40,809,630	-
Issued and paid-up capital as at 31 March 2017	86,460,602	40,809,630	-

There were no outstanding share options and outstanding convertibles as at 31 March 2017 and 31 December 2016 respectively.
There were no treasury shares held and no subsidiary holdings as at 31 March 2017 and 31 December 2016 respectively.

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

	31-Mar-17	31-Dec-16
Total number of issued shares	86,460,602	86,460,602
Less : Treasury shares	-	-
Total number of issued shares excluding treasury shares	86,460,602	86,460,602

1(d)(iv) A statement showing all the 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 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.

The Group has applied the same accounting policies and methods of computation in the quarterly announcements for the current financial period as those of the audited financial statements for the year ended 31 December 2016, as well as the applicable Financial Reporting Standards ("FRSs") which became effective for financial years beginning on or after 1 January 2017. The adoption of these new and revised FRSs has no material effect on the year end announcement for the current financial year.

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.

Please refer to item 4 above.

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.

	For the 3 Months Ended 31 March	
	2017	2016
Profit per ordinary share (cents),		
(i) Basic earnings per share	0.92	0.91
(ii) Diluted earnings per share	0.92	0.91
Number of shares		
Weighted average number of ordinary shares in issue applicable to basic EPS	86,460,602	86,460,602

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 period reported on and (b) immediately preceding financial year.

	After Share Consolidation			
	Group		Company	
	As at 31.03.17	As at 31.12.16	As at 31.03.17	As at 31.12.16
(Based on 86,460,602 shares) Net asset value per share* (S\$ cents)	63.63	62.71	56.17	56.38

* Net asset value attributable to the Company's shareholders excluding net assets attributable to non-controlling interest

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.

(1) Inventories recognised as an expense in cost of sales

Inventories recognised as an expense decreased by \$100k from \$827k in Q1 FY2016 to \$727k in Q1 FY2017. The decrease was due mainly to reduction of sales of goods.

(2) Utilities

Utilities expenses decreased by \$142k from \$381k in Q1 FY2016 to \$239k in Q1 FY2017. The decrease was due mainly to reduction of electricity rates.

(3) Other expenses

Other expenses decreased by \$270k from \$754k in Q1 FY2016 to \$484k in Q1 FY2017. The decrease was due to a realisation of translation loss on disposal of a subsidiary that occurred in Q1 FY2016, reduction of franchise fee and professional fees.

(4) Income tax expenses

Income tax expenses decreased by \$106k from \$246k in Q1 FY2016 to \$140k in Q1 FY2017. The decrease was due mainly to more tax incentives enjoyed by a subsidiary.

(5) Statement of financial position

As at 31 March 2017, the Group's net assets attributable to the Company's shareholders were \$55.02m as compared to \$54.22m as at 31 December 2016 . The net assets of \$55.02m included cash and cash equivalents of \$42.04m. The net assets as at 31 December 2016 of \$54.22m included cash and cash equivalents of \$41.27m.

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. (Continued from previous page)**

(6) Prepayments

Prepayments decreased by \$185k from \$416k at the end of FY2016 to \$231k at the end of Q1 2017. The decrease was due mainly to a prepayment for club software made at the end of FY2016 which was capitalised to property plant and equipment in January 2017.

(7) Trade and other payables

Trade and other payables increased by \$698k from \$3.47m at the end of FY2016 to \$4.16m at the end of Q1 FY2017. The increase was due mainly to tighter management of trade payables.

(8) Other Liabilities

Other Liabilities decreased by \$717k from \$2.45m at the end of FY2016 to \$1.74m at the end of Q1 FY2017. The decrease was due mainly to variable bonus accrued in FY2016 that were paid in Q1 FY2017.

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

The Company did not make any forecast or prospect statement in respect of the Group's results in its 2016 fourth quarter financial results announcement (the "Q4 FY2016 Announcement").

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

The Group is not aware of any known factors or events that may affect the Group in the next reporting period and the next 12 months.

The market conditions in which the integrated marina development operates remain fairly stable.

The Company had announced on 22nd February 2016 that its wholly-owned subsidiary SUTL Marina Holdings Pte Ltd had entered into a conditional joint venture agreement with UEM Land Berhad to incorporate and operate a joint venture company (the "JV Company"). Both parties are working towards having the last few conditions (provided in the joint venture agreement) fulfilled as soon as possible. The JV Company will be in the lifestyle and leisure industry which shall include, inter alia, developing the existing marina in Puteri Harbour, developing and operating a proprietary yacht club, operating a sports centre and such other businesses agreed between the parties to the joint venture agreement.

SUTL Enterprise Limited will continue to seek opportunities in the integrated marina business.

11. If a decision regarding a dividend has been made :-

(a) Whether a dividend has been declared (recommended) for the current financial period reported for

No

(b) (i) Amount per share ... cents;

Not Applicable

(ii) Previous corresponding financial year.... cents.

2 cents per share approved at the Company's AGM on 28th April 2017. The book closure and payment date will be on the 15th May 2017 and 30th May 2017 respectively.

(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 shareholders, this must be stated)

Not Applicable.

(d) The date the dividend is payable.

Not Applicable.

(e) The date on which Registrable Transfers received by the company (up to 5:00pm) will be registered before entitlements to the dividend are determined.

Not Applicable.

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

Not Applicable.

13. Interested Person Transactions

If the Group has obtained a general mandate from shareholders for interested person transactions (the "IPTs"), the aggregate value of such transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

There were no interested person transactions (above \$100k each) conducted pursuant to the general mandate for IPTs during the financial period of Q1 FY2017 reported on.

14. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under 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) under Rule 720(1) of the SGX-ST Listing Manual.

15. Negative Assurance Confirmation

The Board of Directors has confirmed that to the best of their knowledge, nothing has come to their attention which may render the unaudited financial results for the period ended 31 March 2017 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD
Arthur Tay Teng Guan
Executive Director and Chief Executive Officer
11-May-2017

Press and analysts enquiries

Please contact the following for further information :-

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