



Second Quarter Financial Statement Announcement 2018

Part 1 - INFORMATION REQUIRED FOR SECOND QUARTER 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 30 June			Group 6 months ended 30 June		
	2018	2017	Variance	2018	2017	Variance
	S\$'000	(Restated)* S\$'000	%	S\$'000	(Restated)* S\$'000	%
Revenue						
Sales of goods and services	4,825	4,867	-1%	9,905	9,558	4%
Membership related fees and management fees	2,570	2,669	-4%	5,086	5,317	-4%
Other income	242	128	89%	402	262	53%
Total income	7,637	7,664	0%	15,393	15,137	2%
Item of Expenses						
Salaries and other employee benefits	(2,670)	(2,423)	10%	(5,331)	(4,875)	9%
Advertising, publication and event expenses	(323)	(303)	7%	(563)	(491)	15%
Depreciation of property, plant and equipment	(1,404)	(1,373)	2%	(2,805)	(2,736)	3%
Cost of sales	(1,210)	(1,281)	-6%	(2,414)	(2,271)	6%
Repair, maintenance and cleaning expenses	(477)	(511)	-7%	(932)	(971)	-4%
Utilities	(139)	(119)	17%	(282)	(269)	5%
Property tax	(189)	(205)	-8%	(378)	(410)	-8%
Provision for inventory obsolescence and doubtful debts	(50)	-	nm	(99)	-	nm
Bank and credit card charges	(97)	(101)	-4%	(194)	(208)	-7%
Other expenses	(412)	(444)	-7%	(953)	(928)	3%
Total expenses	(6,971)	(6,760)	3%	(13,951)	(13,159)	6%
Profit before tax	666	904	-26%	1,442	1,978	-27%
Income tax expense	(113)	(202)	-44%	(288)	(366)	-21%
Profit after tax	553	702	-21%	1,154	1,612	-28%
Other comprehensive income:						
Foreign currency translation (loss) / gain	(3)	-	nm	25	-	nm
Total comprehensive income	550	702	-22%	1,179	1,612	-27%
Profit / (Loss) attributable to:						
Owners of the company	585	702	-17%	1,224	1,612	-24%
Non-controlling interests	(32)	-	nm	(70)	-	nm
	553	702	-21%	1,154	1,612	-28%
Other comprehensive income attributable to:						
Owners of the company	(2)	-	nm	15	-	nm
Non-controlling interests	(1)	-	nm	10	-	nm
	(3)	-	nm	25	-	nm

nm : not meaningful

*Prior period figures were restated upon adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16

Notes to Statement of Comprehensive Income

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

	Group			Group		
	3 months ended 30 June			6 months ended 30 June		
	2018	2017	Variance	2018	2017	Variance
	S\$ '000	S\$ '000	%	S\$ '000	S\$ '000	%
Interest income	113	84	35%	246	206	19%
Depreciation of property, plant and equipment	(1,404)	(1,373)	2%	(2,805)	(2,736)	3%
Bank and credit card charges	(97)	(101)	-4%	(194)	(208)	-7%
Foreign exchange gain / (loss)	167	(46)	nm	88	(181)	nm

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 30-Jun-18 S\$'000	Restated* 31-Dec-17 S\$'000	Unaudited 30-Jun-18 S\$'000	Audited 31-Dec-17 S\$'000
ASSETS				
Non-current assets				
Property, plant and equipment	77,644	79,488	-	-
Investment in subsidiaries	-	-	17,593	17,415
	<u>77,644</u>	<u>79,488</u>	<u>17,593</u>	<u>17,415</u>
Current assets				
Inventories	142	180	-	-
Trade and other receivables	2,703	3,561	309	569
Prepayments	207	479	-	-
Due from related companies	31	58	2,023	1,800
Cash and cash equivalents	45,074	45,132	37,769	36,769
	<u>48,157</u>	<u>49,410</u>	<u>40,101</u>	<u>39,138</u>
Total assets	<u>125,801</u>	<u>128,898</u>	<u>57,694</u>	<u>56,553</u>
EQUITY AND LIABILITIES				
Current liabilities				
Trade and other payables	6,308	6,761	189	389
Due to related companies	-	32	-	-
Loan from a subsidiary	-	-	6,480	3,500
Deferred Membership Income	3,914	3,914	-	-
Income tax payable	624	722	17	36
	<u>10,846</u>	<u>11,429</u>	<u>6,686</u>	<u>3,925</u>
Net current assets	37,311	37,981	33,415	35,213
Non-current liabilities				
Deferred membership income	60,991	62,979	-	-
Deferred tax liabilities	540	516	-	-
	<u>61,531</u>	<u>63,495</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>72,377</u>	<u>74,924</u>	<u>6,686</u>	<u>3,925</u>
Net assets	<u>53,424</u>	<u>53,974</u>	<u>51,008</u>	<u>52,628</u>
Equity attributable to owners of the Company				
Share capital	46,780	46,780	40,810	40,810
Retained (loss) / earnings	(29,185)	(28,680)	10,198	11,818
Revaluation Reserve	35,145	35,145	-	-
Translation reserve	33	18	-	-
	<u>52,773</u>	<u>53,263</u>	<u>51,008</u>	<u>52,628</u>
Non-controlling interests	651	711	-	-
Total equity	<u>53,424</u>	<u>53,974</u>	<u>51,008</u>	<u>52,628</u>

*Prior period figures were restated upon adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16

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

	As at 30.06.2018		As at 31.12.2017	
	Secured S\$ '000	Unsecured S\$ '000	Secured S\$ '000	Unsecured S\$ '000
(a) Amount repayable in one year or less, or on demand	-	-	-	-
(b) Amount repayable after one year	-	-	-	-

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.

Statement of Cash Flows	Group	
	6 months ended 30 June	
	2018	2017
	S\$'000	Restated* S\$'000
Operating activities		
Profit before tax	1,442	1,978
Adjustments for:		
Depreciation of property, plant and equipment	2,805	2,736
Deferred membership income recognised	(1,988)	(1,921)
Allowance for doubtful trade receivables, net	99	-
Currency realignment	25	-
Operating cash flows before changes in working capital	2,383	2,793
Changes in working capital:		
Decrease in inventories	38	20
Decrease in trade and other receivables and prepayments	1,031	395
Decrease in due from related companies	27	136
Increase in due to related companies	(32)	-
(Decrease) / Increase in trade and other payables and other liabilities	(453)	29
Total changes in working capital	611	580
Cash flows generated from operations	2,994	3,373
Income tax paid	(362)	(459)
Net cash flows generated from operating activities	2,632	2,914
Investing activities		
Purchase of property, plant and equipment, net	(961)	(653)
Net cash flows used in investing activities	(961)	(653)
Financing activities		
Dividend paid to shareholders	(1,729)	(1,729)
Net cash flows used in financing activities	(1,729)	(1,729)
Net (decrease) / increase in cash and cash equivalents	(58)	532
Cash and cash equivalents at 1 January	45,132	41,269
Cash and cash equivalents at 30 June	45,074	41,801

Note to the statement of cash flows

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

	30 June 2018	30 June 2017
	S\$'000	S\$'000
Fixed deposits	31,925	33,005
Cash and bank balances	13,149	8,796
	45,074	41,801

*Prior period figures were restated upon adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16

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	Revaluation reserve S\$'000	Foreign currency translation reserve S\$'000	Non- controlling interests S\$'000
The Group							
Balance as at 1 January 2018	57,366	56,655	46,780	9,857		18	711
Adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16	(3,392)	(3,392)		(38,537)	35,145		
Balance as at 1 January 2018, as restated*	53,974	53,263	46,780	(28,680)	35,145	18	711
Profit for the period, representing total comprehensive income for the period	601	639	-	639		-	(38)
<u>Other comprehensive income</u>							
Foreign currency translation	28	17	-	-		17	11
Balance as at 31 March 2018	54,603	53,919	46,780	(28,041)	35,145	35	684
Profit for the period, representing total comprehensive income for the period	553	585	-	585		-	(32)
<u>Other comprehensive income</u>							
Foreign currency translation	(3)	(2)				(2)	(1)
Dividend Paid	(1,729)	(1,729)		(1,729)			
Balance as at 30 June 2018	53,424	52,773	46,780	(29,185)	35,145	33	651

*Prior period figures were restated upon adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16

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	Revaluation reserve S\$'000	Foreign currency translation reserve S\$'000	Non- controlling interests S\$'000
The Group							
Balance as at 1 January 2017, as previously reported	54,222	54,222	46,780	7,442		-	-
Adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16	(8,369)	(8,369)		(43,072)	34,703		
Balance as at 1 January 2017, as restated*	45,853	45,853	46,780	(35,630)	34,703	-	-
Profit for the period, representing total comprehensive income for the period, as restated*	910	910	-	910	-	-	-
Balance as at 31 March 2017, as restated*	46,763	46,763	46,780	(34,720)	34,703	-	-
Profit for the period, representing total comprehensive income for the period, as restated*	702	702	-	702		-	-
Dividends on ordinary shares	(1,729)	(1,729)		(1,729)			
Balance as at 30 June 2017, as restated*	45,736	45,736	46,780	(35,747)	34,703	-	-

*Prior period figures were restated upon adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16

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 2018	52,628	40,810	11,818
Loss for the period, representing total comprehensive income for the period	(60)	-	(60)
Balance as at 31 March 2018	52,568	40,810	11,758
Dividend Paid	(1,729)		(1,729)
Profit for the period, representing total comprehensive income for the period	169		169
Balance as at 30 June 2018	51,008	40,810	10,198

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	48,563	40,810	7,753
Dividend Paid	(1,729)		(1,729)
Loss for the period, representing total comprehensive income for the period	(179)		(179)
Balance as at 30 June 2017	46,655	40,810	5,845

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 2017	86,460,602	40,809,630	-
Issued and paid-up capital as at 30 June 2018	86,460,602	40,809,630	-

There were no outstanding share options and outstanding convertibles as at 30 June 2017 and 30 June 2018.

There were no treasury shares held and no subsidiary holdings as at 30 June 2017 and 30 June 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.

	30-Jun-18	31-Dec-17
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 adopted the Singapore Financial Reporting Standards (International) ("SFRS (I)") framework and the new accounting standards that are effective on January 1, 2018. Please refer to the following for the details on the financial impact from the adoption.

In addition to adopting all the applicable standards under SFRS (I), the Group also takes the opportunity to review the relevance of the accounting policy choices with the application of SFRS (I) 1 First-time Adoption of Singapore Financial Reporting Standards (International). The Group decided to change its accounting policy for its property, plant and equipment from cost model to revaluation model permissible under SFRS (I) 1-16 to better reflect the valuation of the Group's property, plant and equipment.

The main impact of adoption of SFRS(I) 15 - Revenue from Contracts with Customers relates to the entrance fee on the sale of membership. For the entrance fee, the adoption of SFRS(I) 15 leads to deferment of recognition of entrance fee only when future goods and services are provided, i.e. recognised in accordance with the terms of membership.

The main impact of adoption of revaluation model under SFRS(I) 1-16 Property, plant and equipment relates to the carrying amount of the Group's property, plant and equipment. Upon adoption of revaluation model, property, plant and equipment whose fair value can be measured reliably shall be carried at a revalued amount, being its fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The Group has engaged an independent valuer to perform a valuation of its property, plant and equipment.

The adoption of these SFRS(I) 15 Revenue from contracts with customers & revaluation model under SFRS(I) 1-16 Property, plant and equipment had resulted in adjustments to the reported figures for the prior period figures as illustrated in the next page.

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.

	Group		
	As previously reported 31 Dec 2017 S\$'000	As restated 31 Dec 2017 S\$'000	Increase / (Decrease) S\$'000
	Property, plant and equipment	16,682	79,488
Deferred Income (Current)	-	3,914	3,914
Deferred Income (Non Current)	-	62,979	62,979
Deferred tax liabilities	1,211	516	(695)
Retained earnings	9,857	(28,680)	(38,537)
Revaluation Reserve	-	35,145	35,145

Please refer to Section 4 for more details.

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 30 June 2018		For the 6 months ended 30 June 2018	
	2018	2017 (Restated)*	2018	2017 (Restated)*
Profit per ordinary share (cents),				
(i) Basic earnings per share	0.68	0.81	1.42	1.86
(ii) Diluted earnings per share	0.68	0.81	1.42	1.86

Number of shares

Weighted average number of ordinary shares in issue applicable to basic EPS	86,460,602	86,460,602	86,460,602	86,460,602
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*Prior period figures were restated upon adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16

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.

	Group		Company	
	As at 30.6.18	As at 31.12.17 (Restated)*	As at 30.6.18	As at 31.12.17
(Based on 86,460,602 shares) Net asset value per share** (S\$ cents)	61.04	61.60	59.00	60.87

*Prior period figures were restated upon adoption of SFRS (I) 15 & revaluation model under SFRS (I) 1-16

** 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) Other income

Other Income increased by \$114k from \$128k in Q2 FY2017 to \$242k in Q2 FY2018.
Other Income increased by \$140k from \$262k in H1 FY2017 to \$402k in H1 FY2018.
The increase was due mainly to foreign exchange gain from the appreciation of USD and increase in interest income.

(2) Salaries and other employee benefits

Salaries and other employee benefits increased by \$247k from \$2,423k in Q2 FY2017 to \$2,670k in Q2 FY2018.
The increase was due mainly to increase in head count in preparation for the new marina projects that the Company is developing.

(3) Statement of financial position

As at 30 June 2018, the Group's net assets attributable to the Company's shareholders were \$52.77m as compared to \$53.26m as at 31 December 2017. The net assets of \$52.77m included cash and cash equivalents of \$45.07m. The net assets as at 31 December 2017 of \$53.26m included cash and cash equivalents of \$45.13m.

(4) Trade and other receivables

Trade and other receivables decreased by \$858k from \$3,561k at the end of FY2017 to \$2,703k at the end of Q2 FY2018. The decrease was due mainly to improved debt collection.

(5) Prepayments

Prepayments decreased by \$272k from \$479k at the end of FY2017 to \$207k at the end of Q2 FY2018. The decrease was due mainly to a prepayment for a motor vehicle made at the end of FY2017 which was capitalised to property plant and equipment in Q1 FY2018.

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 2018 first quarter financial results 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 ONE15 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"). 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.

The Company had announced on 22nd February 2018 that its wholly-owned subsidiary ONE15 Marina Holdings Pte Ltd had entered into a conditional share sale and purchase agreement to acquire majority stake in a company in Thailand. This company will be developing and operating a proprietary yacht club in Makham Bay, Phuket, Thailand.

The Company will continue to seek opportunities in the integrated marina business globally.

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 period.... cents.

None for Q2 FY2017.

2 cents per share approved at the company AGM on 26 April 2018. The book closure and payment date were on the 15th May and 30th May 2018 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 Q2 FY2018 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 30 June 2018 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD
Arthur Tay Teng Guan
Executive Director and Chief Executive Officer
14-Aug-2018

Press and analysts enquiries

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