

ASX Interim Report – 30 September 2017

Lodged with the ASX under Listing Rule 4.2A.3

This information should be read in conjunction with the 31 March 2017 financial report.

RESULTS FOR ANNOUNCEMENT TO THE MARKET

(All comparisons to half-year ended 30 September 2016)

	S\$	Up/Down	% Movement
Revenue from ordinary activities	335,998	Down	90.9%
Loss after tax from ordinary activities attributable to members	-977,745	Down	338.0%
Net loss attributable to members	-977,745	Down	338.0%

Dividend information	Amount per share	Franked amount per share	Tax rate for franking credit
Final FY2017 dividend per share	NIL	NIL	NIL
Interim FY2018 dividend per share	NIL	NIL	NIL

	30.9.2017	30.9.2016
Net tangible assets	S\$13,794,818	S\$14,468,272
Ordinary shares at the end of the period	405,000,000	405,000,000
Net tangible assets per security	3.4061 cents	3.5724 cents

This information should be read in conjunction with the Directors' Statement and Financial Statements for the six months ended 30 September 2017 of Kingsland Global Ltd. and its subsidiaries and any public announcements made in the period by Kingsland Global Ltd. in accordance with the continuous disclosure requirements of the Company Act (Chapter 50) and Listing Rules.

Additional Appendix 4D disclosure requirements can be found in the Directors' Statement and Financial Statements for the six months ended 30 September 2017.

This report is based on the Directors' Statement and Financial Statements for the six months ended 30 September 2017 of Kingsland Global Ltd. and its subsidiaries, which have been reviewed by Kong, Lim & Partners LLP. The Independent Auditor's Review Report provided by Kong, Lim & Partners LLP is included in the Directors' Statement and Financial Statements for the six months ended 30 September 2017.

Kingsland Global Ltd. and its subsidiaries
Company Registration Number: 201523877H
ARBN 607 085 790

Directors' Statement and Financial Statements
Financial Period Ended 30 September 2017

Kingsland Global Ltd. and its subsidiaries
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Kingsland Global Ltd. and its subsidiaries
General Information
As at 30 September 2017

Directors	Mr Sok Hang Chaw (Executive Chairman) Mr Jeremiah Lee Kok Heng (Managing Director) Ms Sok Aixuan (Executive Director) Mr Zane Robert Lewis (Non-Executive Director)
Company secretary (Singapore)	Ms Thum Sook Fun
Company secretary (Australia)	Mr Zane Robert Lewis
Registered office (Singapore)	15 Kwong Min Road Singapore 628718
Registered office (Australia)	SmallCap Corporate Pty Ltd Unit 6, 295 Rokeby Road Subiaco WA 6008 Australia
Principal place of business	15 Kwong Min Road Singapore 628718
Share registrar	Link Market Services Limited Level 12, QV1 Building 250 St Georges Terrace Perth WA 6000 Australia
Auditor	Kong, Lim & Partners LLP Public Accountants and Chartered Accountants 13A MacKenzie Road Singapore 228676 Partner in charge: Lim Yeong Seng
Principal bankers	United Overseas Bank Limited CIMB Bank Berhad Australia and New Zealand Banking Group Limited
Stock exchange listing	Kingsland Global Ltd shares are listed on the Australian Securities Exchange (ASX code: KLO)
Website	www.kingslandglobal.sg

This report covers consolidated entity comprising Kingsland Global Ltd. and its subsidiaries. The Group's presentation currency is Singapore Dollar (S\$). A description of the Group's operations and of its principal activities is included in the notes to the financial statements.

Kingsland Global Ltd. and its subsidiaries
Directors' Statement

In the opinion of the directors,

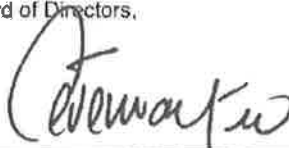
- (a) to the best of our knowledge, nothing has come to the attention of the Board of Directors of Kingsland Global Ltd. which may render the accompanying interim financial information for the six-months ended 30 September 2017 to be false or misleading; and
- (b) at the date of this statement there are reasonable grounds to believe that Kingsland Global Ltd. will be able to pay its debts as and when they fall due.

On Behalf of the Board of Directors,



Sok Aixuan
Director

Singapore,



Lee Kok Heng Jeremiah
Director

Report on Review of Interim Financial Information to the members of Kingsland Global Ltd.

Introduction

We have reviewed the accompanying consolidated statement of financial position of Kingsland Global Ltd. and its subsidiaries (the "Group") as of 30 September 2017 and the related consolidated statement of comprehensive income, changes in equity and cash flows for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of this interim financial information in accordance with Singapore Financial Reporting Standards, Interim Financial Reporting ("FRS 34"). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of Review

We conducted our review in accordance with the Singapore Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information does not present fairly, in all material respects, the financial position of the Group as at 30 September 2017, and of its financial performance and its cash flows for the six-month period then ended in accordance with Singapore Financial Reporting Standard 34 Interim Financial Reporting.



KONG, LIM & PARTNERS LLP
Public Accountants and
Chartered Accountants

Singapore,

Kingsland Global Ltd. and its subsidiaries
Consolidated Statement of Financial Position
As at 30 September 2017

	Note	30.09.2017 S\$	31.03.2017 (Audited) S\$
Assets			
Non-current assets			
Property, plant and equipment	4	67,208	75,211
Amount due from a related party	5	867,879	893,455
Other receivables	9	203,610	-
		<u>1,138,697</u>	<u>968,666</u>
Current assets			
Inventory	6	1,591,287	1,563,055
Development property	7	5,541,407	2,236,518
Gross amount due from customers for contract work-in-progress	8	6,624,301	6,819,507
Other receivables	9	1,721,700	1,431,471
Amount due from a related party	5	7,083	-
Prepayments		528,094	908,672
Tax recoverable		415,324	407,958
Cash and bank balances	10	1,998,321	4,991,133
		<u>18,427,517</u>	<u>18,358,314</u>
Total assets		<u>19,566,214</u>	<u>19,326,980</u>
Equity and liabilities			
Equity			
Share capital	11	12,554,207	12,554,207
Retained earnings		1,344,673	2,322,418
Foreign currency translation reserve	12	(104,062)	(127,358)
Total equity		<u>13,794,818</u>	<u>14,749,267</u>
Non-current liabilities			
Retention payable	13	397,654	183,725
Amount due to a related party	5	732,166	454,102
		<u>1,129,820</u>	<u>637,827</u>
Current liabilities			
Trade and other payables	14	1,191,337	695,131
Retention payable	13	-	771,232
Excess of progress billings over contract work-in-progress	8	2,583,246	1,580,374
Provision for taxation		866,993	893,149
		<u>4,641,576</u>	<u>3,939,886</u>
Total liabilities		<u>5,771,396</u>	<u>4,577,713</u>
Total equity and liabilities		<u>19,566,214</u>	<u>19,326,980</u>

The accompanying notes form an integral part of these financial statements.

Kingsland Global Ltd. and its subsidiaries
Consolidated Statement of Comprehensive Income
For the period ended 30 September 2017

		01.04.2017 to 30.09.2017 S\$	01.04.2016 to 30.09.2016 S\$
	Note		
Revenue		<u>335,998</u>	<u>3,679,247</u>
Other income	17	<u>33,716</u>	<u>42,901</u>
Items of expense			
Development costs		(243,133)	(2,060,287)
Depreciation of property, plant and equipment		(6,249)	(4,735)
Employee benefits expense	18	(437,470)	(470,774)
Other operating expenses	19	<u>(660,607)</u>	<u>(462,061)</u>
		<u>(1,347,459)</u>	<u>(2,997,857)</u>
(Loss)/Profit before tax		<u>(977,745)</u>	<u>724,291</u>
Income tax expense	20	-	(313,506)
(Loss)/Profit after tax for the period		<u>(977,745)</u>	<u>410,785</u>
Other comprehensive income:			
Foreign currency translation	13	<u>23,296</u>	<u>(46,886)</u>
Other comprehensive income/(loss) for the period		<u>23,296</u>	<u>(46,886)</u>
Total comprehensive (loss)/profit for the period		<u>(954,449)</u>	<u>363,899</u>
(Loss)/Earnings per share (cents per share)			
Basic and diluted	21	<u>(0.24)</u>	<u>0.10</u>

The accompanying notes form an integral part of these financial statements.

Kingsland Global Ltd. and its subsidiaries
Consolidated Statement of Changes in Equity
For the period ended 30 September 2017

	Share capital S\$	Retained earnings S\$	Foreign currency translation reserves S\$	Total equity S\$
Balance as at 1 April 2016	12,554,207	1,531,744	18,422	14,104,373
Total comprehensive income/(loss) for the financial period	-	410,785	(46,886)	363,899
Balance as at 30 September 2016	<u>12,554,207</u>	<u>1,942,529</u>	<u>(28,464)</u>	<u>14,468,272</u>
Balance as at 1 April 2017	12,554,207	2,322,418	(127,358)	14,749,267
Total comprehensive (loss)/income for the financial period	-	(977,745)	23,296	(954,449)
Balance as at 30 September 2017	<u>12,554,207</u>	<u>1,344,673</u>	<u>(104,062)</u>	<u>13,794,818</u>

The accompanying notes form an integral part of these financial statements

Kingsland Global Ltd. and its subsidiaries
Consolidated Statement of Cash Flows
For the period ended 30 September 2017

	01.04.2017 to 30.09.2017 S\$	01.04.2016 to 30.09.2016 S\$
Cash flows from operating activities		
(Loss)/Profit before income tax	(977,745)	724,291
<u>Adjustments for:</u>		
Depreciation of property, plant and equipment	6,249	4,735
Unrealised foreign exchange loss/(gain)	246,528	(43,983)
Interest income	(3,547)	(42,901)
Operating cash flow before working capital changes	(728,515)	642,142
<u>Changes in working capital:</u>		
Amount due from related party	(452,768)	(615,241)
Inventories	-	72,313
Development property	(3,403,903)	(831,854)
Gross amount due from customer for contract work-in-progress	-	(2,005,652)
Other receivables	(531,493)	(1,013,069)
Prepayments	144,075	-
Trade and other payables	730,814	80,184
Gross amount due to customer for contract work-in-progress	1,058,997	224,943
Retention payable	(535,473)	347,690
Cash flows used in operating activities	(3,718,266)	(3,098,544)
Income tax (paid)/received	(597)	1,938
Interest received	3,547	42,901
Net cash flows used in operating activities	(3,715,316)	(3,053,705)
Cash flows from investing activities		
Purchase of property, plant and equipment	-	(2,494)
Net cash flows used in investing activities	-	(2,494)
Cash flows from financing activities		
Amount due to director	-	8
Amount due to holding company	(3,829)	-
Amount due to related company	739,771	-
Net cash flows generated from financing activities	735,942	8
Net decrease in cash and cash equivalents	(2,979,374)	(3,056,191)
Cash and cash equivalents at the beginning of financial period	4,991,133	10,083,961
Effects of currency translation on cash and cash equivalents	(13,438)	-
Cash and cash equivalents at the end of financial period (Note 11)	1,998,321	7,027,770

The accompanying notes form an integral part of these financial statements.

Kingsland Global Ltd. and its subsidiaries
Notes to the Financial Statements
For the period ended 30 September 2017

These notes form an integral part and should be read in conjunction with the accompanying financial statements.

1. General

Kingsland Global Ltd. (the "Company") is a limited liability company incorporated and domiciled in Singapore and is listed on the Australian Securities Exchange (ASX). The registered office and principal place of business of the Company is located at 15 Kwong Min Road Singapore 628718.

The immediate and ultimate holding company is Kingsland Development Pte. Ltd., which is incorporated in Singapore.

The principal activity of the Company is investment holding.

The principal activities of the subsidiaries are as follows:

Name of subsidiary	Principal activities/ Country of incorporation	Proportion of ownership interest	
		30.09.2017	31.03.2017
		%	%
<i>Held by the Company</i>			
Kingsland Development Sdn. Bhd.	Property development/ Malaysia	100	100
Kingsland (KH) Development Co., Ltd.	Property development/ Cambodia	100	100
Global Investment Partners Pte. Ltd.	Business and management consultancy services/ Singapore	100	100
Kingsland (AU) Development Pty Ltd	Property development/ Australia	100	100
<i>Held through Kingsland (KH) Development Co., Ltd.</i>			
Kingsland Venture Co., Ltd.	Property development/ Cambodia	100	100

2. Basis of preparation and changes in accounting policies

The interim financial statements of the Group have been prepared in accordance with Singapore Financial Reporting Standards 34 (FRS 34), Interim Financial Reporting.

The interim financial statements do not include all the information and disclosures required in the annual financial statement, and should be read in conjunction with the Group's annual financial statement as at 31 March 2017.

The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

The financial statements are presented in Singapore Dollar (S\$).

2. Basis of preparation and changes in accounting policies (continued)

The accounting policies adopted in the preparation of the interim financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the financial year ended 31 March 2017, except for the adoption of new standards effective as of 1 April 2017. The adoption of these standards did not have any effect on the financial performance or position of the Group.

The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective. The standards, interpretation and amendments to FRS that were issued but not effective as of 1 April 2017 are not expected to have a material impact on the financial performance or position of the Group in the period of their initial adoption.

3. Significant accounting judgments and estimates

The preparation of the interim financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

3.1 Judgements made in applying accounting policies

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements.

Income taxes

The Group has exposure to income taxes in various jurisdictions. Significant judgement is involved in determining the Group-wide provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for expected tax issued based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. The carrying amount of the Group's tax payables at 30 September 2017 was S\$866,993 (31 March 2017: S\$893,149).

3.2 Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation of uncertainty at the end of the reporting period are discussed below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

3. Significant accounting judgments and estimates (continued)

3.2 Key sources of estimation uncertainty (continued)

a) Revenue recognition on construction contracts

The Group recognises revenue for pre-completion sales of certain types of properties by reference to the stage of completion using the percentage of completion method. The stage of completion is measured based at stage of completion on the end of the reporting periods as a proportion of total costs expected to be incurred. Significant assumptions are required to estimate the total contract costs and the recoverable variation works that affect the stage of completion and the revenue respectively. In making these estimates, management has relied on past experience and knowledge of the project engineers. The carrying amounts of assets and liabilities as well as the revenue from sale of development property (recognised on percentage of completion basis) are disclosed in Note 8 (Gross amount due from customer for contract work-in-progress and Revenue) to the financial statements.

b) Estimation of net realisable value for development property

Inventory property is stated at the lower of cost and net realisable value (NRV). NRV in respect of development property under construction is assessed with reference to market prices at the reporting date for similar completed property less estimated costs to complete construction and less an estimate of the time value of money to the date of completion. The carrying amount of the development property stated at cost as at 30 September 2017 was S\$5,541,407 (31 March 2017: S\$2,236,518).

c) Impairment of loans and receivables

The Group assesses at the end of each reporting period whether there is any objective evidence that a financial asset is impaired. Factors such as the probability of insolvency or significant financial difficulties of the debtor and default or significant delay in payments are objective evidence of impairment. In determining whether there is objective evidence of impairment, the Group considers whether there is observable data indicating that there have been significant changes in the debtor's payment ability or whether there have been significant changes with adverse effect in the technological, market, economic or legal environment in which the debtor operates in.

Where there is objective evidence of impairment, the amount and timing of future cash flows are estimated based on historical loss experience for assets with similar credit risk characteristics. The carrying amount of the Group's other receivables at the end of the reporting period is disclosed in Note 9 to the financial statements.

Kingsland Global Ltd. and its subsidiaries
Notes to the Financial Statements
For the period ended 30 September 2017

4. Property, plant and equipment

	Office equipment S\$	Renovation S\$	Electrical installation S\$	Furniture and fittings S\$	Total S\$
Cost					
At 1 April 2016	15,071	1,303	10,504	48,487	75,365
Additions	6,325	12,518	-	-	18,843
Exchange differences	(612)	(54)	(426)	(1,965)	(3,057)
At 31 March 2017	20,784	13,767	10,078	46,522	91,151
Exchange differences	(514)	(32)	(257)	(1,188)	(1,991)
At 30 September 2017	20,270	13,735	9,821	45,334	89,160
Accumulated depreciation					
At 1 April 2016	1,043	98	788	3,388	5,317
Depreciation charge for the period	2,371	1,415	1,321	5,667	10,774
Exchange differences	(31)	(3)	(22)	(95)	(151)
At 31 March 2017	3,383	1,510	2,087	8,960	15,940
Depreciation charge for the period	1,504	1,332	645	2,768	6,249
Exchange differences	(59)	(4)	(33)	(141)	(237)
At 30 September 2017	4,828	2,838	2,699	11,587	21,952
Carrying amount					
At 31 March 2017	17,401	12,257	7,991	37,562	75,211
At 30 September 2017	15,442	10,897	7,122	33,747	67,208

5. Amount due from/(to) related party

Non-current amount due from/(to) related party represents the joint operators' share of the cost incurred in relation to the development property.

The non-current amount due from/(to) related party are non-interest bearing, unsecured, and to be settled based on the joint venture agreement.

Current amount due from a related party is non-trade in nature, non-interest bearing, unsecured, repayable on demand and to be settled in cash.

Amount due from/(to) a related party are denominated in United States Dollar.

6. Inventory

	30.09.2017	31.03.2017
	S\$	(Audited) S\$
At cost		
Completed development property held for sale	1,705,304	1,705,304
Exchange differences	<u>(114,017)</u>	<u>(142,249)</u>
	<u>1,591,287</u>	<u>1,563,055</u>

As at reporting date, the Group's properties developed for sale are held by Kingsland Development Sdn Bhd.

The title deed of the completed development property is registered under the name of the land vendor and upon sale of the completed property, the title will be transferred to the purchaser.

7. Development property

The Group includes subsidiary that develops property such as residential and commercial properties, which it sells in the ordinary course of business.

Revenue from sales of properties where the contracts are not in substance construction contracts and do not lead to a continuous transfer of work in progress, is recognised when both: (i) construction is completed; and (ii) either legal title to the properties have been transferred or there has been an unconditional exchange of contracts. Construction and other expenditure attributable to such properties is included in development property until disposal.

Summarised financial information in respect of the joint operations is as follows:

	30.09.2017	31.03.2017
	S\$	(Audited) S\$
Aggregate costs incurred and recognised to date	<u>5,541,407</u>	<u>2,236,518</u>

7. Development property (continued)

Joint operations

Project 118

As at reporting date, the Group has joint operations with Max Credit Pawn Co., Ltd, a related company incorporated in Cambodia in respect of the development of a serviced apartment complex of which the Group has 50% proportion on the profits before tax received from the sale of the serviced apartment complex and the land, being the sum of the purchase price received less the development costs incurred.

The serviced apartment is currently under development and the Group has started selling its units in July 2016.

Phnom Penh City Centre (PPCC)

As at reporting date, the Group has joint operations with Urban Global Co. Ltd., a company incorporated in Cambodia in respect of the development of a one-stop business centre at Phnom Penh City Centre of which the Group has 49% proportion on the profits before tax received from the joint operations being the sum of the purchase price received less the development costs incurred.

The project currently is in development stage and no revenue is generated as at 30 September 2017.

8. Gross amount due from/(to) customer for contract work-in-progress

Joint operations

As at reporting date, the Group has joint operations that is held by a subsidiary with One Eleven Development Co. Ltd, a related company incorporated in Cambodia in respect of the development of a hotel of which the Group has 60% proportion on the profits before tax received from the sale of the hotel and the land, being the sum of the purchase price received less the development costs incurred.

The development of the hotel is completed and its sale together with the land was made on 18 February 2016.

The Group also has joint operations that is held by a subsidiary with Max Credit Pawn Co., Ltd, a related company incorporated in Cambodia in respect of the development of a serviced apartment complex of which the Group has 50% proportion on the profits before tax received from the sale of the serviced apartment complex and the land, being the sum of the purchase price received less the development costs incurred.

Revenue is recognised based on the percentage of completion in accordance to the share and purchase agreement.

8. Gross amount due from/(to) customer for contract work-in-progress (continued)

The aggregate amounts of income and expenses related to the Group's interests in the joint operations are as follows:

	30.09.2017		30.09.2016	
	Share of the Group	Total under joint operation	Share of the Group	Total under joint operation
	S\$	S\$	S\$	S\$
Revenue	335,998	671,996	8,201,454	13,713,095
Development costs	(243,133)	(486,266)	(3,944,089)	(6,598,830)
Profit before tax	92,865	185,730	4,257,365	7,114,265

Summarised financial information in respect of the joint operation is as follows:

	30.09.2017		31.03.2017 (Audited)	
	Share of the Group	Total under joint operation	Share of the Group	Total under joint operation
	S\$	S\$	S\$	S\$
Aggregate amount of costs incurred and recognised profits to date	12,192,707	20,571,179	12,209,660	20,492,686
Less: Progress billings	(8,151,652)	(14,697,168)	(6,970,527)	(12,287,588)
	4,041,055	5,874,011	5,239,133	8,205,098

Presented as:

Gross amount due from customers for contract work-in-progress

Excess of progress billings over contract work-in-progress

	6,624,301	11,040,503	6,819,507	11,365,846
	(2,583,246)	(5,166,492)	(1,580,374)	(3,160,748)
	4,041,055	5,874,011	5,239,133	8,205,098

9. Other receivables

	30.09.2017 S\$	31.03.2017 (Audited) S\$
Non-current assets		
Other receivables	203,610	-
Current assets		
Deposits	73,384	134,436
Value added tax	1,373,563	1,043,852
Other receivables	274,753	253,183
	<u>1,721,700</u>	<u>1,431,471</u>
	<u>1,925,310</u>	<u>1,431,471</u>

Other receivables are denominated in the following currencies:

	30.09.2017 S\$	31.03.2017 (Audited) S\$
Malaysian Ringgit	624	1,474
United States Dollar	1,616,095	1,127,193
Singapore Dollar	308,591	302,804
	<u>1,925,310</u>	<u>1,431,471</u>

Other receivables in non-current assets pertain to investment in joint venture entity to undertake the development of a project. As at the date of reporting, the transfer of share to the Company is still pending by the relevant authorities.

10. Cash and bank balances

	30.09.2017 S\$	31.03.2017 (Audited) S\$
Cash on hand	4,483	6,472
Cash at banks	1,993,838	4,984,661
	<u>1,998,321</u>	<u>4,991,133</u>

Cash and bank balances are denominated in the following currencies:

	30.09.2017 S\$	31.03.2017 (Audited) S\$
Australian Dollar	131,770	250,729
Malaysian Ringgit	48,080	45,500
United States Dollar	1,626,138	3,236,338
Singapore Dollar	192,333	1,458,566
	<u>1,998,321</u>	<u>4,991,133</u>

11. Share capital

	30.09.2017		31.03.2017 (Audited)	
	Number of	Amount	Number of	Amount
	shares	S\$	shares	S\$
Issued and fully paid ordinary shares				
At beginning and end of financial period	405,000,000	12,554,207	405,000,000	12,554,207

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions. The ordinary shares have no par value.

During the financial period, there were no returns to shareholders including distributions and buy backs.

12. Foreign currency translation reserve

The foreign currency translation reserve represents exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency.

13. Retention payable

Retention payable arises from the amount retained by the Group from the contractor in relation to the construction work-in-progress under the joint operation. The amount will be settled after one year from the engineer's certification that the work is complete. Expected date of completion of the development of the serviced apartment is 31 December 2019.

14. Trade and other payables

	30.09.2017	31.03.2017
	S\$	(Audited) S\$
Trade payables	400,349	405,801
Accruals	44,685	206,488
Other payables	739,651	72,342
Amount due to a director (Note 15)	679	698
Amount due to holding company (Note 16)	5,973	9,802
	<u>1,191,337</u>	<u>695,131</u>

Trade payables

Trade payables are non-interest bearing and are normally settled on terms agreed between parties.

14. Trade and other payables (continued)

Other payables

Other payables are unsecured, interest free, repayable within one year and are to be settled in cash.

Trade and other payables are denominated in the following currencies:

	30.09.2017	31.03.2017
	S\$	(Audited)
		S\$
Malaysian Ringgit	86,483	58,884
United States Dollar	1,036,921	373,727
Singapore Dollar	67,933	262,520
	<u>1,191,337</u>	<u>695,131</u>

15. Amount due to a director

Amount due to director is unsecured, non-interest bearing, repayable on demand and is to be settled in cash.

16. Amount due to holding company

Amount due to holding company is unsecured, non-interest bearing, repayable on demand and is to be settled in cash.

17. Other income

	01.04.2017	01.04.2016
	to	to
	30.09.2017	30.09.2016
	S\$	S\$
Interest income	3,547	42,901
Rental income	29,770	-
Other income	399	-
	<u>33,716</u>	<u>42,901</u>

18. Employee benefits expense

	01.04.2017 to 30.09.2017 S\$	01.04.2016 to 30.09.2016 S\$
Directors' remuneration		
Directors' salaries	120,000	120,000
Directors' CPF	14,693	14,490
Directors' fees	20,000	30,000
	<u>154,693</u>	<u>164,490</u>
Staff costs		
Salary	263,091	278,462
Central Provident Fund	18,575	26,975
Social security costs	225	193
Skill development levy	191	489
Medical fee	60	-
Staff welfare	-	27
Other staff costs	635	138
	<u>282,777</u>	<u>306,284</u>
Total employee benefits expense	<u>437,470</u>	<u>470,774</u>

19. Other operating expenses

The following items have been included in arriving at other operating expenses:

	01.04.2017 to 30.09.2017 S\$	01.04.2016 to 30.09.2016 S\$
Audit fee	20,080	395
Foreign exchange loss	313,131	47,047
Management fee	37,937	31,637
Marketing expenses	-	117,383
Professional fee	129,435	50,501
Rent expense	45,899	42,014
Subscription fee	2,264	84,787
Travelling expense	<u>18,460</u>	<u>20,586</u>

20. Income tax expense

The major components of income tax expense recognised in profit or loss for the period ended 30 September were:

	01.04.2017 to 30.09.2017 S\$	01.04.2016 to 30.09.2016 S\$
Consolidated statement of comprehensive income:		
Current income tax, representing the income tax expense recognised in the income statement	-	313,506

21. (Loss)/Earnings per share

The basic and diluted (loss)/earnings per share are calculated by dividing the (loss)/profit for the period by the weighted average number of ordinary shares.

The following tables reflects the (loss)/profit and share data used in the computation of basic and diluted earnings per share for the period ended 30 September:

	01.04.2017 to 30.09.2017 S\$	01.04.2016 to 30.09.2016 S\$
(Loss)/Profit for the period net of tax used in the computation of basic earnings per share (S\$)	(977,745)	410,785
Weighted average number of ordinary shares in issue	405,000,000	405,000,000
Basic (loss)/earnings per share (cents)	(0.24)	0.10

22. Commitments

Capital commitments

Capital expenditure contracted for as at the end of the reporting date but not recognised in the financial statements are as follows:

	30.09.2017 S\$	31.03.2017 (Audited) S\$
Capital commitments in relation to development properties	113,156,395	18,267,587
Capital commitments in relation to contract work-in-progress	1,865,210	2,015,484

22. Commitments (continued)

Other commitment

Phnom Penh City Centre

Following from the Master Co-operation Agreement dated 5 February 2016 entered into by the Group and Urban Global Co., Ltd ("Urban Global"), both parties entered into a joint venture agreement ("Joint Venture") on 28 July 2017 to collaborate to develop the land located at Boueng Kak, Sangkat Sras Chork, Khan Daun Penh, Phnom Penh, Cambodia into a mixed development with office towers, restaurants, banking, medical services, hotel, conventional centre and an information technology and media hub ("Project").

Summary of the terms of the Joint Venture are as follows:

- A new joint venture entity will be incorporated to undertake the development of the Project;
- Urban Global will procure the land title for the Project and obtain all the licences and permits necessary for the Project; and
- The Group will have the primary responsibility for the management of the Project and will procure the required capital to fund the Project of approximately S\$96,375,400 (approximately USD71,000,000) in tranches over a 6 years period.

Upon execution of the Joint Venture, the Group will hold 49% of the interest in the joint venture entity and Urban Global will hold 51% of the interest in the new joint venture entity.

Information Technology and Media Hub

On 1 November 2016 the Group has entered into a joint venture agreement with Urban Global Co. Ltd., a wholly owned subsidiary of Shukaku Inc to develop an information technology and media hub in Phnom Penh, Cambodia.

Summary of the terms of the Joint Venture are as follows:

- A new joint venture entity will be incorporated to undertake the development of the Project;
- Urban Global will procure the land title for the Project and obtain all the licences and permits necessary for the Project;
- The Group will have the primary responsibility for the overseeing and management of the Project and will procure the required capital to fund the Project of approximately S\$8,458,660 (approximately USD6,200,000) in tranches; and
- Any additional funding is to be funded in proportion to respective shareholding.

Upon execution of the Joint Venture, the Group will hold 49% of the interest in the joint venture entity and Urban Global will hold 51% of the interest in the new joint venture entity.

Operating lease commitments – as lessee

The Group has entered into commercial leases on rental of offices. These leases have an average life of 1-3 years with no renewal option or escalation clauses included in the contracts. There are no restrictions placed upon the Group by entering into these leases. The Group's minimum lease payments recognised in the statement of comprehensive income during the period amounted to S\$51,570 (31 March 2017: S\$44,290).

Future minimum lease payments payable under non-cancellable operating leases as at 30 September are as follows:

22. Commitments (continued)

Operating lease commitments – as lessee (continued)

	30.09.2017	31.03.2017
	S\$	(Audited)
	S\$	S\$
Not later than one year	12,000	35,424
More than one year	3,000	10,109
	<u>15,000</u>	<u>45,533</u>

Operating lease commitments – as lessor

The Group has entered into commercial property leases on its properties. These non-cancellable leases have remaining lease terms of one year.

Future minimum rental receivable under non-cancellable operating lease at the end of the reporting period are as follows:

	30.09.2017	31.03.2017
	S\$	(Audited)
	S\$	S\$
Not later than one year	<u>88,047</u>	<u>-</u>

23. Related party transactions

In addition to the related party information disclosed elsewhere in the financial statements, the following significant transactions between the Group and related parties took place at terms agreed between the parties during the financial period.

	01.04.2017	01.04.2016
	to	to
	30.09.2017	30.09.2016
	S\$	S\$
Management fee paid to holding company	37,937	31,637
Rental paid to holding company	7,490	6,420
Rental paid to related company	<u>15,365</u>	<u>16,066</u>

Key management compensation

Directors' remuneration is disclosed in Note 18. There are no other key management personnel in the Company other than the directors.

24. Fair values

The fair value of a financial instrument is the amount at which the instrument could be exchanged or settled between knowledgeable and willing parties in an arm's length transaction.

The following methods and assumptions are used to estimate the fair value of each class of financial instruments for which it is practicable to estimate that value.

Cash and bank balances, amount due from/(to) related party, other receivables, tax recoverable and other payables

The carrying amounts of these balances approximate their fair values due to the short-term nature of these balances.

Trade payables and retention payables

The carrying amounts of these receivables and payables approximate their fair values as they are subject to normal trade credit terms.

25. Financial instruments by category

At the reporting date, the aggregate carrying amounts of loans and receivables and financial liabilities at amortised cost were as follows:

	<u>30.09.2017</u>	<u>31.03.2017</u>
	S\$	(Audited) S\$
Loans and receivables		
Amount due from a related company (Note 5)	874,962	893,455
Other receivables (Note 9)	1,925,310	1,431,471
Tax recoverable	415,324	407,958
Cash and bank balances (Note 10)	1,998,321	4,991,133
Total loans and receivables	<u>5,213,917</u>	<u>7,724,017</u>
Financial liabilities measured at amortised cost		
Amount due to a related party (Note 5)	732,166	454,102
Retention payable (Note 13)	397,654	954,957
Trade and other payables (Note 14)	1,146,652	488,643
Total financial liabilities measured at amortised cost	<u>2,276,472</u>	<u>1,897,702</u>

26. Segment information

The Group's reportable operating segments are as follows:

- (i) Property development: Development of residential, commercial and other properties.
- (ii) Others: Comprises mainly investment holding, management and consultancy services.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit/(loss) before tax, as included in the internal management report that are reviewed by the Board of Directors. Segment profit/(loss) is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

Information about reportable operating segments

	Property development S\$	Others S\$	Elimination S\$	Consolidated S\$
30 September 2017				
Revenue				
External customers	335,998	-	-	335,998
Inter-segment	-	-	-	-
	<u>335,998</u>	<u>-</u>	<u>-</u>	<u>335,998</u>
Result				
Segment loss	(64,144)	(913,601)		(977,745)
Income tax expenses	-	-	-	-
Profit for the year	<u>(64,144)</u>	<u>(913,601)</u>	<u>-</u>	<u>(977,745)</u>
Asset				
Segment assets	<u>18,760,209</u>	<u>19,296,215</u>	<u>(18,490,210)</u>	<u>19,566,214</u>
Liabilities				
Segment liabilities	<u>13,899,464</u>	<u>8,357,947</u>	<u>(16,486,015)</u>	<u>5,771,396</u>

26. Segment information (continued)

Information about reportable operating segments (continued)

	Property development S\$	Others S\$	Elimination S\$	Consolidated S\$
31 March 2017				
<u>Revenue</u>				
External customers	7,482,336	-	-	7,482,336
Inter-segment	-	1,011,000	(1,011,000)	-
	<u>7,482,336</u>	<u>1,011,000</u>	<u>(1,011,000)</u>	<u>7,482,336</u>
<u>Result</u>				
Segment profit/(loss)	1,531,308	(387,041)	(9,352)	1,134,915
Income tax expenses	(344,241)	-	-	(344,241)
Profit for the year	<u>1,187,067</u>	<u>(387,041)</u>	<u>(9,352)</u>	<u>790,674</u>
<u>Asset</u>				
Segment assets	<u>14,157,779</u>	<u>17,573,061</u>	<u>(12,403,860)</u>	<u>19,326,980</u>
<u>Liabilities</u>				
Segment liabilities	<u>9,154,664</u>	<u>5,721,193</u>	<u>(10,298,144)</u>	<u>4,577,713</u>

Geographical information

The Group's main business are those relating to property development activities mainly in Cambodia and Malaysia.