



## BUKIT SEMBAWANG ESTATES LIMITED

(Company Registration Number: 196700177M)

(Incorporated in Singapore on 27 June 1967)

### Financial Statement and Dividend Announcement for the Fourth Quarter and Twelve months ended 31 March 2020

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

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

Consolidated Statement of Comprehensive Income for the fourth quarter (4Q FY2019/20) and twelve months FY2019/20) ended 31 March 2020 #

	Note	Fourth quarter			Twelve months		
		4Q FY2019/20 01.01.2020 to 31.03.2020	4Q FY2018/19 01.01.2019 to 31.03.2019	Change	FY2019/20 01.04.2019 to 31.03.2020	FY2018/19 01.04.2018 to 31.03.2019	Change
		\$'000	\$'000	%	\$'000	\$'000	%
Revenue		72,612	56,483	29	369,720	357,855	3
Cost of sales		(28,354)	(34,020)	-17	(190,336)	(189,499)	0
<b>Gross profit</b>	1	<u>44,258</u>	<u>22,463</u>	97	<u>179,384</u>	<u>168,356</u>	7
Other income/(expenses)		42	(46)	n.m.	48	326	-85
Administrative expenses	2	(3,277)	(2,054)	60	(9,410)	(6,469)	46
Other operating expenses	3	(47,832)	(22,032)	117	(57,574)	(29,344)	96
<b>(Loss)/Profit from operations</b>		<u>(6,809)</u>	<u>(1,669)</u>	308	<u>112,448</u>	<u>132,869</u>	-15
Finance income	4	904	51	n.m.	2,256	418	440
Finance costs	5	(2,614)	(4,723)	-45	(12,444)	(4,804)	159
<b>Net finance costs</b>		<u>(1,710)</u>	<u>(4,672)</u>	-63	<u>(10,188)</u>	<u>(4,386)</u>	132
<b>(Loss)/Profit before tax <sup>1</sup></b>		<u>(8,519)</u>	<u>(6,341)</u>	34	<u>102,260</u>	<u>128,483</u>	-20
Tax expense	6	(5,708)	(5,213)	10	(26,179)	(27,192)	-4
<b>(Loss)/Profit after tax and total comprehensive income for the period/year</b>		<u>(14,227)</u>	<u>(11,554)</u>	23	<u>76,081</u>	<u>101,291</u>	-25

n.m. - not meaningful

# The Company does not intend to continue with quarterly reporting with effect from the next financial year commencing 1 April 2020.

<sup>1</sup> Profit before tax includes the following:

	Fourth quarter			Twelve months		
	4Q FY2019/20	4Q FY2018/19	Change	FY2019/20	FY2018/19	Change
	01.01.2020	01.01.2019		01.04.2019	01.04.2018	
	to	to		to	to	
	31.03.2020	31.03.2019		31.03.2020	31.03.2019	
	\$'000	\$'000	%	\$'000	\$'000	%
Depreciation	(1,506)	(118)	n.m.	(6,098)	(316)	n.m.
Interest income	904	51	n.m.	2,256	418	440
Interest expense	(1,974)	(4,508)	-56	(11,014)	(4,570)	141
Amortisation of transaction costs on bank loans	(640)	(215)	198	(1,430)	(234)	511
Property, plant and equipment written off	-	-	-	-	(11)	n.m.
Gain on disposal of property, plant and equipment	-	-	-	3	-	n.m.
Impairment loss on property, plant and equipment	(44,109)	(9,672)	356	(44,109)	(9,672)	356
Allowance for foreseeable losses on development properties written back/(recognised)	2,110	(9,954)	n.m.	2,110	(9,954)	n.m.
Under provision in prior year's taxation	(1,144)	(207)	453	(1,144)	(207)	453

n.m. - not meaningful

### Notes to the Group's Consolidated Statement of Comprehensive Income:

#### 4Q FY2019/20 vs 4Q FY2018/19

##### Note 1 – Gross profit

The increase in gross profit was mainly due to higher profit recognised on development projects.

##### Note 2 – Administrative expenses

The increase was mainly due to administrative and payroll related expenses of Fraser Residence Orchard, Singapore ("FROS") and depreciation of right-of-use assets following the adoption of SFRS(I) 16 Leases on 1 April 2019.

In 4Q FY2018/19, there were no such expenses.

##### Note 3 – Other operating expenses

The increase was mainly due to additional impairment loss on property, plant and equipment relating to Fraser Residence Orchard, Singapore of \$44.1 m and partial reversal of allowance for foreseeable losses relating to The Atelier of \$2.1 m no longer required.

In 4Q FY2019/20, the impairment loss on property, plant and equipment relating to Fraser Residence Orchard, Singapore was \$9.7 m and allowance for foreseeable losses relating to The Atelier was \$10.0 m.

##### Note 4 – Finance income

The higher finance income was due to increase in interest income received from additional fixed deposits placed with banks.

##### Note 5 – Finance costs

The decrease was mainly due to adjustment made to borrowing costs relating to The Atelier arising from the cessation of capitalisation of borrowing costs in 4Q FY2018/19.

##### Note 6 – Tax expense

The increase in tax expense was mainly due to higher gross profit.

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.**

	Note	Group		Company	
		31.03.2020 \$'000	31.03.2019 \$'000	31.03.2020 \$'000	31.03.2019 \$'000
<b>Non-current assets</b>					
Investment property		3,485	3,649	-	-
Property, plant and equipment	1	210,777	258,277	-	-
Investments in subsidiaries		-	-	313,000	313,000
Deferred tax assets	2	11,287	2,461	-	-
		<u>225,549</u>	<u>264,387</u>	<u>313,000</u>	<u>313,000</u>
<b>Current assets</b>					
Development properties	3	1,245,956	1,304,129	-	-
Contract costs		8,450	363	-	-
Contract assets	4	36,127	124,299	-	-
Consumable stocks		441	224	-	-
Trade and other receivables	5	21,340	15,929	440,047	444,243
Cash and cash equivalents	6	299,910	72,219	254,092	25,218
		<u>1,612,224</u>	<u>1,517,163</u>	<u>694,139</u>	<u>469,461</u>
<b>Total assets</b>		<b><u>1,837,773</u></b>	<b><u>1,781,550</u></b>	<b><u>1,007,139</u></b>	<b><u>782,461</u></b>
<b>Equity attributable to owners of the Company</b>					
Share capital		631,801	631,801	631,801	631,801
Reserves		691,751	672,732	75,213	110,345
<b>Total equity</b>		<b><u>1,323,552</u></b>	<b><u>1,304,533</u></b>	<b><u>707,014</u></b>	<b><u>742,146</u></b>
<b>Non-current liabilities</b>					
Interest-bearing bank loans	7	337,560	367,242	-	-
Other payables	8	10,757	14,832	-	-
Lease liabilities	9	782	-	-	-
Provision		142	73	-	-
Deferred tax liabilities	10	5,248	15,976	36	2
		<u>354,489</u>	<u>398,123</u>	<u>36</u>	<u>2</u>
<b>Current liabilities</b>					
Trade and other payables	11	113,929	63,367	299,801	40,186
Lease liabilities	9	496	-	-	-
Contract liabilities		474	-	-	-
Interest-bearing bank loans	12	-	15,400	-	-
Current tax payable	13	44,833	127	288	127
		<u>159,732</u>	<u>78,894</u>	<u>300,089</u>	<u>40,313</u>
<b>Total liabilities</b>		<b><u>514,221</u></b>	<b><u>477,017</u></b>	<b><u>300,125</u></b>	<b><u>40,315</u></b>
<b>Total equity and liabilities</b>		<b><u>1,837,773</u></b>	<b><u>1,781,550</u></b>	<b><u>1,007,139</u></b>	<b><u>782,461</u></b>

**Notes to the Statement of Financial Position of the Group:****Note 1 – Property, plant and equipment**

The decrease was mainly due to depreciation of FROS which commenced in April 2019.

**Note 2 – Deferred tax assets**

The increase was mainly due to higher deductible temporary differences available against future taxable profits resulting from costs incurred on development projects.

**Note 3 – Development properties**

The decrease was mainly due to recognition of development costs in cost of sales in respect of completed units sold during the year.

**Note 4 – Contract assets**

The decrease was due to reclassification to trade receivables for work completed during the year. The changes in contract assets are due to timing differences between the agreed payment schedule and the progress of the construction work.

**Note 5 – Trade and other receivables**

The increase was mainly due to higher receivables for units sold relating to projects which had obtained TOP during the year.

**Note 6 – Cash and cash equivalents**

The increase was mainly due to collections from 8 St Thomas, Watercove, Nim Collection Phases 1 and 2, Luxus Hills Phases 8, 9 and 16.

**Note 7 – Interest-bearing bank loans**

The decrease was mainly due to partial repayment of loans relating to The Atelier.

**Note 8 – Other payables**

The decrease was due to reclassification of deferred income which relates to the non-refundable deposits received in respect of completed development properties sold under deferred payment schemes to current liabilities.

**Note 9 – Lease liabilities**

The increase was due to the adoption of SFRS(I) 16 *Leases* with effect from 1 April 2019 whereby the obligations to make future lease payments are recognised in the statement of financial position. The lease liabilities relate to an office premise and office equipment.

**Note 10 – Deferred tax liabilities**

The decrease was mainly due to reclassification to current tax as certain development projects had obtained TOP during the year.

**Note 11 – Trade and other payables**

The increase was mainly due to reclassification of deferred income which relates to the non-refundable deposits received in respect of completed development property sold under deferred payment schemes from non-current liabilities.

**Note 12 - Interest-bearing bank loans**

The decrease was due to repayment of short-term loan.

**Note 13 – Current tax payable**

The increase was mainly due to provision of current tax payable for completed units sold during the year.

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

	31.03.2020 \$'000	31.03.2019 \$'000
<b><u>Unsecured</u></b>		
- Amount repayable in one year or less, or on demand	Nil	15,400
- Amount repayable after one year	337,560	249,897
<b><u>Secured</u></b>		
- Amount repayable in one year or less, or on demand	Nil	Nil
- Amount repayable after one year	Nil	117,345

**Details of any collaterals**

As at 31 March 2020, all bank loans were unsecured.

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

	Fourth quarter		Twelve months	
	4Q FY2019/20	4Q FY2018/19	FY2019/20	FY2018/19
	01.01.2020	01.01.2019	01.04.2019	01.04.2018
	to	to	to	to
	31.03.2020	31.03.2019	31.03.2020	31.03.2019
	\$'000	\$'000	\$'000	\$'000
<b>Cash flows from operating activities</b>				
(Loss)/Profit before tax	(8,519)	(6,341)	102,260	128,483
<b>Adjustments for:</b>				
Depreciation of investment property	40	41	164	162
Depreciation of property, plant and equipment	1,466	77	5,934	154
Property, plant and equipment written off	-	-	-	11
Gain on disposal of property, plant and equipment	-	-	(3)	-
Interest income	(904)	(51)	(2,256)	(418)
Interest expense	2,614	4,723	12,444	4,804
Impairment loss on property, plant and equipment	44,109	9,672	44,109	9,672
Allowance for foreseeable losses on development properties (written back)/recognised	(2,110)	9,954	(2,110)	9,954
	36,696	18,075	160,542	152,822
Changes in:				
Consumable stocks	(9)	(224)	(217)	(224)
Development properties	26,679	(381,191)	60,283	(501,069)
Contract costs	(8,450)	166	(8,087)	809
Contract assets	34,472	(3,483)	88,172	(114,734)
Trade and other receivables	9,262	101,719	(5,856)	85,584
Trade and other payables	9,653	11,503	46,672	(534)
Contract liabilities	-	(7,752)	474	(908)
Cash generated from/(used in) operations	108,303	(261,187)	341,983	(378,254)
Interest received	869	33	2,059	711
Tax paid	(715)	-	(1,027)	(622)
<b>Net cash generated from/(used in) operating activities</b>	<b>108,457</b>	<b>(261,154)</b>	<b>343,015</b>	<b>(378,165)</b>
<b>Cash flows from investing activities</b>				
Proceeds from disposal of property, plant and equipment	-	-	110	-
Additions to property, plant and equipment	(330)	(3,822)	(1,139)	(25,985)
<b>Net cash used in investing activities</b>	<b>(330)</b>	<b>(3,822)</b>	<b>(1,029)</b>	<b>(25,985)</b>
<b>Cash flows from financing activities</b>				
Dividends paid	-	-	(56,960)	(46,604)
Proceeds from borrowings	-	328,100	137,796	576,300
Repayment of borrowings	(50,196)	(61,600)	(183,196)	(192,200)
Interest paid	(3,140)	(4,654)	(11,609)	(6,761)
Payment for lease liability	(86)	-	(326)	-
<b>Net cash generated (used in)/from financing activities</b>	<b>(53,422)</b>	<b>261,846</b>	<b>(114,295)</b>	<b>330,735</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>54,705</b>	<b>(3,130)</b>	<b>227,691</b>	<b>(73,415)</b>
Cash and cash equivalents at beginning of the period/year	245,205	75,349	72,219	145,634
<b>Cash and cash equivalents at end of the period/year</b>	<b>299,910</b>	<b>72,219</b>	<b>299,910</b>	<b>72,219</b>

- 1(d)(i) **A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

<b>Group</b>	Share capital \$'000	Capital reserve \$'000	Accumulated profits \$'000	Total \$'000
At 1 April 2018	631,801	56,908	561,137	1,249,846
<b>Total comprehensive income for the year</b>				
Profit for the year	-	-	101,291	101,291
<b>Transactions with owners, recorded directly in equity</b>				
<b><i>Contributions by and distributions to owners</i></b>				
Dividends paid	-	(46,604)	-	(46,604)
<b>Total contributions by and distributions to owners</b>	-	(46,604)	-	(46,604)
<b>Total transactions with owners</b>	-	(46,604)	-	(46,604)
At 31 March 2019	631,801	10,304	662,428	1,304,533
At 1 April 2019, as previously reported	631,801	10,304	662,428	1,304,533
Effect of adopting SFRS(I) 16	-	-	(102)	(102)
At 1 April 2019, restated	631,801	10,304	662,326	1,304,431
<b>Total comprehensive income for the year</b>				
Profit for the year	-	-	76,081	76,081
<b>Transactions with owners, recorded directly in equity</b>				
<b><i>Contributions by and distributions to owners</i></b>				
Dividends paid	-	(10,304)	(46,656)	(56,960)
<b>Total contributions by and distributions to owners</b>	-	(10,304)	(46,656)	(56,960)
<b>Total transactions with owners</b>	-	(10,304)	(46,656)	(56,960)
At 31 March 2020	631,801	-	691,751	1,323,552

<b>Company</b>	<b>Share capital \$'000</b>	<b>Capital reserve \$'000</b>	<b>Accumulated profits \$'000</b>	<b>Total \$'000</b>
At 1 April 2018	631,801	56,908	31,065	719,774
<b>Total comprehensive income for the year</b>				
Profit for the year	-	-	68,976	68,976
<b>Transactions with owners, recorded directly in equity</b>				
<b><i>Contributions by and distributions to owners</i></b>				
Dividends paid	-	(46,604)	-	(46,604)
<b>Total contributions by and distributions to owners</b>	-	(46,604)	-	(46,604)
<b>Transactions with owners</b>	-	(46,604)	-	(46,604)
At 31 March 2019	631,801	10,304	100,041	742,146
At 1 April 2019	631,801	10,304	100,041	742,146
<b>Total comprehensive income for the year</b>				
Profit for the year	-	-	21,828	21,828
<b>Transactions with owners, recorded directly in equity</b>				
<b><i>Contributions by and distributions to owners</i></b>				
Dividends paid	-	(10,304)	(46,656)	(56,960)
<b>Total contributions by and distributions to owners</b>	-	(10,304)	(46,656)	(56,960)
<b>Total transactions with owners</b>	-	(10,304)	(46,656)	(56,960)
At 31 March 2020	631,801	-	75,213	707,014



- 1(d)(ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, 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.**

There was no change in the Company's share capital during the 3 months ended 31 March 2020.

There were no outstanding convertibles that may result in the issuance of shares as at 31 March 2020 and 31 March 2019.

The Company had no treasury shares and subsidiary holdings as at 31 March 2020 and 31 March 2019.

- 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.**

The Company had 258,911,326 issued and fully paid up ordinary shares as at 31 March 2020 and 31 March 2019.

The Company had no treasury shares as at 31 March 2020 and 31 March 2019.

- 1(d)(iv) **A statement showing all 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 our auditors.

- 3 **Where the figures have been audited or reviewed, the auditors' report (including any modifications or emphasis of a matter)**

Not applicable.

3A. **Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:—**

(a) **Updates on the efforts taken to resolve each outstanding audit issue.**

(b) **Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

**This is not required for any audit issue that is a material uncertainty relating to going concern.**

Not applicable. The Group's latest audited financial statements for the financial year ended 31 March 2019 are not subject to an adverse opinion, qualified opinion or disclaimer of opinion issued by the auditors.

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 and the Company have applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the Group's and the Company's most recently audited financial statements for the year ended 31 March 2019.

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.**

The Group has adopted the new/revised SFRS(I) that is effective for the financial period beginning 1 April 2019 as follows:

SFRS(I) 16 Leases

SFRS(I) 16 *Leases* introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use ("ROU") asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. Remaining lease payments under the operating leases will be recognised at their present value discounted using an appropriate discount rate and the nature of expenses will now change as SFRS(I) 16 *Leases* replaces the straight-line operating lease expense with depreciation charge of ROU assets and interest expense on lease liabilities.

The Group applied the modified retrospective approach with no restatement of comparative information and the practical expedient for recognition exemptions for short-term leases and leases of low-value items.

The Group has recognised ROU assets of \$0.6 m and lease liability of \$0.7 m with a corresponding decrease in retained earnings of \$0.1 m arising from the adoption of SFRS(I) 16 *Leases* as at 1 April 2019.

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.**

The basic and diluted earnings per share is computed based on profit for the period and the weighted average number of ordinary shares set out below.

	Fourth quarter		Twelve months	
	31.03.2020	31.03.2019	31.03.2020	31.03.2019
Basic and diluted earnings per share (cents)	-5.49	-4.46	29.38	39.12

	Fourth quarter		Twelve months	
	31.03.2020	31.03.2019	31.03.2020	31.03.2019
Weighted average number of shares for calculation of: - Basic and diluted earnings per share	258,911,326	258,911,326	258,911,326	258,911,326

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

	Group		Company	
	31.03.2020	31.03.2019	31.03.2020	31.03.2019
Net asset value per ordinary share	\$5.11	\$5.04	\$2.73	\$2.87

Net asset value per share is calculated based on 258,911,326 ordinary shares at the end of the current financial period and the immediately preceding financial year.

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
- (c) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

4Q FY2019/20 vs 4Q FY2018/19

- (1) Revenue increased by 29% and cost of sales decreased 17% as compared to 4Q FY2018/19.  
Gross profit increased by 97% as compared to 4Q FY2018/19.

In 4Q FY2019/20, profits were recognised for 8 St Thomas, Luxus Hills Phases 8 and 9, Nim Collection Phases 1 and 2, and Watercove.

In 4Q FY2018/19, profits were recognised for 8 St Thomas, Nim Collection Phases 1 and 2 and Watercove.

- (2) Net loss after tax was \$14.2 m, increase of 23% as compared to \$11.6 m in 4Q FY2018/19.

FY2019/20 vs FY2018/19

- (3) Revenue increased marginally by 3% as compared to FY2018/19.  
Gross profit increased by 7% as compared to FY2018/19.

In FY2019/20, profits were recognised for 8 St Thomas, Luxus Hills Phases 8 and 9, Nim Collection Phases 1 and 2, and Watercove relating to sales of development properties and FROS.

In FY2018/19, profits were recognised for 8 St Thomas, Nim Collection Phases 1 and 2 and Watercove.

- (4) Administrative expenses increased by 46% mainly due to administrative and payroll-related expenses of FROS which commenced soft opening in April 2019 and depreciation of right-of-use assets.  
There were no such expenses in FY2018/19.
- (5) Other operating expenses increased by 96% mainly due to \$5.4 m of depreciation of property, plant and equipment relating to FROS, additional impairment loss on property, plant and equipment of \$44.1 m relating to FROS offset against partial reversal of impairment of \$2.1 m for The Atelier.  
In FY2018/19, there was impairment loss on property, plant and equipment of FROS of \$9.7 m and allowance for foreseeable losses of \$10 m relating to The Atelier.
- (6) The increase of finance costs of \$7.6 m was due to borrowing costs on loans relating to Katong Park Towers and The Atelier.
- (7) Lower tax expense in FY2019/20 mainly due to lower profit as compared to FY2018/19.
- (8) Net profit after tax was \$76.1 m, decrease of 25% as compared to \$101.3 m in FY2018/19.

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

The Group did not make any specific forecast 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.**

According to URA real estate statistics the overall private residential property prices decreased by 1.0% in the 1st quarter 2020, compared to 0.5% increase in the previous quarter. The number of new residential units sold in the 1st quarter 2020 was 2,149 units, compared with 2,443 units sold in the previous quarter.

The Group had sold out its 39 units at Luxus Hills Contemporary Collection by Mar 2020. The Atelier and the former Katong Park Towers are currently under planning for construction and sales launch. As uncertain global economy continues to impact Singapore's residential market, BSEL believes in adopting measured approach to monitor the health of the overall economy and residential property market and calibrates the approach and timing to launch our new residential projects.

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

**(a) Whether an interim (final) ordinary dividend has been declared (recommended).**

A final dividend in respect of the financial year ended 31 March 2020 has been recommended.

**(b)(i) Amount per share**

	31.03.2020
Name of dividend	Final
Dividend type	Cash
Dividend rate	4 cents
Tax rate	Tax exempt (One-tier)
Name of dividend	Special
Dividend type	Cash
Dividend rate	7 cents
Tax rate	Tax exempt (One-tier)

**(ii) Previous corresponding period**

	31.03.2019
Name of dividend	Final
Dividend type	Cash
Dividend rate	4 cents
Tax rate	Tax exempt (One-tier)
Name of dividend	Special
Dividend type	Cash
Dividend rate	18 cents
Tax rate	Tax exempt (One-tier)

- (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).**

The dividend is tax exempt in the hands of shareholders.

- (d) The date the dividend is payable.**

To be announced at later date.

- (e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.**

To be announced at later date.

- 12 If no dividend has been declared (recommended), a statement to that effect and the reason(s) 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.**

There is no general mandate from shareholders for IPTs.

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

- 14 **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.**

	Development properties		Investment holding		Hospitality		Total	
	2020	2019	2020	2019	2020	2019	2020	2019
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue	361,318	357,298	577	557	7,825	-	369,720	357,855
Finance income	167	200	2,089	218	-	-	2,256	418
Finance expense	(12,431)	(4,749)	-	(55)	(13)	-	(12,444)	(4,804)
Depreciation	(517)	(154)	(164)	(162)	(5,417)	-	(6,098)	(316)
Reportable segment profit/(loss) before tax	147,802	140,361	1,372	(298)	(46,914)	(11,580)	102,260	128,483
Other material non-cash items:								
- Allowance for foreseeable losses on development properties written back/(recognised)	2,110	(9,954)	-	-	-	-	2,110	(9,954)
- Impairment loss on property, plant and equipment	-	-	-	-	(44,109)	(9,672)	(44,109)	(9,672)
Other segment information:								
- Capital expenditure	(145)	(818)	-	-	(994)	(25,939)	(1,139)	(26,757)

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

Please refer to paragraph 8.

16 **A breakdown of sales as follows:-**

Group	01.04.2019 to 31.03.2020 \$'000	01.04.2018 to 31.03.2019 \$'000	Change %
(a) Sales reported for first half year	218,724	179,079	22.1
(b) Operating profit after tax before deducting non-controlling interests reported for first half year	66,630	68,198	(2.3)
(c) Sales reported for second half year	150,996	178,776	(15.5)
(d) Operating profit after tax before deducting non-controlling interests reported for second half year	9,451	33,093	(71.4)

17 **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:-**

Total annual dividend	Latest 12 months \$'000	Previous 12 months \$'000
Final	10,356	10,356
Special	18,124	46,604
Total	28,480	56,960

18 **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). If there are no such persons, the issuer must make an appropriate negative statement.**

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Company confirms that, to the best of its knowledge, belief and information, none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or the chief executive officer or a substantial shareholder of the Company.



19 **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).**

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).

**BY ORDER OF THE BOARD**

**OOI CHEE ENG  
COMPANY SECRETARY  
28 MAY 2020**