



Unaudited First Quarter Financial Statement And Dividend Announcement for the Period Ended 31 March 2019

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

1 (a) Consolidated Statement of Comprehensive Income

	Group		
	Three Months		
	31/03/2019	31/03/2018	Change
	\$'000	\$'000	%
Revenue	25,837	22,626	14
Other income	401	1,409	(72)
Changes in inventories of finished goods	(64)	26	NM
Cost of properties sold/consumables used	(2,722)	(2,201)	24
Staff costs	(6,782)	(7,340)	(8)
Depreciation	(2,506)	(2,152)	16
Finance costs	(3,140)	(2,002)	57
Other expenses	(7,248)	(7,512)	(4)
Share of results of a jointly-controlled entity, net of tax	-	223	NM
Profit before tax	3,776	3,077	23
Income tax expense	(1,055)	(960)	10
Profit for the period	2,721	2,117	29
Other comprehensive loss:			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Exchange differences on translation of foreign operations	1,945	1,875	4
Other comprehensive income for the period, net of tax	1,945	1,875	4
Total comprehensive income for the period	4,666	3,992	17
Profit attributable to :			
Owners of the Company	2,721	2,117	29
	2,721	2,117	29
Total comprehensive income attributable to :			
Owners of the Company	4,666	3,992	17
	4,666	3,992	17

Notes to Consolidated Statement of Comprehensive Income :

Profit before tax is arrived at after (charging)/crediting:

	Group		
	31/03/2019	31/03/2018	Change
	\$'000	\$'000	%
Amortisation of other assets	(25)	(28)	(11)
Amortisation of land use rights	(104)	(47)	121
Property, plant and equipment written off	(15)	(66)	(77)
Gain on disposal of property, plant and equipment	18	3	500
Income from financial assets, FVTPL**	-	3	NM
Gain on disposal of financial assets, FVTPL	-	30	NM
Gain on fair value adjustments on financial assets, FVTPL	32	21	52
Interest income	4	5	(20)
Net foreign exchange gain	250	1,237	(80)

NM : Not meaningful

** Financial assets, fair value through profit or loss

1 (b) (i) Statements of Financial Position

	Notes	Group		Company	
		31/03/2019 \$'000	31/12/2018 \$'000	31/03/2019 \$'000	31/12/2018 \$'000
ASSETS					
Current assets					
Cash and cash equivalents		13,733	14,976	45	41
Trade and other receivables		13,879	13,038	73,856	72,661
Inventories		526	587	-	-
Development properties		108,237	109,803	-	-
Total current assets		136,375	138,404	73,901	72,702
Non-current assets					
Financial assets at fair value through profit or loss ("FVTPL")		1,081	1,049	166	160
Intangible assets		1,178	1,178	-	-
Investment in a jointly-controlled entity	A	491	1,691	-	-
Investment in subsidiaries		-	-	40,987	40,987
Investment properties		399,163	398,085	-	-
Property, plant and equipment		263,853	239,652	-	-
Land use rights		6,618	6,618	-	-
Other assets		6,216	6,243	-	-
Deferred tax assets		237	97	-	-
Trade and other receivables		471	472	-	-
Total non-current assets		679,308	655,085	41,153	41,147
Total assets		815,683	793,489	115,054	113,849
LIABILITIES AND EQUITY					
Current liabilities					
Trade and other payables	B	25,742	30,584	379	333
Contract liabilities		4,965	7,661	-	-
Income tax payable	C	4,559	3,737	-	-
Bank loans		8,517	8,288	-	-
Finance leases		2,677	1,363	-	-
Total current liabilities		46,460	51,633	379	333
Non-current liabilities					
Trade and other payables		3,871	3,840	-	-
Bank loans		319,989	321,313	-	-
Finance leases		34,618	4,109	-	-
Deferred tax liabilities		12,568	13,226	-	-
Total non-current liabilities		371,046	342,488	-	-
Capital, reserves and non-controlling interests					
Share capital		125,646	125,646	125,646	125,646
Treasury shares		(996)	(996)	(996)	(996)
Reserves		273,527	274,718	(9,975)	(11,134)
Total equity		398,177	399,368	114,675	113,516
Total liabilities and equity		815,683	793,489	115,054	113,849

Notes to Statements of Financial Position:

- A** Decrease was mainly due to dividend received during the financial period.
B Decrease was mainly due to payments of construction costs during the financial period.
C Increase was mainly due to higher tax provision for the financial period.

(b) (ii) Aggregate amount of group's borrowings and finance leases.**Amount repayable in one year or less, or on demand**

31/03/2019	
\$'000	
Secured	Unsecured
11,194	Nil

31/12/2018	
\$'000	
Secured	Unsecured
9,651	Nil

Amount repayable after one year

31/03/2019	
\$'000	
Secured	Unsecured
354,607	Nil

31/12/2018	
\$'000	
Secured	Unsecured
325,422	Nil

Details of any collateral

The bank borrowings are secured by the followings:

- (a)** first mortgages on certain subsidiaries' property, plant and equipment, investment and development properties;
- (b)** an assignment in escrow of interest in a subsidiary's lease and rental proceeds from its investment properties and a fixed and floating charge over its assets;
- (c)** an assignment of certain subsidiaries' interest in sale and purchase agreements, tenancy agreements, insurance policies, building contracts, performance bonds and all monies standing to the credit in a subsidiary's project account in respect of development properties; and
- (d)** corporate guarantee given by the Company and debenture over certain subsidiaries' hotels.

Finance leases of \$37,295,000 (2018: \$5,472,000) are secured by the lessor's title on the leased assets.

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1 (c) Consolidated Statement of Cash Flows

	Group	
	Three Months	
	31/03/2019	31/03/2018
	\$'000	\$'000
Operating activities		
Profit before income tax	3,776	3,077
Adjustments for:		
Amortisation of other assets	25	28
Amortisation of land use rights	104	47
Depreciation of property, plant and equipment	2,506	2,152
Property, plant and equipment written off	-	66
Gain on disposal of property, plant and equipment	(18)	(3)
Income from financial assets, FVTPL	-	(3)
Gain on disposal of financial assets, FVTPL	-	(30)
Gain on fair value adjustment of financial assets, FVTPL	(32)	(21)
Interest income	(4)	(5)
Interest expense	3,140	2,002
Share of results of a jointly-controlled entity, net of tax	-	(223)
Exchange difference	(196)	(1,407)
Operating cash flows before movements in working capital	9,301	5,680
Inventories	61	(26)
Trade and other receivables	(840)	(607)
Trade and other payables	(4,410)	11,229
Development properties	1,566	(1,584)
Contract liability	(2,697)	-
Cash generated from operations	2,981	14,692
Income tax (paid) / refund	(51)	98
Net cash from operating activities	2,930	14,790
Investing activities		
Proceeds from sale of financial assets, FVTPL	-	34
Income received from financial assets, FVTPL	-	3
Payment for land use rights	-	(1,020)
Proceeds from disposal of property, plant and equipment	20	8
Payments for property, plant and equipment	(295)	(7,537)
Additional costs incurred on investment properties	(138)	(2,173)
Interest received	4	5
Dividend received from a jointly-controlled entity	1,200	520
Net cash from /(used in) investing activities	791	(10,160)
Financing activities		
Interest paid	(3,140)	(2,175)
Repayment of finance lease liabilities	(433)	(249)
Proceeds from bank borrowings	12,195	24,750
Repayment of bank borrowings	(13,581)	(26,860)
Net cash used in financing activities	(4,959)	(4,534)
Net (decrease) / increase in cash and cash equivalents	(1,238)	96
Cash and cash equivalents at beginning of period	14,976	8,983
Effect of foreign exchange rate changes on the balance of cash held in foreign currencies	(5)	1
Cash and cash equivalents at end of period	13,733	9,080

Note to Consolidated Statement of Cash Flows :

Cash and cash equivalents at end of period comprise the following:

	Group	
	31/03/2019	31/03/2018
	\$'000	\$'000
Cash at bank and on hand	12,019	7,807
Fixed deposits	1,714	1,273
	13,733	9,080

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Unaudited First Quarter Financial Statement And Dividend Announcement for the Period Ended 31 March 2019

- 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.

Statement of Changes in Equity - Group

	Share capital	Treasury shares	Foreign currency translation reserve	Retained earnings	Total reserves	Equity attributable to owners of the Company	Non-controlling interests	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2019 as previously reported	125,646	(996)	(6,511)	281,229	274,718	399,368	-	399,368
Effects of adopting SFRS(I) 16	-	-	-	(5,857)	(5,857)	(5,857)	-	(5,857)
Balance at 1 January 2019 as restated	125,646	(996)	(6,511)	275,372	268,861	393,511	-	393,511
Total comprehensive income for the period								
Profit for the period	-	-	-	2,721	2,721	2,721	-	2,721
Other comprehensive income	-	-	1,945	-	1,945	1,945	-	1,945
Total	-	-	1,945	2,721	4,666	4,666	-	4,666
Balance at 31 March 2019	125,646	(996)	(4,566)	278,093	273,527	398,177	-	398,177

	Share capital	Treasury shares	Foreign currency translation reserve	Retained earnings	Total reserves	Equity attributable to owners of the Company	Non-controlling interests	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2018	125,646	(996)	(1,263)	256,213	254,950	379,600	(364)	379,236
Total comprehensive income for the period								
Profit for the period	-	-	-	2,117	2,117	2,117	-	2,117
Other comprehensive income	-	-	1,875	-	1,875	1,875	-	1,875
Total	-	-	1,875	2,117	3,992	3,992	-	3,992
Balance at 31 March 2018	125,646	(996)	612	258,330	258,942	383,592	(364)	383,228

AMARA HOLDINGS LIMITED**Unaudited First Quarter Financial Statement And Dividend Announcement for the Period Ended 31 March 2019****Statement of Changes in Equity - Company**

	Share capital	Treasury shares	Accumulated losses	Other reserve	Total reserves	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2019	125,646	(996)	(12,060)	926	(11,134)	113,516
Total comprehensive profit for the period						
Profit for the period	-	-	1,159	-	1,159	1,159
Total	-	-	1,159	-	1,159	1,159
Balance at 31 March 2019	125,646	(996)	(10,901)	926	(9,975)	114,675

	Share capital	Treasury shares	Accumulated losses	Other reserve	Total reserves	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2018	125,646	(996)	(18,792)	926	(17,866)	106,784
Total comprehensive loss for the period						
Loss for the period	-	-	(104)	-	(104)	(104)
Total	-	-	(104)	-	(104)	(104)
Balance at 31 March 2018	125,646	(996)	(18,896)	926	(17,970)	106,680

- 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 also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares 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.

As at 31 March 2019 and 2018, the number of ordinary shares in issue was 576,936,000 of which 1,967,800 were held by the Company as treasury shares.

There was no conversion of shares during the financial period.

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

	31/03/2019	31/12/2018
Total issued ordinary shares (including treasury shares)	576,936,000	576,936,000
Less: Treasury shares	(1,967,800)	(1,967,800)
Total issued ordinary shares (excluding treasury shares)	574,968,200	574,968,200

- 1 (d) (iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

There are no sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

- 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 Company's auditors.

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

Not applicable.

- 4 Whether the same accounting policies and methods of computations as in the issuer's most recently audited annual financial statements have been applied.

The same accounting policies and methods of computation in the 2018 audited annual financial statements have been applied for the current reporting period, except as disclosed in Section 5 below.

- 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.

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. Lessor accounting remains similar to the current standard -i.e. lessors continue to classify leases as finance or operating leases.

The Group recognises its existing operating lease arrangements where the Group is a lessee as ROU assets with corresponding lease liabilities and measures lease liabilities by applying the incremental borrowing rate specific to each lease.

The Group applied the transition approach to recognise the cumulative effect of initially applying this standard as of 1 January 2019 as an adjustment to opening balance of retained earnings without restating prior periods' information. In addition the Group has applied the recognition exemptions for short-term leases and leases of low value items in accordance with the principles of SFRS(I) 16.

For ROU assets, the Group presents them as part of property, plant and equipment. The nature of expenses to those leases will change as the principles under SFRS(I) 16 replaces the straight-line operating lease expense with depreciation charge for ROU assets, and interest expense on lease liabilities.

The reconciliation of the above changes in accounting policy is as follows:

Group

Statement of Financial Position

Property, plant and equipment
Trade and other payables
Finance leases
Deferred tax liabilities
Deferred tax assets
Retained earnings

1/1/2019	Effects SFRS(I) 16	1/1/2019
As reported	Leases	As restated
\$'000	\$'000	\$'000
239,652	24,716	264,368
(30,584)	423	(30,161)
(5,472)	(31,976)	(37,448)
(13,226)	877	(12,349)
97	103	200
(281,229)	5,857	(275,372)

- 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.

Group	
Three months	
31/03/2019	31/03/2018
Cents	Cents
0.47	0.37
0.47	0.37

- (i) Based on the weighted average number of ordinary shares on issue
(ii) On a fully diluted basis

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

Group		Company	
31/03/2019	31/12/2018	31/03/2019	31/12/2018
Cents	Cents	Cents	Cents
69.25	69.46	19.94	19.74

Net asset value per ordinary share based on issued share capital at the end of the period/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
 (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

First Quarter 2019 ("1Q 2019") vs First Quarter 2018 ("1Q 2018")

Group revenue for 1Q 2019 increased by 14% to \$25.8 million, from \$22.6 million in 1Q 2018. This was mainly due to higher revenue in the Property Investment and Development segment and Hotel Investment and Management segment.

Other income decreased by 72% to \$0.4m, from \$1.4m in 1Q 2018. This was mainly due to lower net foreign exchange gain in 1Q 2019.

Cost of properties sold/consumables used for 1Q 2019 increased by 24% to \$2.7 million, from \$2.2 million in 1Q 2018. This was mainly due to higher sales and progressive recognition of development costs from Property Investment and Development segment.

Finance costs increased by 57% to \$3.1 million, from \$2.0 million in 1Q 2018. This was mainly due to higher interest rate on bank borrowings, new finance lease relating to a subsidiary and lease interest expenses recognised upon adoption of SFRS(I) 16 Leases.

- 9 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.
 No prospect statement was made.
- 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 hospitality market in Asia is likely to remain encouraging in light of rising tourism arrivals offset by any potential supply-side pressures.

The overall property market outlook is expected to be weaker in 2019. Challenges still lie ahead given the substantial launch pipeline of private housing units for sale, demand affected by the cooling measures and expected Singapore economy slowdown in 2019. The market is also entering into a higher interest-rate environment which could affect buying interest.

The overall business could be affected by the China-United States trade tension.

- 11 Dividend
 (a) Current Financial Period Reported On : None
 (b) Corresponding Period of the Immediately Preceding Financial : None
 (c) Date payable : Not applicable
 (d) Books closure date : Not applicable
- 12 If no dividend has been declared/recommended, a statement to that effect.
 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.

- 14 STATEMENT BY DIRECTORS
 Pursuant to SGX Listing Rule 705(5)
 To the best of the directors' knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited first quarter 2019 financial results to be false or misleading in all material aspects.

- 15 CONFIRMATION OF PROCUREMENT OF UNDERTAKINGS FROM ALL DIRECTORS AND EXECUTIVE OFFICERS
 The Company 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
 Ms Susan Teo Geok Tin / Ms Foo Soon Soo
 Company Secretaries
 15 May 2019