



ASX Interim Report – 30 September 2016

Lodged with the ASX under Listing Rule 4.2A.3

This information should be read in conjunction with the 31 March 2016 financial report.

RESULTS FOR ANNOUNCEMENT TO THE MARKET

(All comparisons to half-year ended 30 September 2015)

	S\$	Up/Down	% Movement
Revenue from ordinary activities	3,679,247	Up	Not Applicable
Profit after tax from ordinary activities attributable to members	410,785	Up	1,033%
Net profit attributable to members	410,785	Up	1,033%

Dividend information	Amount per share	Franked amount per share	Tax rate for franking credit
Final FY2016 dividend per share	NIL	NIL	NIL
Interim FY2017 dividend per share	NIL	NIL	NIL

	30.9.2016	30.9.2015
Net tangible assets	S\$14,468,272	S\$1,825,582
Ordinary shares at the end of the period	405,000,000	350,000,000
Net tangible assets per security	3.5724 cents	0.5216 cents

This information should be read in conjunction with the Directors' Statement and Financial Statements for the six months ended 30 September 2016 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 2016.

This report is based on the Directors' Statement and Financial Statements for the six months ended 30 September 2016 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 2016.

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KINGSLAND
— GLOBAL —

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

Directors' Statement and Financial Statements
Financial Period Ended 30 September 2016

Kingsland Global Ltd. and its subsidiaries
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Kingsland Global Ltd. and its subsidiaries
General Information
As at 31 March 2016

Directors	Mr Sok Hang Chaw (Executive Chairman) Mr Jeremiah Lee Kok Heng (Managing Director) Ms Shann Sok Aixuan (Executive Director) Ms Patricia Sum Siok Chun (Non-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 Central Park, Level 4 152 – 158 St Georges Terrace Perth WA 6000 Australia
Auditors	Kong, Lim & Partners LLP Public Accountants and Chartered Accountants 13A MacKenzie Road Singapore 228676 Partner in charge: Lim Yeong Seng
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 Dollars (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 accompany interim finance information for the six-months ended 30 September 2016 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



Lee Kok Heng Jeremiah
Director

Singapore, 28th November 2016

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

Introduction

We have reviewed the accompanying statement of financial position of Kingsland Global Ltd. as of 30 September 2016 and the related statements 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 interim financial information does not present fairly, in all material respects, the financial position of the Group as at 30 September 2016, and of its financial performance and its cash flows for the six-month period then ended in accordance with FRS 34.



KONG, LIM & PARTNERS LLP
Public Accountants and
Chartered Accountants

Singapore, 28th November 2016

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Kingsland Global Ltd. and its subsidiaries
Statement of Financial Position
As at 30 September 2016

	<u>Note</u>	<u>30.09.2016</u> S\$	<u>31.03.2016</u> <u>(Audited)</u> S\$
Assets			
Non-current assets			
Property, plant and equipment	4	64,905	70,048
Amount due from related party	5	889,518	274,277
		<u>954,423</u>	<u>344,325</u>
Current assets			
Inventory	6	1,632,991	1,705,304
Development property	7	1,106,131	274,278
Gross amount due from customer for contract work-in-progress	8	4,882,500	2,876,847
Other receivables	9	1,123,578	110,508
Tax recoverable		426,209	424,240
Cash and cash equivalents	10	7,027,770	10,083,961
		<u>16,199,179</u>	<u>15,475,138</u>
Total assets		<u>17,153,602</u>	<u>15,819,463</u>
Equity and liabilities			
Equity			
Share capital	11	12,554,207	12,554,207
Accumulated profits		1,942,529	1,531,744
Foreign currency translation reserve	12	(28,464)	18,422
Total equity		<u>14,468,272</u>	<u>14,104,373</u>
Current liabilities			
Trade and other payables	13	1,154,881	1,074,687
Gross amount due to customer for contract work-in-progress	8	224,943	-
Provision for income tax		843,879	526,467
		<u>2,223,703</u>	<u>1,601,154</u>
Non-current liabilities			
Retention payable	14	461,627	113,936
Total liabilities		<u>2,685,330</u>	<u>1,715,090</u>
Total equity and liabilities		<u>17,153,602</u>	<u>15,819,463</u>

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

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Kingsland Global Ltd. and its subsidiaries
Consolidated Statement of Comprehensive Income
For the six months ended 30 September 2016

	Note	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
Revenue		3,679,247	-
Other income	15	42,901	58,488
Items expense			
Development costs		(2,060,287)	-
Depreciation of property, plant and equipment	3	(4,735)	(1,312)
Employee benefits expense	16	(470,774)	(5,689)
Other expenses	17	(462,061)	(104,356)
		<u>(2,997,857)</u>	<u>(111,357)</u>
Profit/(loss) before tax		724,291	(52,869)
Income tax (expense)/benefit	18	(313,506)	8,857
Profit/(loss) for the period		<u>410,785</u>	<u>(44,012)</u>
Other comprehensive income:			
Foreign currency translation	12	(46,886)	(19,287)
Other comprehensive income for the period, net of tax		<u>(46,886)</u>	<u>(19,287)</u>
Total comprehensive income/(loss) for the period		<u>363,899</u>	<u>(63,299)</u>
Earnings per share (cents per share)			
Basic	19	<u>0.10</u>	<u>(0.05)</u>
Diluted	19	<u>0.10</u>	<u>(0.05)</u>

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

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Kingsland Global Ltd. and its subsidiaries
Statement of Changes in Equity
For the six months ended 30 September 2016

	<u>Share capital</u> S\$	<u>Accumulated profits/(loss)</u> S\$	<u>Foreign currency translation reserve</u> S\$	<u>Total equity</u> S\$
Balance at 22 May 2015 (date of incorporation)	1	-	-	1
Issuance of shares	2,071,244	-	-	2,071,244
Share issuance expenses	(182,363)	-	-	(182,363)
Total comprehensive income for the period	-	(44,012)	(19,287)	(63,299)
Balance at 30 September 2015	<u>1,888,882</u>	<u>(44,012)</u>	<u>(19,287)</u>	<u>1,825,583</u>
Balance at 1 April 2016	12,554,207	1,531,744	18,422	14,104,373
Total comprehensive income for the period	-	410,785	(46,886)	363,899
Balance at 30 September 2016	<u>12,554,207</u>	<u>1,942,529</u>	<u>(28,464)</u>	<u>14,468,272</u>

The accompanying notes form an integral part of these financial statements

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Kingsland Global Ltd. and its subsidiaries
Consolidated Statement of Cash Flows
For the six months ended 30 September 2016

	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
Cash flows from operating activities		
Profit/(loss) before tax	724,291	(52,869)
<i>Adjustment for:</i>		
Depreciation of property, plant and equipment	4,735	1,312
Currency realignment	(43,983)	(18,874)
Gain from bargain purchase	-	(53,520)
Interest income	(42,901)	(4,968)
Operating cash flows before changes in working capital	<u>642,142</u>	<u>(128,919)</u>
Working capital changes in:		
Amount due from related party	(615,241)	-
Inventory	72,313	41,482
Development property	(831,854)	(864,387)
Gross amount due from customer for contract work-in-progress	(2,005,652)	-
Other receivables	(1,013,069)	(3,013)
Trade and other payables	80,184	9,386,801
Gross amount due to customer for contract work-in-progress	224,943	-
Retention payable	347,690	-
Cash flows (used in)/generated from operations	<u>(3,098,544)</u>	<u>8,431,964</u>
Income tax benefit/(paid)	1,938	(57,257)
Interest received	42,901	4,968
Net cash flows (used in)/generated from operating activities	<u>(3,053,705)</u>	<u>8,379,675</u>
Cash flows from investing activities		
Acquisition of subsidiary, net of cash acquired	-	(1,200,890)
Purchase of property, plant and equipment	(2,494)	(13,429)
Net cash flows used in investing activities	<u>(2,494)</u>	<u>(1,214,319)</u>
Cash flows from financing activities		
Issuance of shares	-	2,071,245
Share issuance expense	-	(182,363)
Amount due to director	8	-
Amount due to holding company	-	222,210
Net cash flows generated from financing activities	<u>8</u>	<u>2,111,092</u>
Net (decrease)/increase in cash and cash equivalents	<u>(3,056,191)</u>	<u>9,276,448</u>
Cash and cash equivalents at beginning of the period/ incorporation date	<u>10,083,961</u>	<u>1</u>
Cash and cash equivalents at end of the period (Note 10)	<u><u>7,027,770</u></u>	<u><u>9,276,449</u></u>

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

Kingsland Global Ltd. and its subsidiaries
Notes to the Financial Statements
For the six months ended 30 September 2016

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)	Company effective shareholdings	
		30.09.2016	31.03.2016
		%	%
<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 2016.

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\$).

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 2016, except for the adoption of new standards effective as of 1 April 2016. The adoption of these standards did not have any effect on the financial performance or position of the Group.

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

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 2016 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 2016 was S\$843,879 (31 March 2016: S\$526,467).

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.

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.

3. Significant accounting judgments and estimates (continued)

3.2 Key sources of estimation uncertainty (continued)

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 net realisable value as at 30 September 2016 was S\$1,106,131 (31 March 2016: S\$274,278).

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.

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4. Property, plant and equipment

	Office equipment S\$	Renovation S\$	Electrical installation S\$	Furniture and fittings S\$	Total S\$
Group Cost					
At 31 March 2016	15,071	1,303	10,504	48,487	75,365
Additions	2,494	-	-	-	2,494
Exchange differences	(611)	(53)	(425)	(1,964)	(3,053)
At 30 September 2016	<u>16,954</u>	<u>1,250</u>	<u>10,079</u>	<u>46,523</u>	<u>74,806</u>
Accumulated depreciation					
At 31 March 2016	1,043	98	788	3,388	5,317
Depreciation	1,081	84	675	2,895	4,735
Exchange differences	(31)	(3)	(22)	(95)	(151)
At 30 September 2016	<u>2,093</u>	<u>179</u>	<u>1,441</u>	<u>6,188</u>	<u>9,901</u>
Net carrying amount					
At 31 March 2016	<u>14,028</u>	<u>1,205</u>	<u>9,716</u>	<u>45,099</u>	<u>70,048</u>
At 30 September 2016	<u>14,861</u>	<u>1,071</u>	<u>8,638</u>	<u>40,335</u>	<u>64,905</u>

5. Amount due from related party

Amount due from related party represents the joint operators' share of the cost incurred in relation to the development property.

Amount due from a related party is non-interest bearing, unsecured, and to be settled based on the joint venture agreement.

6. Inventory

	<u>30.09.2016</u>	<u>31.03.2016</u>
	S\$	(Audited) S\$
At Cost		
- Completed development property held for sale	1,705,304	1,705,304
Exchange differences	(72,313)	-
	<u>1,632,991</u>	<u>1,705,304</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 residential properties, which it sells in the ordinary course of business.

Revenue from sales of residential property where the contracts are not in substance construction contracts and do not lead to a continuous transfer of work in progress, is recognised when sale and purchase agreement has been signed or there has been an unconditional exchange of contracts. Construction and other expenditure attributable to such property is included in development property until disposal.

Joint operations

Project 118

As at reporting date, the Group 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.

The serviced apartment is currently under development and the Group has start selling its unit in July 2016. Unsold units are classified under development property and sold units are classified under Note 8 - Gross amount due from/(to) customer for contract work-in-progress.

7. Development property (continued)

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

	<u>30.09.2016</u>	<u>31.03.2016</u>
	S\$	(Audited) S\$
Aggregate costs incurred and recognised to date	<u>1,106,131</u>	<u>274,278</u>

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

Joint operations

Project 118

As described in Note 7, the serviced apartment is currently under development and the Group has started selling its unit in July 2016. Revenue is recognised based on the percentage of completion in accordance to the share and purchase agreement.

Project 228

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 hotel is currently under development and its sale together with the land was made on 18 February 2016. Revenue is recognised based on the percentage of completion in accordance to the share and purchase agreement.

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

	<u>30.09.2016</u>		<u>30.09.2015</u>	
	<u>Share of the</u>	<u>Total under</u>	<u>Share of</u>	<u>Total under</u>
	<u>Group</u>	<u>Joint</u>	<u>the Group</u>	<u>Joint</u>
	S\$	S\$	S\$	S\$
Revenue	8,201,454	13,713,095	-	-
Development costs	<u>(3,944,089)</u>	<u>(6,598,830)</u>	-	-
Profit before tax	<u>4,257,365</u>	<u>7,114,265</u>	-	-

Kingsland Global Ltd. and its subsidiaries
Notes to the Financial Statements
For the six months ended 30 September 2016

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

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

	30.09.2016		31.03.2016 (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	8,201,454	13,713,095	4,494,447	7,490,746
Less: Progress billings	(3,543,897)	(6,025,480)	(1,617,600)	(2,696,000)
	<u>4,657,557</u>	<u>7,687,615</u>	<u>2,876,847</u>	<u>4,794,746</u>
Presented as:				
Gross amount due from customer for contract work-in-progress	4,882,500	8,137,501	2,876,847	4,794,746
Gross amount due to customer for contract work-in-progress	(224,943)	(449,886)	-	-

9. Other receivables

	30.09.2016 S\$	31.03.2016 (Audited) S\$
Deposits	413,232	1,471
Value added tax	517,277	91,741
Other debtors	193,069	17,296
	<u>1,123,578</u>	<u>110,508</u>

10. Cash and cash equivalents

	30.09.2016 S\$	31.03.2016 (Audited) S\$
Cash at banks and on hand	2,779,594	5,355,649
Short-term deposits	4,248,176	4,728,312
	<u>7,027,770</u>	<u>10,083,961</u>

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one and three months, depending on the immediate cash requirements of the Group, and earn interests at the respective short-term deposits rates. The weighted average effective interest rates as at 30 September 2016 for the Group were 1.65% (31 March 2016: 2.07% to 2.95%)

11. Share capital

	30.09.2016		31.03.2016 (Audited)	
	Number of shares	Amount S\$	Number of shares	Amount S\$
Issued and fully paid ordinary shares				
At beginning of financial year	405,000,000	12,554,207	1	1
Issuance of shares	-	-	404,999,999	13,198,978
Share issuance expense	-	-	-	(644,772)
At end of financial year	<u>405,000,000</u>	<u>12,554,207</u>	<u>405,000,000</u>	<u>12,554,207</u>

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. Trade and other payables

	30.09.2016 S\$	31.03.2016 (Audited) S\$
Trade payables	719,457	906,929
Accruals	45,816	65,499
Other creditors	386,786	99,445
Amount due to director	682	674
Amount due to holding company	2,140	2,140
	<u>1,154,881</u>	<u>1,074,687</u>

Trade payables

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

Other creditors

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

Amount due to director and holding company

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

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14. 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 hotel is 31 March 2017.

15. Other income

	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
Interest income	42,901	4,968
Gain on acquisition of subsidiary	-	53,520
	<u>42,901</u>	<u>58,488</u>

16. Employee benefits expense

	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
Directors' remuneration		
Directors' salary	120,000	-
Central Provident Fund	14,490	-
Directors fee	30,000	-
	<u>164,490</u>	<u>-</u>
Staff costs		
Salary	305,602	5,659
Social security costs	193	-
Skill development levy	489	30
	<u>306,284</u>	<u>5,689</u>
	<u>470,774</u>	<u>5,689</u>

17. Other expenses

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

	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
Audit fee paid/payable to auditor of the Company	395	-
Foreign exchange (gain)/loss	(47,047)	38,979
IPO expenses	-	30,197
Management fee	31,637	-
Marketing expenses	117,383	-
Professional fee	50,501	5,070
Rent expense	42,014	3,838
Stamp duty	-	15,554
Subscription fee	84,787	-
Travelling expense	<u>20,586</u>	<u>5,379</u>

18. Income tax expense

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

	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
Consolidated statement of comprehensive income:		
Current income tax, representing the income tax expense/(benefit) recognised in the income statement	<u>313,506</u>	<u>(8,857)</u>

19. Earnings per share

The basic and diluted earnings per share are calculated by dividing the profit for the year by the weighted average number of ordinary shares.

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

	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
Profit/(loss) for the year net of tax used in the computation of basic earnings per share	<u>410,785</u>	<u>(44,012)</u>
Weighted average number of ordinary shares for basic earnings per share computation	<u>405,000,000</u>	<u>95,072,520</u>

20. 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:

	30.09.2016 S\$	31.03.2016 S\$
Capital commitments in relation to development properties	21,797,899	18,502,987
Capital commitments in relation to contract work-in-progress	<u>4,012,233</u>	<u>2,628,116</u>

20. Commitments (continued)

Other commitment

On 18 February 2016, Kingsland Venture Co., Ltd., a company held by the subsidiary entered into a Master Co-operation Agreement with Urban Global Co. Ltd., a wholly owned subsidiary of Shukaku Inc (“ ”). The agreement provides to collaborate with a view to establish a joint venture entity that will undertake the development of the land owned by Shukaku into a mixed development (“Joint Venture”).

The Group has committed to deliver a plan that will outline the development schedule and phasing, the development costs for each phase, the architectural design and the capital expenditure for the proposed project (“Master Plan”). Subject to the parties being satisfied with the Master Plan and the execution of definitive binding agreements by the parties (“Definitive Agreements”), the Group will be responsible for overseeing and managing the development of the proposed Project.

Upon execution of the Definitive Agreements, the Group will hold approximately 49% of the interest in the joint venture and Shukaku will hold approximately 51% of the interest in the joint venture.

Summary of the terms before the parties will proceed with the Joint Venture are as follows:

- The Group will deliver the Master Plan for the proposed development within five months.
- Parties agree to the Master Plan and development costs of the project; and
- Execution of all Definitive Agreements within 12 months.

Subsequent to the financial period, on 01 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 Phonm Penh, Cambodia.

The Company is responsible for management of the project in accordance to the development schedule and master plan and to complete the project according to development schedule and within two years from start of construction. The Company will fund the development cost up to S\$8,458,660.

Operating lease commitments – as lessee

The Group have entered into commercial leases on rental of offices. These leases have an average life of 1-3 year with no renewal option or escalation clauses included in the contracts. There are no restrictions places 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\$42,014 (31 March 2016: S\$33,096).

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

	30.09.2016	31.03.2016
	S\$	(Audited)
		S\$
Not later than one year	89,319	42,683
More than one year	97,596	24,790
	<u> </u>	<u> </u>

21. 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 year.

	01.04.2016 to 30.09.2016 S\$	22.05.2015 to 30.09.2015 S\$
IPO expenses paid to an affiliated company ¹	-	31,288
Management fee paid to holding company	31,637	-
Rental paid to holding company	6,420	-
Rental paid to related party	<u>16,066</u>	<u>17,040</u>

Note:

- 1 The IPO expenses fees are paid to SmallCap Corporate Pty Ltd, a company which Mr Zane Robert Lewis has a significant interest, for services provided to list the Company on the Australian Securities Exchange and company secretary services performed during the financial period.

Key management compensation

Directors' remuneration is disclosed in Note 16. There are no other key management personnel in the Company other than the directors

22. 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 cash equivalents, amount due from 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.

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23. 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>30.09.2016</u>	<u>31.03.2016</u>
	S\$	S\$
Loans and receivables		
Amount due from related party (Note 5)	889,518	274,277
Other receivables (Note 9)	1,123,578	110,508
Tax recoverable	426,209	424,240
Cash and cash equivalents (Note 10)	<u>7,027,770</u>	<u>10,083,961</u>
Total loans and receivables	<u>9,467,075</u>	<u>10,892,986</u>
Financial liabilities measured at amortised cost		
Trade and other payables (Note 13)	1,154,881	1,074,687
Retention payable (Note 14)	<u>461,627</u>	<u>113,936</u>
Total financial liabilities measured at amortised cost	<u>1,616,508</u>	<u>1,188,623</u>

24. Comparative information

The Company was incorporated on 22 May 2015. The comparative figures in the interim consolidated statement of comprehensive income are for the period from 22 May 2015 to 30 September 2015.

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