



OCEAN SKY INTERNATIONAL LIMITED

(Co. Regn. No. 198803225E)

Third Quarter Financial Statement Announcement for the Period Ended 30/09/2019

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.

	Third Quarter Ended			9 Months Ended		
	30/9/2019	30/9/2018	Incr/(Decr)	30/9/2019	30/9/2018	Incr/(Decr)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	7,471	5,659	32.0%	17,755	17,503	1.4%
Cost of sales	(6,606)	(4,435)	49.0%	(15,489)	(14,432)	7.3%
Gross profit	865	1,224	-29.3%	2,266	3,071	-26.2%
Other income	75	21	257.1%	143	67	113.4%
Administrative and other operating expenses	(1,363)	(1,063)	28.2%	(3,046)	(3,272)	-6.9%
Finance costs	(118)	(78)	51.3%	(272)	(227)	19.8%
Share of results of joint ventures, net of tax	(465)	(50)	830.0%	(1,323)	(74)	1687.8%
(Loss)/Profit before income tax	(1,006)	54	N.M.	(2,232)	(435)	413.1%
Income tax expense	(26)	(25)	4.0%	(81)	(161)	-49.7%
(Loss)/Profit for the financial period	(1,032)	29	N.M.	(2,313)	(596)	288.1%
Other comprehensive income						
<i>Items that may be reclassified subsequently to profit and loss account</i>						
- Exchange differences on translating foreign operations	412	79		299	286	
Other comprehensive income for the financial period, net of tax	412	79		299	286	
Total comprehensive income for the financial period	(620)	108		(2,014)	(310)	

N.M. - Not Meaningful

Notes to the income statement:

(Loss)/Profit from operations includes the following:

Interest income	75	21	143	67
Interest expenses	(118)	(78)	(272)	(227)
Depreciation of property, plant and equipment	(208)	(218)	(604)	(637)
Depreciation of right-of-use assets	(25)	-	(25)	-
Amortisation of intangible assets	-	(21)	-	(210)
Loss on foreign exchange (net)	(371)	(78)	(278)	(484)
Gain/(Loss) on disposal of property, plant and equipment	55	-	159	(12)
Write-off of plant and equipment	-	(1)	(1)	(1)
Write-off of intangible assets	-	-	-	(24)

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.

	GROUP		COMPANY	
	30/9/2019 S\$'000	31/12/2018 S\$'000	30/9/2019 S\$'000	31/12/2018 S\$'000
Non-current assets				
Property, plant and equipment	10,488	10,268	214	298
Right-of-use assets	1,284	-	-	-
Investment property	5,600	5,600	-	-
Goodwill	4,755	4,755	-	-
Investment in subsidiaries	-	-	41,432	41,152
Investment in joint ventures	15,972	17,399	-	-
	<u>38,099</u>	<u>38,022</u>	<u>41,646</u>	<u>41,450</u>
Current assets				
Inventories	240	116	-	-
Development property	6,513	5,812	-	-
Trade and other receivables	11,307	9,053	463	128
Cash and bank balances	22,221	23,910	19,684	21,419
	<u>40,281</u>	<u>38,891</u>	<u>20,147</u>	<u>21,547</u>
Current liabilities				
Trade and other payables	7,269	5,713	25,264	24,892
Provisions	592	419	-	-
Bank term loans	409	395	-	-
Finance lease payable	347	437	67	67
Lease liabilities	53	-	-	-
Income tax payable	3,574	3,513	-	-
	<u>12,244</u>	<u>10,477</u>	<u>25,331</u>	<u>24,959</u>
Net current assets/(liabilities)	<u>28,037</u>	<u>28,414</u>	<u>(5,184)</u>	<u>(3,412)</u>
Non-current liabilities				
Bank term loans	12,509	11,995	-	-
Finance lease payable	245	343	63	113
Lease liabilities	1,242	-	-	-
Deferred tax liabilities	70	14	-	-
	<u>14,066</u>	<u>12,352</u>	<u>63</u>	<u>113</u>
Net assets	<u>52,070</u>	<u>54,084</u>	<u>36,399</u>	<u>37,925</u>
Equity				
Share capital	55,167	55,167	55,167	55,167
Reserves	7	(292)	-	-
Accumulated losses	(3,104)	(791)	(18,768)	(17,242)
Equity attributable to owners of the parent	<u>52,070</u>	<u>54,084</u>	<u>36,399</u>	<u>37,925</u>

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

Amount repayable in one year or less, or on demand

As at 30/9/2019		As at 31/12/2018	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
756	-	832	-

Amount repayable after one year

As at 30/9/2019		As at 31/12/2018	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
12,754	-	12,338	-

Details of any collateral

Finance lease liabilities are secured by rights to leased assets of plant, equipment and motor vehicles in Singapore.

Bank borrowings are secured by the legal mortgage in favour of the banks over :

- the factory cum office property in Singapore;
- the investment property in Singapore; and
- the development property in Singapore.

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

	Third Quarter Ended		9 Months Ended	
	30/9/2019	30/9/2018	30/9/2019	30/9/2018
	S\$'000	S\$'000	S\$'000	S\$'000
Operating activities				
(Loss)/Profit before income tax	(1,006)	54	(2,232)	(435)
Adjustments for:				
Depreciation of property, plant and equipment	208	218	604	637
Depreciation of right-of-use assets	25	-	25	-
Amortisation of intangible assets	-	21	-	210
Write-off of plant and equipment and intangibles	-	1	1	1
(Gain)/Loss on disposal of property, plant and equipment	(55)	-	(159)	12
Write-off of intangibles	-	-	-	24
Unrealised foreign exchange loss	72	2	51	1
Interest expense	118	78	272	227
Interest income	(75)	(21)	(143)	(67)
Share of results of joint ventures	465	50	1,323	74
Operating (loss)/profit before working capital changes	(248)	403	(258)	684
Working capital changes:				
Development property	(43)	(314)	(701)	(745)
Inventories	(52)	(17)	(124)	(15)
Trade and other receivables	(2,535)	(742)	(2,254)	4,594
Trade and other payables	1,683	(107)	1,556	(4,260)
Due from customers for contract work	-	(716)	-	(895)
Provisions	234	(171)	173	49
Cash used in operations	(961)	(1,664)	(1,608)	(588)
Income taxes paid	-	(57)	(15)	(113)
Net cash used in operating activities	(961)	(1,721)	(1,623)	(701)
Investing activities				
Purchase of property, plant and equipment	(559)	(60)	(671)	(114)
Proceeds from disposal of property, plant and equipment	72	-	179	6
(Advances to)/Repayment from joint ventures	(28)	-	120	(5,700)
Interest received	75	21	143	67
Net cash used in investing activities	(440)	(39)	(229)	(5,741)
Financing activities				
Withdrawal of fixed deposit pledged	-	213	-	213
Proceeds from bank borrowings	-	-	820	-
Repayment of bank borrowings	(97)	(105)	(292)	(303)
Repayment of finance lease liabilities	(120)	(115)	(363)	(393)
Repayment of principal portion of lease liabilities	(14)	-	(14)	-
Interest paid	(118)	(78)	(272)	(227)
Proceeds from issuance of shares, net of expenses	-	6,301	-	6,301
Net cash (used in)/generated from financing activities	(349)	6,216	(121)	5,591
Net change in cash and cash equivalents	(1,750)	4,456	(1,973)	(851)
Cash and cash equivalents at beginning of financial period	23,579	22,921	23,910	27,983
Effect of foreign exchange rate changes on the balance of cash held in foreign currencies	392	96	284	341
Cash and cash equivalents at end of financial period	22,221	27,473	22,221	27,473
Cash and cash equivalents comprise:				
Cash at banks and on hand	10,221	11,104	10,221	11,104
Short-term deposits	12,000	16,369	12,000	16,369
Cash and cash equivalents as per statement of financial position	22,221	27,473	22,221	27,473

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.

	Share capital	Foreign currency translation reserve	Revaluation reserve	Retained earnings / (Accumulated losses)	Equity attributable to owners of the parent
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>The Group</u>					
Balance at 1 January 2019	55,167	(413)	121	(791)	54,084
Total comprehensive income for the financial period	-	(109)	-	(516)	(625)
Balance at 31 March 2019	<u>55,167</u>	<u>(522)</u>	<u>121</u>	<u>(1,307)</u>	<u>53,459</u>
Total comprehensive income for the financial period	-	(4)	-	(765)	(769)
Balance at 30 June 2019	<u>55,167</u>	<u>(526)</u>	<u>121</u>	<u>(2,072)</u>	<u>52,690</u>
Total comprehensive income for the financial period	-	412	-	(1,032)	(620)
Balance at 30 September 2019	<u>55,167</u>	<u>(114)</u>	<u>121</u>	<u>(3,104)</u>	<u>52,070</u>
Balance at 1 January 2018	48,866	323	121	8,780	58,090
Effect of change in presentation and functional currency	-	(489)	-	489	-
Total comprehensive income for the financial period	-	(502)	-	48	(454)
Balance at 31 March 2018	<u>48,866</u>	<u>(668)</u>	<u>121</u>	<u>9,317</u>	<u>57,636</u>
Total comprehensive income for the financial period	-	709	-	(673)	36
Balance at 30 June 2018	<u>48,866</u>	<u>41</u>	<u>121</u>	<u>8,644</u>	<u>57,672</u>
Contributions by owners	6,301	-	-	-	6301
Total comprehensive income for the financial period	-	79	-	29	108
Balance at 30 September 2018	<u>55,167</u>	<u>120</u>	<u>121</u>	<u>8,673</u>	<u>64,081</u>
<u>The Company</u>					
Balance at 1 January 2019	55,167	-	-	(17,242)	37,925
Total comprehensive income for the financial period	-	-	-	(307)	(307)
Balance at 31 March 2019	<u>55,167</u>	<u>-</u>	<u>-</u>	<u>(17,549)</u>	<u>37,618</u>
Total comprehensive income for the financial period	-	-	-	(416)	(416)
Balance at 30 June 2019	<u>55,167</u>	<u>-</u>	<u>-</u>	<u>(17,965)</u>	<u>37,202</u>
Total comprehensive income for the financial period	-	-	-	(803)	(803)
Balance at 30 September 2019	<u>55,167</u>	<u>-</u>	<u>-</u>	<u>(18,768)</u>	<u>36,399</u>
Balance at 1 January 2018	48,866	489	-	(11,712)	37,643
Effect of change in presentation and functional currency	-	(489)	-	489	-
Total comprehensive income for the financial period	-	-	-	(251)	(251)
Balance at 31 March 2018	<u>48,866</u>	<u>-</u>	<u>-</u>	<u>(11,474)</u>	<u>37,392</u>
Total comprehensive income for the financial period	-	-	-	(911)	(911)
Balance at 30 June 2018	<u>48,866</u>	<u>-</u>	<u>-</u>	<u>(12,385)</u>	<u>36,481</u>
Contributions by owners	6,301	-	-	-	6301
Total comprehensive income for the financial period	-	-	-	(461)	(461)
Balance at 30 September 2018	<u>55,167</u>	<u>-</u>	<u>-</u>	<u>(12,846)</u>	<u>42,321</u>

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Issued and fully paid:	No. of shares	S\$'000
	Ordinary shares	
At 30 June 2019 and 30 September 2019	430,583,096	55,167

As at 30 September 2019, the Company has 105,642,794 outstanding warrants convertible into 105,642,794 shares of the Company. The warrants will expire on 6 August 2021. As at 30 September 2018, the Company had 105,642,794 outstanding warrants convertible into 105,642,794 shares of the Company.

The Company did not have any treasury shares and subsidiary holdings as at 30 September 2019 and 30 September 2018 respectively.

No shares were bought back by the Company during the third quarter ended 30 September 2019.

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

	30/9/2019	31/12/2018
The total number of issued ordinary shares excluding treasury shares	430,583,096	430,583,096

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 were no treasury shares held by the Company during and as at the end of the current financial period reported on.

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.

The Company did not have any subsidiary holdings during and 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 computation as in the issuer's most recently audited annual financial statements have been applied.

The Group has applied the same accounting policies and methods of computation as in the Group's most recently audited financial statements for the financial year ended 31 December 2018 except as disclosed in paragraph 5.

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 Singapore Financial Reporting Standards (International) ("SFRS(I)") 16 Leases on 1 January 2019, using the modified retrospective approach. It requires a lessee to recognise a right-of-use asset representing its right of use over the underlying asset and a lease liability representing its obligation to make lease payments. The Group has not restated comparatives for the previous corresponding period as permitted under SFRS(I) 16.

Leases are recognized as right-of-use assets and the obligation to make lease payments are recorded as lease liabilities which were measured as the present value of the remaining lease payments on 1 January 2019.

Each lease payment is allocated between the lease liability and finance cost. The latter is charged to profit or loss. The right-of-use asset is depreciated over the lease term on a straight-in-basis.

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.

		Third Quarter Ended		9 Months Ended	
		30/09/2019	30/09/2018	30/09/2019	30/09/2018
Earnings/(Loss) per share (based on the profit for the financial period):					
Based on the weighted average number of ordinary shares in issue	SGD Cents	(0.24)	0.01	(0.54)	(0.17)
Weighted average number of ordinary shares in issue		430,583,096	389,244,611	430,583,096	346,610,619
On a fully diluted basis	SGD Cents	(0.24)	0.01	(0.54)	(0.17) *
Adjusted weighted average number of ordinary shares in issue		430,583,096 **	494,887,405	430,583,096 **	346,610,619 *

* The Group was in a loss-making position for the nine months ended 30 September 2018. As such, the potential ordinary shares to be converted arising from the outstanding warrants as at 30 September 2018 were anti-dilutive (i.e. decrease the loss per share which is not meaningful).

** The Group was in a loss-making position for the third quarter and nine months ended 30 September 2019 respectively. As such, the potential ordinary shares to be converted arising from the outstanding warrants as at 30 September 2019 were anti-dilutive (i.e. decrease the loss per share which is not meaningful).

7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:-

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

	GROUP		COMPANY	
	30/9/2019	31/12/2018	30/9/2019	31/12/2018
	SGD Cents	SGD Cents	SGD Cents	SGD Cents
Net asset value per ordinary share based on the existing issued share capital as at the end of respective periods	12.09	12.56	8.45	8.81

Net asset value per ordinary share is computed based on the number of issued ordinary shares of 430,583,096 as at 30 September 2019 and 31 December 2018 respectively.

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.

The Company is a Singapore-based investment holding company with an interest in the civil engineering, construction and related services business ("**Construction and Engineering Business**"), and the business of property development, investment and management ("**Real Estate Business**").

Statement of Comprehensive Income

*Review of the Group performance for the 3 months ended 30 September 2019 ("**3Q2019**") as compared to previous corresponding period ended 30 September 2018 ("**3Q2018**")*

Group	3 Months Ended		Incr/(Decr)	Incr/(Decr)
	30/9/2019	30/9/2018		
	S\$'000	S\$'000	S\$'000	%
Revenue from external customers				
- Construction and Engineering Business	7,405	5,593	1,812	32.4%
- Real Estate Business	66	66	-	0.0%
Total Revenue	7,471	5,659	1,812	32.0%

The Group recorded a revenue of S\$7.47 million for 3Q2019 compared with S\$5.66 million recorded for 3Q2018. The increase of S\$1.81 million was due to higher volume of work performed and certified from the on-going and newly started projects of the Group's construction and engineering segment. Cost of sales increased by S\$2.17 million to S\$6.61 million for 3Q2019 from S\$4.44 million for 3Q2018 due mainly to higher volume of work performed and an increase in manpower costs incurred.

Other income increased by S\$0.06 million to S\$0.08 million for 3Q2019 from S\$0.02 million for 3Q2018 due to higher interest income earned on more short-term deposits placement.

Administrative and other operating expenses increased by S\$0.30 million to S\$1.36 million for 3Q2019 from S\$1.06 million for 3Q2018, due mainly to higher foreign exchange loss.

Finance costs increased by S\$0.04 million to S\$0.12 million for 3Q2019 from S\$0.08 million for 3Q2018 due mainly to the recognition of interest expense of S\$0.04 million in relation to the amortisation of discount on lease liabilities.

Share of results of joint ventures was a loss of S\$0.47 million for 3Q2019 as compared with a loss of S\$0.05 million for 3Q2018. The increase of S\$0.42 million was due mainly to :

- (a) interest in relation to the property loans for the 17 Balmoral Road and 16 Cairnhill Rise projects being expensed off in 3Q2019. The interest on such loans was previously capitalised in 3Q2018;
- (b) marketing and promotional expenses for the 17 Balmoral Road and 16 Cairnhill Rise projects; and
- (c) construction cost of show unit for 16 Cairnhill Rise.

As a result of the foregoing, the Group registered a loss after income tax of S\$1.03 million for 3Q2019, compared with a profit after income tax of S\$0.03 million for 3Q2018.

Statement of Financial Position

Review of the Group's financial position as at 30 September 2019 as compared to 31 December 2018

Property, plant and equipment increased to S\$10.49 million as at 30 September 2019 from S\$10.27 million as at 31 December 2018 due mainly to additions, partly offset by depreciation and disposal for the financial period.

The recognition of carrying value of right-of-use assets amounted to S\$1.28 million as at 30 September 2019, following the adoption of SFRS(I) 16.

Investment in joint ventures decreased to S\$15.97 million as at 30 September 2019 from S\$17.40 million as at 31 December 2018. This is due mainly to recognition of share of loss of joint ventures and partial repayment of advances extended to the joint ventures for the financial period.

Development property increased to S\$6.51 million as at 30 September 2019 from S\$5.81 million as at 31 December 2018 due to progressive construction work performed for the financial period.

Trade and other receivables increased to S\$11.31 million as at 30 September 2019 from S\$9.05 million as at 31 December 2018 due mainly to higher revenue recorded by the Group's construction and engineering segment in 3Q2019.

Trade and other payables increased to S\$7.27 million as at 30 September 2019 from S\$5.71 million as at 31 December 2018 due mainly to higher purchases of construction materials for the Group's construction and engineering segment in 3Q2019, partly offset by payment of accrued staff bonus for the financial year ended 31 December 2018.

Provisions increased to S\$0.59 million as at 30 September 2019 from S\$0.42 million as at 31 December 2018 due mainly to provision of defect liabilities for the completed projects for the financial period.

Total bank borrowings increased to S\$12.92 million as at 30 September 2019 from S\$12.39 million as at 31 December 2018 due to draw down of construction loan for the development project at 6 Nim Drive, partly offset by repayment for the financial period.

Total finance lease payables decreased to S\$0.59 million as at 30 September 2019 from S\$0.78 million as at 31 December 2018 due to repayment, partly offset by financing of new motor vehicles for the financial period.

Lease liabilities in current liabilities and in non-current liabilities amounted to S\$1.30 million as at 30 September 2019 represents the recognition of obligation to make lease payments in accordance to the SFRS(I) 16.

Statement of Cashflows

Review of the Group's cashflows for 3Q2019

The Group incurred net cash outflow from operating activities of S\$0.96 million for 3Q2019 due mainly to operating loss before working capital changes of S\$0.25 million and net working capital outflow of S\$0.71 million.

The Group incurred net cash outflow from investing activities of S\$0.44 million for 3Q2019 due mainly to purchases of plant and equipment for the Group's construction and engineering segment.

The Group incurred net cash outflow from financing activities of S\$0.35 million for 3Q2019 due to repayment of bank borrowings, finance leases and payment of interest charges.

Overall, total cash and cash equivalents decreased from S\$23.58 million as at 30 June 2019 to S\$22.22 million as at 30 September 2019.

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

The Group's performance for the period under review is in line with its expectations as disclosed in the announcement of results for the second quarter ended 30 June 2019 on 13 August 2019.

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 Board of Directors believes that while the broader long-term outlook for the construction and real estate industries is positive, the operating environment remains competitive over the next 12 months. Its views are underpinned by the following:

(a) Construction and Engineering Business

Based on the Building and Construction Authority's (BCA) preliminary figures, actual construction demand from January to August 2019 amounted to S\$22.14 billion¹. For the full year forecast, the value of construction contracts to be awarded in 2019 is expected to range between S\$27 billion and S\$32 billion.

Over the medium term, BCA anticipates steady improvement in the construction demand, with a projection of between \$27.0 billion and \$34.0 billion per year for the period of 2020 to 2021 and between \$28.0 billion and \$35.0 billion annually for the period of 2022 to 2023.

The Group remains cautiously optimistic as the construction industry outlook continues to be supported by a pipeline of public sector infrastructure projects. However, the operating environment is expected to remain challenging with rising manpower costs and intense competition among local and overseas construction players.

Moving forward, the Group will continue to strive to raise productivity and efficiency to enhance its competitiveness.

(b) Real Estate Business

Cambodia

On the development of the 71-unit joint venture shop house project, Eco Garden Mall, sales and leasing initiatives for the project's first phase comprising 28 units are ongoing.

Singapore

The Group remains focused on the smooth execution and delivery of its existing development projects.

Sales and marketing efforts are underway following the issuance of the Temporary Occupation Permit (TOP) by the BCA for the Group's detached house development project at 6 Nim Drive.

The Group's joint venture high-end residential condominium development project located at Balmoral Road is currently under development and started its soft launch in June 2019 whereas the project located at Cairnhill Rise is expected to soft launch sale of the units and commence its main construction work in the first quarter of 2020.

While the Group is encouraged by the rise in prices of non-landed properties in the Core Central Region (CCR) for 3Q2019², the Group is also mindful of the surge in upcoming launches and will work closely with its joint venture partners to maximise value of the development projects at 17 Balmoral Road and 16 Cairnhill Rise under the prevailing market conditions.

The Group's investment property at 17 Tuas View Close continues to provide a source of recurring rental income.

Moving forward, the Group will remain disciplined and focused in its strategy to broaden its foothold in property development and investment in Singapore and the Asia Pacific region to deliver long-term sustainable growth and value for shareholders.

¹ [Building and Construction Authority, Forecast and Actual Construction Demand Aug 2019](#)

² [Colliers International, 25 Oct 2019](#)

11. Dividend

If a decision regarding dividend has been made :

(a) Whether an interim (final) dividend has been declared (recommended); and

No dividend has been declared for 3Q 2019.

(b) Amount per share (cents) and previous corresponding period (cents).

Not applicable. No dividend has been declared for 3Q 2018.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

(d) The date the dividend is payable.

Not Applicable.

(e) The date on which Registrable Transfer receive by the Company (up to 5.00pm) will be registered before entitlements to the dividend are determined.

Not Applicable.

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

No dividend has been declared/recommendeded for 3Q 2019 as the Company currently does not have profits available for the declaration of a dividend.

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.

The Group has not obtained a general mandate from shareholders for IPTs.

There was no interested person transaction during the period under review.

14. Use of proceeds.

An aggregate of 105,642,794 Rights Shares and 105,642,794 Warrants have been allotted and issued by the Company on 6 August 2018 and 7 August 2018, respectively, pursuant to the Rights cum Warrants Issue. The Company has raised net proceeds of approximately S\$6.30 million (after deducting estimated costs and expenses incurred in connection with the Rights cum Warrants Issue of approximately S\$0.25 million) from the allotment and issuance of 105,642,794 Rights Shares. The net proceeds have not been utilised as at the date of this announcement.

No Warrants have been exercised as at the date of this announcement.

15. Negative confirmation pursuant to Rule 705(5) of the Catalist Rules.

We, Ang Boon Cheow Edward and Chia Yau Leong, being directors of the Company, do hereby confirm on behalf of the board of directors of the Company that, to the best of its knowledge, nothing has come to the attention of the board which may render the unaudited financial results for the period under review to be false or misleading in any material respect.

On behalf of the board of directors

Ang Boon Cheow Edward

Chia Yau Leong

16. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1) of the Catalist Rules.

The Company confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7H.

BY ORDER OF THE BOARD

Chia Yau Leong
Executive Director and Company Secretary

14 November 2019

Sponsor's Statement

This announcement has been prepared by Ocean Sky International Limited (the "Company") and its contents have been reviewed by the Company's sponsor, UOB Kay Hian Private Limited. (the "Sponsor") for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing Manual Section B: Rules of Catalist.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr Lance Tan, Senior Vice President, at 8 Anthony Road, #01-01, Singapore 229957, telephone (65) 6590 6881.