



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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

1(a)(i) 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.

	Notes	Group			Group		
		3 months ended 30 Sep			9 months ended 30 Sep		
		2019 (S\$'000)	2018 (S\$'000)	Incr/ (Decr) %	2019 (S\$'000)	2018 (S\$'000)	Incr/ (Decr) %
Revenue	1	55,436	69,680	-20%	188,421	236,273	-20%
Other income	2	756	257	194%	5,404	18,842	-71%
Costs and expenses							
Cost of operating supplies		(4,590)	(5,515)	-17%	(16,844)	(18,202)	-7%
Cost of properties sold		(4,966)	(9,028)	-45%	(10,512)	(25,369)	-59%
Salaries and related expenses		(20,152)	(20,870)	-3%	(60,246)	(67,018)	-10%
Administrative expenses		(7,382)	(9,107)	-19%	(22,016)	(31,676)	-30%
Sales and marketing expenses		(2,316)	(4,625)	-50%	(8,616)	(13,893)	-38%
Other operating expenses		(14,498)	(14,520)	0%	(44,151)	(47,322)	-7%
(Impairment loss)/Write-back of impairment loss on financial assets		(56)	534	nm	(2,034)	2,101	nm
Total costs and expenses	3	(53,960)	(63,131)	-15%	(164,419)	(201,379)	-18%
Profit before interests, taxes, depreciation and amortisation ("Operating Profit")	4	2,232	6,806	-67%	29,406	53,736	-45%
Depreciation of property, plant and equipment and right-of-use assets	5	(7,031)	(4,681)	50%	(20,578)	(15,231)	35%
Amortisation expense		(195)	(575)	-66%	(571)	(1,677)	-66%
(Loss)/Profit from operations and other gains		(4,994)	1,550	nm	8,257	36,828	-78%
Finance income		1,478	573	158%	5,425	1,849	193%
Finance costs	6	(6,372)	(7,745)	-18%	(21,054)	(22,987)	-8%
Share of results of associates	7	(684)	(1,072)	-36%	(2,149)	(850)	153%
Share of results of joint ventures		-	-	-	-	(879)	-100%
(Loss)/Profit before taxation		(10,572)	(6,694)	58%	(9,521)	13,961	nm
Income tax credit/(expense)	8	182	(694)	nm	(3,498)	(5,534)	-37%
(Loss)/Profit after taxation	9	(10,390)	(7,388)	41%	(13,019)	8,427	nm
Attributable to:							
Owners of the Company	10	(9,434)	(6,998)	35%	(12,120)	7,843	nm
Non-controlling interests		(956)	(390)	145%	(899)	584	nm
(Loss)/Profit for the Period		(10,390)	(7,388)	41%	(13,019)	8,427	nm



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

1(a)(ii) Statement of Comprehensive Income

	Notes	Group 3 months ended 30 Sep			Group 9 months ended 30 Sep		
		2019 (S\$'000)	2018 (S\$'000)	Incr/ (Decr) %	2019 (S\$'000)	2018 (S\$'000)	Incr/ (Decr) %
(Loss)/Profit for the Period		(10,390)	(7,388)	41%	(13,019)	8,427	nm
Other comprehensive income:							
<u>Items that may be reclassified subsequently to profit or loss:</u>							
Exchange differences arising from consolidation of foreign operations and net investment in foreign operations	11	10,476	4,832	117%	29,277	6,710	336%
<u>Items that will not be reclassified to profit or loss:</u>							
Adjustment on property revaluation reserve, net of deferred tax		39	-	100%	39	-	100%
Actuarial loss arising from defined benefit plan, net of deferred tax		(1)	-	100%	(128)	-	100%
Total comprehensive income/(expense) for the Period		124	(2,556)	nm	16,169	15,137	7%
Attributable to:							
Owners of the Company		(611)	(4,167)	-85%	11,721	9,777	20%
Non-controlling interests		735	1,611	-54%	4,448	5,360	-17%
		124	(2,556)	nm	16,169	15,137	7%

1(a)(iii) Additional Disclosures

Adjustments for under or over provision of tax in respect of prior years

Included in the tax expense were adjustments for over provision of tax relating to prior years of S\$51,000 (3Q18: under provision of S\$830,000) and over provision of S\$180,000 for 9M19 relating to prior years (9M18: under provision of S\$283,000).

	Group 3 months ended 30 Sep			Group 9 months ended 30 Sep		
	2019 (S\$'000)	2018 (S\$'000)	Incr/ (Decr) %	2019 (S\$'000)	2018 (S\$'000)	Incr/ (Decr) %
Profit from operations and other gains is stated after charging/(crediting):						
Write-back of loss allowance	-	(656)	-100%	(150)	(2,785)	-95%
Provision for loss allowance	56	122	-54%	2,184	684	219%
(Write-back of)/Allowance for inventory obsolescence	(4)	6	nm	41	62	-34%
Exchange loss/(gain)	405	(431)	nm	(1,216)	(1,019)	19%
Gain on dilution of investments in subsidiaries	-	-	-	-	(16,113)	-100%
(Gain)/Loss on disposal of property, plant and equipment	(334)	1	nm	111	283	-61%
Allowance for impairment loss on property, plant and equipment, net	127	-	100%	127	-	100%
Fair value gain on derivatives	-	-	-	-	(368)	-100%



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

1(a)(iv) Explanatory notes on performance for 3Q19

1. Revenue

Revenue decreased by S\$14.3 million from S\$69.7 million in 3Q18 to S\$55.4 million in 3Q19 with all operating segments recording lower revenue.

Hotel Investments segment reported lower revenue as the Group stopped consolidating results from its hotel in Seychelles after the Group disposed it in November 2018. In addition, Maldives under performed in the current quarter due to intense competition from new luxury resorts that opened in 2019.

For the Property Sales segment, lower revenue was mainly due to lower number of units recognised. In 3Q19, the Group recognised 21 units as compared to 23 units in the same period last year.

For the Fee-based segment, lower revenue was mainly due to lower royalties and technical advisory fees earned from residential projects in Thailand and Dubai. The fees from both projects were substantially recognised in 2018.

2. Other income

Other income increased by S\$0.5 million from S\$0.3 million in 2Q18 to S\$0.8 million in 3Q19, mainly due to service income and income from expired gift certificates.

3. Total costs and expenses

Total costs and expenses decreased by S\$9.1 million from S\$63.1 million in 3Q18 to S\$54.0 million in 3Q19. With the exception of impairment loss on financial assets, all other categories of expenses recorded a decrease.

Cost of properties sold decreased by S\$4.1 million, which was in line with lower property sales revenue recognised during the period.

Salaries and related expenses decreased by S\$0.7 million mainly due to non-consolidation of expenses from the Group's hotel in Seychelles after it was disposed in November 2018.

Sales and marketing expenses decreased by S\$2.3 million mainly due to lower marketing expenses incurred for hotels and property sales.

Administrative expenses decreased by S\$1.7 million mainly due to lower operating lease expenses from the adoption of SFRS(I) 16 as mentioned in page 18 paragraph 5 of this announcement. This was partially offset by exchange loss in 3Q19 as compared to foreign exchange gain in 3Q18.

Cost of operating supplies decreased by S\$0.9 million, which was in line with lower revenue from Hotel Investments segment.

Impairment loss on financial assets increased by S\$0.6 million mainly due to lower write-back of impairment on trade receivables.

4. Profit before interests, taxes, depreciation and amortisation ("Operating Profit")

Operating Profit decreased by S\$4.6 million from S\$6.8 million in 3Q18 to S\$2.2 million in 3Q19. This was largely due to lower operating profit from Hotel Investments and Property Sales segment due to lower revenue as mentioned above.

5. Depreciation of property, plant and equipment and right-of-use assets

Depreciation of property, plant and equipment and right-of-use assets increased by S\$2.4 million mainly due to depreciation of right-of-use assets under SFRS(I) 16 as mentioned in page 18 paragraph 5 of this announcement.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

1(a)(iv) Explanatory notes on performance for 3Q19 (Cont'd)

6. Finance costs

Finance costs decreased by S\$1.4 million mainly due to lower interest on medium term notes as a total of S\$125.0 million were repaid upon maturity in June 2019. It was partially offset by higher interest expense as the Group recognised interest expense on lease liabilities relating to right-of-use assets under SFRS(I) 16 as mentioned in page 18 paragraph 5 of this announcement.

7. Share of results of associates

Share of associates' losses decreased by S\$0.4 million mainly due to lower share of losses from Banyan Tree Indochina Hospitality Fund, absence of losses of Banyan Tree Assets (China) Holdings Pte. Ltd. ("BTAC") as the Group stopped equity accounting BTAC's results after it ceased to be an associate of the Group in November 2018.

8. Income tax credit/(expense)

The tax credit in 3Q19 was mainly due to higher deferred tax assets recognised on loss making companies. In addition, there were adjustments of over-provision of prior year tax expenses in 3Q19 vs. adjustments of under-provision of prior year tax expenses in 3Q18.

9. Loss after taxation

Loss after taxation increased by S\$3.0 million from S\$7.4 million in 3Q18 to S\$10.4 million in 3Q19. This was mainly due to lower Operating Profit, higher depreciation expenses, partially cushioned by lower net finance costs, lower share of losses of associates and lower income tax expense.

10. Loss attributable to owners of the Company

As a result of the foregoing, loss attributable to owners of the Company increased by S\$2.4 million from S\$7.0 million in 3Q18 to S\$9.4 million in 3Q19.

11. Exchange differences arising from consolidation of foreign operations and net investment in foreign operations

In 3Q19, the exchange gain on translation of foreign operations' net assets of S\$10.5 million was mainly due to the appreciation of Thai baht and U.S. dollar against Singapore dollar which was partially offset by depreciation of Indonesian rupiah against Singapore dollar.

In 3Q18, the exchange gain on translation of foreign operations' net assets of S\$4.8 million was mainly due to the appreciation of Thai baht against Singapore dollar which was partially offset by depreciation of Indonesian rupiah against Singapore dollar.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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.

	Notes	Group As at			Company As at		
		30-Sep-19 (S\$'000)	31-Dec-18 (S\$'000)	Incr/ (Decr) %	30-Sep-19 (S\$'000)	31-Dec-18 (S\$'000)	Incr/ (Decr) %
Non-current assets							
Property, plant and equipment	1	644,730	599,435	8%	-	-	-
Right-of-use assets	2	39,548	-	100%	-	-	-
Investment properties	3	63,504	51,801	23%	-	-	-
Intangible assets		37,046	33,351	11%	3,433	2,828	21%
Land use rights		2,560	2,201	16%	-	-	-
Subsidiaries		-	-	-	652,109	559,473	17%
Associates		162,034	161,079	1%	5,904	6,137	-4%
Long-term investments		102,083	102,002	0%	-	-	-
Deferred tax assets		22,662	18,951	20%	-	-	-
Prepaid island rental		19,595	20,029	-2%	-	-	-
Prepayments		407	292	39%	-	-	-
Long-term receivables		39,749	43,130	-8%	12,553	12,553	0%
Other receivables		4,512	1,375	228%	-	-	-
		1,138,430	1,033,646	10%	673,999	580,991	16%
Current assets							
Property development costs	4	346,566	279,977	24%	-	-	-
Inventories		6,235	6,229	0%	-	-	-
Prepayments and other non-financial assets		21,223	19,630	8%	330	291	13%
Trade receivables	5	31,087	38,057	-18%	3,730	3,254	15%
Other receivables		17,663	18,983	-7%	1,957	7,292	-73%
Contract assets		1,929	1,752	10%	-	-	-
Amounts due from subsidiaries		-	-	-	199,958	196,282	2%
Amounts due from associates		3,724	3,070	21%	19	22	-14%
Amounts due from related parties		30,191	26,276	15%	-	-	-
Cash and short-term deposits		102,881	206,181	-50%	64,286	162,087	-60%
		561,499	600,155	-6%	270,280	369,228	-27%
Total assets		1,699,929	1,633,801	4%	944,279	950,219	-1%
Current liabilities							
Tax payable		10,948	11,700	-6%	-	73	-100%
Other non-financial liabilities		11,481	13,502	-15%	469	879	-47%
Interest-bearing loans and borrowings	6	180,326	90,486	99%	68,600	23,600	191%
Notes payable	7	99,881	124,690	-20%	99,881	124,690	-20%
Trade payables		28,095	24,363	15%	-	-	-
Other payables	8	117,898	126,720	-7%	65,938	69,287	-5%
Contract liabilities	9	81,887	46,767	75%	-	-	-
Lease liabilities	2	7,837	-	100%	-	-	-
Amounts due to subsidiaries		-	-	-	19,151	68,576	-72%
Amounts due to associates		17,877	17,882	0%	17,831	17,831	0%
Amounts due to related parties		6,038	2,352	157%	12	12	0%
		562,268	458,462	23%	271,882	304,948	-11%
Net current (liabilities)/assets		(769)	141,693	nm	(1,602)	64,280	nm



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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. (Cont'd)

		Group As at			Company As at		
		30-Sep-19 (S\$'000)	31-Dec-18 (S\$'000)	Incr/ (Decr) %	30-Sep-19 (S\$'000)	31-Dec-18 (S\$'000)	Incr/ (Decr) %
Non-current liabilities							
Deferred tax liabilities	10	121,740	113,445	7%	-	-	-
Defined and other long-term employee benefits		4,242	3,336	27%	-	-	-
Deposits received		2,264	2,068	9%	-	-	-
Other non-financial liabilities		3,369	3,598	-6%	-	-	-
Interest-bearing loans and borrowings	6	246,116	230,630	7%	46,683	48,633	-4%
Notes payable	7	-	99,926	-100%	-	99,926	-100%
Other payables		2,581	2,581	0%	-	-	-
Lease liabilities	2	50,288	-	100%	-	-	-
Amounts due to subsidiaries		-	-	-	219,134	180,866	21%
		430,600	455,584	-5%	265,817	329,425	-19%
Total liabilities		992,868	914,046	9%	537,699	634,373	-15%
Net assets		707,061	719,755	-2%	406,580	315,846	29%
Equity attributable to owners of the Company							
Share capital		241,520	241,520	0%	241,520	241,520	0%
Treasury shares		(900)	(1,149)	-22%	(900)	(1,149)	-22%
Reserves		390,398	405,757	-4%	165,960	75,475	120%
		631,018	646,128	-2%	406,580	315,846	29%
Non-controlling interests		76,043	73,627	3%	-	-	-
Total equity		707,061	719,755	-2%	406,580	315,846	29%



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

Explanatory notes on Balance Sheet

1. Property, plant and equipment

Property, plant and equipment increased by S\$45.3 million to S\$644.7 million as at 30 September 2019. The increase was mainly due to on-going purchases of furniture, fittings and equipment, resorts renovation and upward foreign exchange adjustments on opening balances due to appreciation of Thai baht and Indonesian rupiah against Singapore dollar. It was partially offset by depreciation charged during the period.

2. Right-of-use assets/lease liabilities

As mentioned in page 18 paragraph 5 of this announcement, the Group had adopted SFRS(I) 16 Leases for the first time and as a result, it had recognised right-of-use assets and lease liabilities relating to present value of future operating lease payments for the duration of the operating leases.

3. Investment properties

Investment properties increased by S\$11.7 million from S\$51.8 million to S\$63.5 million as at 30 September 2019. The increase was mainly due to fair value gain on investment properties in Thailand and upward foreign exchange adjustments on opening balances due to appreciation of Thai baht against Singapore dollar.

4. Property development costs

Property development costs increased by S\$66.6 million to S\$346.6 million as at 30 September 2019. This was mainly due to progressive development costs incurred on projects in Thailand and upward foreign exchange adjustments on opening balances due to appreciation of Thai baht against Singapore dollar. It was partially offset by transfers to cost of properties sold following property sales recognition during the period.

5. Trade receivables

Trade receivables decreased by S\$7.0 million to S\$31.1 million due to lower revenue as mentioned earlier and higher provision for loss allowance.

6. Current and non-current interest-bearing loans and borrowings

Current and non-current interest-bearing loans and borrowings increased by S\$105.3 million to S\$426.4 million mainly due to loans drawdown and upward foreign exchange adjustments on opening balances due to appreciation of Thai baht and U.S. dollar against Singapore dollar but partially offset by repayments during the period.

7. Current and non-current notes payable

Current and non-current note payables decreased by S\$124.7 million from S\$224.6 million to S\$99.9 million as at 30 Sep 2019 mainly due to repayment of \$125.0 million medium term notes upon maturity in June 2019.

8. Other payables (current)

Other payables decreased by S\$8.8 million from S\$126.7 million to S\$117.9 million as at 30 September 2019 mainly due to lower provision of bonus and incentives and lower accrual for operating expenses.

9. Contract liabilities

Contract liabilities increased by S\$35.1 million to S\$81.9 million as at 30 September 2019 mainly due to deposits received from property sales buyers.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

Explanatory notes on Balance Sheet (Cont'd)

10. Deferred tax liabilities

Deferred tax liabilities increased by S\$8.3 million to S\$121.7 million as at 30 September 2019 mainly due to revaluation gains on investment properties and upward foreign exchange adjustments on opening balances due to appreciation of Thai baht against Singapore dollar.

1(b)(ii) Aggregate amount of the group's borrowings and debts securities

	Group As at	
	30-Sep-19 (S\$'000)	31-Dec-18 (S\$'000)
Amount repayable in one year or less, or on demand:-		
Secured	123,386	75,236
Unsecured	156,821	139,940
Sub-Total 1	280,207	215,176
Amount repayable after one year:-		
Secured	204,056	197,630
Unsecured	42,060	132,926
Sub-Total 2	246,116	330,556
Total Debt	526,323	545,732

Details of any collateral

The secured bank loans are secured by assets with the following net book values:

	Group As at	
	30-Sep-19 (S\$'000)	31-Dec-18 (S\$'000)
Freehold land and buildings	419,520	365,240
Investment properties	35,787	28,847
Shares in a subsidiary	158,133	109,246
Property development costs	82,268	33,081
Leasehold land and buildings	14,455	14,345
Prepaid island rental	19,536	19,437
Other assets	5,985	6,409
	735,684	576,605



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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

	Group		Group	
	2019	2018	2019	2018
	3 months ended 30 Sep	3 months ended 30 Sep	9 months ended 30 Sep	9 months ended 30 Sep
	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)
Cash flows from operating activities				
(Loss)/Profit before taxation	(10,572)	(6,694)	(9,521)	13,961
Adjustments for:				
Share of results of associates	684	1,072	2,149	850
Share of results of joint ventures	-	-	-	879
Depreciation of property, plant and equipment and right-of-use assets	7,031	4,681	20,578	15,231
(Gain)/Loss on disposal of property, plant and equipment	(334)	1	111	283
Allowance for impairment loss on property, plant and equipment, net	127	-	127	-
Finance income	(1,478)	(573)	(5,425)	(1,849)
Finance costs	6,372	7,745	21,054	22,987
Amortisation expense	195	575	571	1,677
Write-back of loss allowance	-	(656)	(150)	(2,785)
Provision for loss allowance	56	122	2,184	684
(Write-back of)/allowance for inventory obsolescence	(4)	6	41	62
Provision for employee benefits	78	66	701	190
Provision for Share-based payment expenses	(8)	89	194	293
Gain on dilution of joint venture	-	-	-	(16,113)
Fair value gain on derivatives	-	-	-	(368)
Net fair value gain on investment properties	-	-	(3,736)	-
Currency realignment	716	(3,112)	1,854	(2,187)
Operating Profit before working capital changes	2,863	3,322	30,732	33,795
(Increase)/Decrease in inventories	(396)	(382)	311	(646)
Increase in property development costs	(32,300)	(3,444)	(50,788)	(9,182)
(Increase)/Decrease in contract assets, trade and other receivables	(2,012)	3,409	5,579	13,855
Decrease in amounts due from related parties	1	1,921	743	13,157
Increase in contract liabilities, trade and other payables	22,699	4,519	9,432	1,099
	(12,008)	6,023	(34,723)	18,283
Cash flows (used in)/generated from operating activities	(9,145)	9,345	(3,991)	52,078
Interest received	654	591	3,073	1,848
Interest paid	(3,454)	(5,782)	(16,554)	(21,008)
Tax paid	(1,906)	(2,791)	(6,504)	(6,103)
Payment of employee benefits	(144)	(276)	(188)	(454)
Payment of cash settled share grants	-	-	(82)	(52)
Net cash flows (used in)/generated from operating activities	(13,995)	1,087	(24,246)	26,309
Cash flows from investing activities				
Purchase of property, plant and equipment	(13,982)	(9,960)	(30,528)	(17,987)
Proceeds from disposal of property, plant and equipment	25	14	41	141
Additions to land use rights	(120)	-	(120)	-
Increase in investment in associates	(123)	-	(123)	(18,800)
Increase in long-term investments	-	-	(81)	-
Acquisition of non-controlling interest	-	-	-	(57,488)
Dividend income from associate	-	-	1,220	1,183
Purchase of investment properties	(51)	-	(4,411)	-
Additions to intangible assets	-	-	(657)	-
Net cash flows used in investing activities	(14,251)	(9,946)	(34,659)	(92,951)
Cash flows from financing activities				
Proceeds from bank loans	103,160	28,098	157,702	130,276
Repayment of bank loans	(25,036)	(12,755)	(68,286)	(49,824)
Repayment of notes payable	-	(70,000)	(125,000)	(70,000)
Payment of dividends				
- by subsidiary to non-controlling interests	(1,621)	-	(2,026)	(363)
- by Company to shareholders	-	-	(8,818)	(8,404)
Purchase of treasury shares	-	-	-	(585)
Net cash flows generated from/(used in) financing activities	76,503	(54,657)	(46,428)	1,100
Net increase/(decrease) in cash and cash equivalents	48,257	(63,516)	(105,333)	(65,542)
Net foreign exchange difference	636	278	2,033	696
Cash and cash equivalents at beginning of Period/Year	53,988	157,380	206,181	158,988
Cash and cash equivalents * at end of the Period	102,881	94,142	102,881	94,142

* made up of cash and short-term deposits, cash of disposal group held for sale less bank overdrafts.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

Explanatory notes on Consolidated Cash Flow

The Group's cash and cash equivalents increased by S\$8.8 million or 9.4% from S\$94.1 million as at 30 September 2018 to S\$102.9 million as at 30 September 2019.

3Q19

For the three months ended 30 September 2019, net cash flows used in operating activities was S\$14.0 million. This was mainly due to loss before taxation of S\$10.6 million, net decrease in cash generated from working capital of S\$12.0 million, net interest paid of S\$2.8 million and tax paid of S\$1.9 million. It was partially cushioned by adjustments for non-cash items of S\$13.4 million. Non-cash items relate mainly to depreciation and amortisation expenses of S\$7.2 million, net finance costs of S\$4.9 million, share of results of associates of S\$0.7 million and currency realignment of S\$0.7 million, but partially offset by gain on disposal of property, plant and equipment of S\$0.3 million.

Net cash flows used in investing activities was S\$14.3 million, mainly due to resorts renovation, on-going purchases of furniture, fittings and equipment by the Group's resorts for their operations.

Net cash flows generated from financing activities amounted to S\$76.5 million, mainly due to additional bank borrowings of S\$103.2 but partially offset by scheduled repayment of bank borrowings of S\$25.1 million and dividend paid by a subsidiary to non-controlling shareholders of S\$1.6 million.

9M19

For the nine months ended 30 September 2019, net cash flows used in operating activities was S\$24.2 million. This was mainly due to loss before taxation of S\$9.5 million, net interest paid of S\$13.5 million and tax paid of S\$6.5 million. It was partially cushioned by adjustments for non-cash items of S\$40.3 million. Non-cash items relate mainly to depreciation and amortisation expenses of S\$21.1 million, net finance costs of S\$15.6 million, net provision for loss allowance of S\$2.0 million, share of results of associates of S\$2.1 million, currency realignment of S\$1.9 million and provision for employee benefits and share-based payment expenses of S\$0.9 million, but offset by net fair value gain on investment properties of S\$3.7 million.

Net cash flows used in investing activities was S\$34.7 million, mainly due to resorts renovation, on-going purchases of furniture, fittings and equipment by the Group's resorts for their operations and purchase of investment properties.

Net cash flows used in financing activities amounted to S\$46.4 million, mainly due to repayment of S\$125.0 million medium term notes upon maturity in June 2019, scheduled repayments of bank borrowings of S\$68.3 million and dividend paid to ordinary shareholders of the Company and non-controlling shareholders of a subsidiary of S\$10.8 million. This was partially cushioned by additional bank borrowings of S\$157.7 million.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

1(d)(i) A statement (for the issuer and the 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.

GROUP	Share capital (S\$'000)	Treasury shares (S\$'000)	Share-based payment reserve (S\$'000)	Legal reserve (S\$'000)	Property revaluation reserve (S\$'000)	Currency translation reserve (S\$'000)	Other reserves* (S\$'000)	Accumulated profits (S\$'000)	Equity attributable to owners of the Company (S\$'000)	Non-controlling interests (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2019, as previously reported	241,520	(1,149)	8,187	8,280	177,497	(40,770)	26,402	226,161	646,128	73,627	719,755
Effect of adopting SFRS(I) 16	-	-	-	-	-	-	-	(18,182)	(18,182)	(6)	(18,188)
Balance as at 1 January 2019, as restated	241,520	(1,149)	8,187	8,280	177,497	(40,770)	26,402	207,979	627,946	73,621	701,567
Profit after taxation	-	-	-	-	-	-	-	(2,686)	(2,686)	57	(2,629)
Other comprehensive income for the Period	-	-	-	-	-	15,145	-	(127)	15,018	3,656	18,674
Total comprehensive income for the Period	-	-	-	-	-	15,145	-	(2,813)	12,332	3,713	16,045
Contributions by and distributions to owners											
Dividends paid on ordinary shares	-	-	-	-	-	-	-	(8,818)	(8,818)	-	(8,818)
Treasury shares reissued pursuant to Share-based Incentive Plan	-	249	(248)	-	-	-	(1)	-	-	-	-
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	94	-	-	-	-	-	94	-	94
Total transactions with owners in their capacity as owners	-	249	(154)	-	-	-	(1)	(8,818)	(8,724)	-	(8,724)
Other changes in equity											
Dividends paid to non-controlling shareholders of a subsidiary	-	-	-	-	-	-	-	-	-	(405)	(405)
Transfer to accumulated profits upon disposal of asset	-	-	-	-	(135)	-	-	135	-	-	-
Total other changes in equity	-	-	-	-	(135)	-	-	135	-	(405)	(405)
Balance as at 30 June 2019	241,520	(900)	8,033	8,280	177,362	(25,625)	26,401	196,483	631,554	76,929	708,483

* Other reserves are made up of merger deficit, capital reserve, fair value adjustment reserve, premium paid on acquisition of non-controlling interests and gain or loss on reissuance of treasury shares.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

GROUP	Share capital (S\$'000)	Treasury shares (S\$'000)	Share-based payment reserve (S\$'000)	Legal reserve (S\$'000)	Property revaluation reserve (S\$'000)	Currency translation reserve (S\$'000)	Other reserves* (S\$'000)	Accumulated profits (S\$'000)	Equity attributable to owners of the Company (S\$'000)	Non-controlling interests (S\$'000)	Total equity (S\$'000)
Balance as at 1 July 2019	241,520	(900)	8,033	8,280	177,362	(25,625)	26,401	196,483	631,554	76,929	708,483
Profit after taxation	-	-	-	-	-	-	-	(9,434)	(9,434)	(956)	(10,390)
Other comprehensive income for the Period	-	-	-	-	39	8,785	-	(1)	8,823	1,691	10,514
Total comprehensive income for the Period	-	-	-	-	39	8,785	-	(9,435)	(611)	735	124
<u>Contributions by and distributions to owners</u>											
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	75	-	-	-	-	-	75	-	75
Total transactions with owners in their capacity as owners	-	-	75	-	-	-	-	-	75	-	75
<u>Other changes in equity</u>											
Dividends paid to non-controlling shareholders of a subsidiary	-	-	-	-	-	-	-	-	-	(1,621)	(1,621)
Transfer to accumulated profits upon disposal of asset	-	-	-	-	(46)	-	-	46	-	-	-
Total other changes in equity	-	-	-	-	(46)	-	-	46	-	(1,621)	(1,621)
Balance as at 30 September 2019	241,520	(900)	8,108	8,280	177,355	(16,840)	26,401	187,094	631,018	76,043	707,061

* Other reserves are made up of merger deficit, capital reserve, fair value adjustment reserve, premium paid on acquisition of non-controlling interests and gain or loss on reissuance of treasury shares.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

GROUP	Share capital (S\$'000)	Treasury shares (S\$'000)	Share-based payment reserve (S\$'000)	Legal reserve (S\$'000)	Property revaluation reserve (S\$'000)	Currency translation reserve (S\$'000)	Other reserves* (S\$'000)	Accumulated profits (S\$'000)	Equity attributable to owners of the Company (S\$'000)	Non-controlling interests (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2018, as previously reported	241,520	(142)	7,976	8,280	182,107	(33,865)	(19,409)	214,159	600,626	176,910	777,536
Effect of adopting SFRS(l)**	-	-	-	-	-	-	(2,849)	2,849	-	-	-
Balance as at 1 January 2018, as restated	241,520	(142)	7,976	8,280	182,107	(33,865)	(22,258)	217,008	600,626	176,910	777,536
Profit after taxation	-	-	-	-	-	-	-	14,841	14,841	974	15,815
Other comprehensive income for the Period	-	-	-	-	-	(897)	-	-	(897)	2,775	1,878
Total comprehensive income for the Period	-	-	-	-	-	(897)	-	14,841	13,944	3,749	17,693
Contributions by and distributions to owners											
Dividend paid on ordinary shares	-	-	-	-	-	-	-	(8,404)	(8,404)	-	(8,404)
Treasury shares reissued pursuant to Share-based Incentive Plan	-	140	(121)	-	-	-	(19)	-	-	-	-
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	154	-	-	-	-	-	154	-	154
Acquisition of Treasury shares	-	(585)	-	-	-	-	-	-	(585)	-	(585)
Total transactions with owners in their capacity as owners	-	(445)	33	-	-	-	(19)	(8,404)	(8,835)	-	(8,835)
Changes in ownership interests in subsidiary											
Acquisition of non-controlling interests without a change in control	-	-	-	-	-	-	48,002	-	48,002	(105,490)	(57,488)
Total changes in ownership interests in subsidiary	-	-	-	-	-	-	48,002	-	48,002	(105,490)	(57,488)
Total transactions with owners in their capacity as owners	-	(445)	33	-	-	-	47,983	(8,404)	39,167	(105,490)	(66,323)
Other changes in equity											
Dividends paid to non-controlling shareholders of a subsidiary	-	-	-	-	-	-	-	-	-	(363)	(363)
Transfer to accumulated profits upon disposal of asset	-	-	-	-	(112)	-	-	112	-	-	-
Total other changes in equity	-	-	-	-	(112)	-	-	112	-	(363)	(363)
Balance as at 30 June 2018	241,520	(587)	8,009	8,280	181,995	(34,762)	25,725	223,557	653,737	74,806	728,543

* Other reserves are made up of merger deficit, capital reserve, fair value adjustment reserve, premium paid on acquisition of non-controlling interests and gain or loss on reissuance of treasury shares.

** The reclassification relates to prior year accumulated fair value gain or loss and impairment of assets available for sale from opening accumulated profits to other reserves for the adoption of SFRS(l) 9.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

GROUP	Share capital (S\$'000)	Treasury shares (S\$'000)	Share-based payment reserve (S\$'000)	Legal reserve (S\$'000)	Property revaluation reserve (S\$'000)	Currency translation reserve (S\$'000)	Other reserves* (S\$'000)	Accumulated profits (S\$'000)	Equity attributable to owners of the Company (S\$'000)	Non-controlling interests (S\$'000)	Total equity (S\$'000)
Balance as at 1 July 2018, as previously reported	241,520	(587)	8,009	8,280	181,995	(34,762)	28,574	220,708	653,737	74,806	728,543
Effect of adopting SFRS(I)**	-	-	-	-	-	-	(2,849)	2,849	-	-	-
Balance as at 1 July 2018, as restated	241,520	(587)	8,009	8,280	181,995	(34,762)	25,725	223,557	653,737	74,806	728,543
Loss after taxation	-	-	-	-	-	-	-	(6,998)	(6,998)	(390)	(7,388)
Other comprehensive income for the Period	-	-	-	-	-	2,831	-	-	2,831	2,001	4,832
Total comprehensive income for the Period	-	-	-	-	-	2,831	-	(6,998)	(4,167)	1,611	(2,556)
<u>Contributions by and distributions to owners</u>											
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	83	-	-	-	-	-	83	-	83
Total transactions with owners in their capacity as owners	-	-	83	-	-	-	-	-	83	-	83
<u>Other changes in equity</u>											
Transfer to accumulated profits upon disposal of asset	-	-	-	-	(48)	-	-	48	-	-	-
Total other changes in equity	-	-	-	-	(48)	-	-	48	-	-	-
Balance as at 30 September 2018	241,520	(587)	8,092	8,280	181,947	(31,931)	25,725	216,607	649,653	76,417	726,070

* Other reserves are made up of merger deficit, capital reserve, fair value adjustment reserve, premium paid on acquisition of non-controlling interests and gain or loss on reissuance of treasury shares.

** The reclassification relates to prior year accumulated fair value gain or loss and impairment of assets available for sale from opening accumulated profits to other reserves for the adoption of SFRS(I) 9.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

1(d)(i) A statement (for the issuer and the 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.

COMPANY	Share capital (S\$'000)	Treasury shares (S\$'000)	Share-based payment reserve (S\$'000)	Other reserves* (S\$'000)	Accumulated profits (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2019	241,520	(1,149)	8,187	4,664	62,624	315,846
Total comprehensive income for the Period	-	-	-	-	(1,069)	(1,069)
<u>Contributions by and distributions to owners</u>						
Dividends paid on ordinary shares	-	-	-	-	(8,818)	(8,818)
Treasury shares reissued pursuant to Share-based Incentive Plan	-	249	(248)	(1)	-	-
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	94	-	-	94
Total transactions with owners in their capacity as owners	-	249	(154)	(1)	(8,818)	(8,724)
Balance as at 30 June 2019	241,520	(900)	8,033	4,663	52,737	306,053
Balance as at 1 July 2019	241,520	(900)	8,033	4,663	52,737	306,053
Total comprehensive income for the Period	-	-	-	-	100,452	100,452
<u>Contributions by and distributions to owners</u>						
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	75	-	-	75
Total transactions with owners in their capacity as owners	-	-	75	-	-	75
Balance as at 30 September 2019	241,520	(900)	8,108	4,663	153,189	406,580

* Other reserves are made up of capital reserve and gain or loss on reissuance of treasury shares.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

COMPANY	Share capital (S\$'000)	Treasury shares (S\$'000)	Share-based payment reserve (S\$'000)	Other reserves* (S\$'000)	Accumulated profits (S\$'000)	Total equity (S\$'000)
Balance as at 1 January 2018	241,520	(142)	7,976	4,683	79,364	333,401
Total comprehensive income for the Period	-	-	-	-	(6,889)	(6,889)
<u>Contributions by and distributions to owners</u>						
Dividends paid on ordinary shares	-	-	-	-	(8,404)	(8,404)
Treasury shares reissued pursuant to Share-based Incentive Plan	-	140	(121)	(19)	-	-
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	154	-	-	154
Acquisition of Treasury shares	-	(585)	-	-	-	(585)
Total transactions with owners in their capacity as owners	-	(445)	33	(19)	(8,404)	(8,835)
Balance as at 30 June 2018	241,520	(587)	8,009	4,664	64,071	317,677
Balance as at 1 July 2018	241,520	(587)	8,009	4,664	64,071	317,677
Total comprehensive income for the Period	-	-	-	-	(2,643)	(2,643)
<u>Contributions by and distributions to owners</u>						
Issuance of share grants pursuant to Share-based Incentive Plan	-	-	83	-	-	83
Total transactions with owners in their capacity as owners	-	-	83	-	-	83
Balance as at 30 September 2018	241,520	(587)	8,092	4,664	61,428	315,117

* Other reserves are made up of capital reserve and gain or loss on reissuance of treasury shares.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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 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 had been no changes in the Company's share capital from the end of the previous reported financial period, i.e. 30 June 2019 to the current reported financial period. The number of issued shares excluding treasury shares remained at 839,794,980 as at 30 September 2019.

As at 30 September 2019, there are 1,570,000 (3Q18: 1,002,600) shares held as treasury shares against the total number of issued shares excluding treasury shares of 839,794,980 (3Q18: 840,362,380).

Issuance of shares from vesting of share awards

During the quarter, there was no issuance of shares arising from the vesting of share awards under the Performance Share Plan (3Q18: Nil) and under the Restricted Share Plan (3Q18: Nil).

Grant and cancellation of share awards

Performance Share Plan

During the quarter, no share awards were granted (3Q18: Nil) nor cancelled (3Q18: Nil) under the Banyan Tree Performance Share Plan. As at 30 September 2019, initial awards for 480,000 shares (As at 30 September 2018: 585,000) have been granted under the plan which will vest upon meeting specified performance conditions.

Restricted Share Plan

During the quarter, no share awards were granted (3Q18: Nil) nor cancelled (3Q18: Nil) under the Banyan Tree Restricted Share Plan. As at 30 September 2019, initial awards for 856,800 shares (As at 30 September 2018: 869,150) have been granted under the plan which will vest upon meeting specified performance conditions.

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.

	30-Sep-19 No. of shares	31-Dec-18 No. of shares
Number of issued shares excluding Treasury shares	839,794,980	839,362,380

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.

	30-Sep-19 No. of shares	31-Dec-18 No. of shares
At 1 January	2,002,600	208,000
Purchase of additional treasury shares	-	2,000,000
Reissued pursuant to Share-based Incentive Plan	(432,600)	(205,400)
	1,570,000	2,002,600

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 Group auditors.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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.

Except as disclosed in paragraph 5 below, the Group has applied the same accounting policies and method of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 December 2018.

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, the effect of, the change.

Adoption of Singapore Financial Reporting Standards (International) (SFRS(I)) 16 leases

SFRS(I) 16 requires lessees to recognise most leases on balance sheets. The standard includes two recognition exemptions for lessees - leases of 'low value' assets and short-term leases. SFRS(I) 16 is effective for annual periods beginning on or after 1 January 2019. At commencement date of a lease, a lessee will recognise a liability to make a lease payment (i.e. the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e. the right-of-use asset). Lessees will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset.

The Group adopted SFRS(I) 16 retrospectively with the cumulative effect of initially applying the standard as an adjustment to the opening retained earnings at the date of initial application, 1 January 2019.

On the adoption of SFRS(I) 16, the Group had measured the right-of-use asset at its carrying amount as if SFRS(I) 16 had been applied since the commencement date, but discounted using the lessee's incremental borrowing rate as of 1 January 2019.

In addition, the Group elected the following practical expedients:

- not to reassess whether a contract is, or contains a lease at the date of initial application and to apply SFRS(I) 16 to all contracts that were previously identified as leases.
- to apply the exemption not to recognise right-of-use asset and lease liabilities to leases for which the lease term ends within 12 months as of 1 January 2019.
- to apply a single discount rate to a portfolio of leases with reasonably similar characteristics.

On the adoption of SFRS(I) 16, the Group had recognised right-of-use assets of S\$44.8 million and lease liabilities of S\$62.9 million for its leases previously classified as operating leases with a corresponding decrease in the opening retained earnings of S\$18.1 million as of 1 January 2019.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

6 Earnings per ordinary share of the group for the current financial period reported and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends: -

(a) Based on the weighted average number of ordinary shares on issue; and

(b) On a fully diluted basis (detailing any adjustments made to the earnings).

	3 months ended 30 Sep		9 months ended 30 Sep	
	2019	2018	2019	2018
a) Based on the weighted average number of ordinary shares on issue (cents)	(1.12)	(0.83)	(1.44)	0.93
b) On fully diluted basis (cents)	(1.12)	(0.83)	(1.44)	0.87

(i) The basic earnings per ordinary share for the 3 months period and the same period last year have been calculated based on the weighted average number of 839,794,980 and 840,362,380 ordinary shares respectively.

The basic earnings per ordinary share for the 9 months period and the same period last year have been calculated based on the weighted average number of 839,652,365 and 840,634,573 ordinary shares respectively.

(ii) For the 3 months period ended 30 September 2019 and 30 September 2018, contingently issuable shares under the Banyan Tree Performance Share Plan had been excluded from the calculation of diluted earnings per share as their effects would be anti-dilutive (i.e. loss per share would have been reduced in the event that dilutive potential shares issued are converted into ordinary shares). Thus, the dilutive earnings per share was the same as the basic earnings per share for the 3 months period ended 30 September 2019 and 30 September 2018.

For the 9 months period ended 30 September 2019, contingently issuable shares under the Banyan Tree Performance Share Plan had been excluded from the calculation of diluted earnings per share as their effects would be anti-dilutive (i.e. loss per share would have been reduced in the event that dilutive potential shares issued are converted into ordinary shares). Thus, the dilutive earnings per share was the same as the basic earnings per share for the 9 months period ended 30 September 2019.

The diluted earnings per ordinary share for the 9 months period ended 30 September 2018 have been calculated based on the weighted average number of 898,102,426 ordinary shares.

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 As at		Company As at	
	30-Sep-19	31-Dec-18	30-Sep-19	31-Dec-18
Net asset value per ordinary share based on issued share capital* at the end of the Period (S\$)	0.75	0.77	0.48	0.38

* Ordinary shares in issue as at 30 September 2019 and 31 December 2018 are 839,794,980 and 839,362,380 shares respectively.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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.

A) REVENUE

	Group			
	3 months ended 30 Sep		2019 vs 2018	
	2019	2018	Incr/(Decr)	
	(S\$'000)	(S\$'000)	(S\$'000)	%
Hotel Investments	31,826	37,886	(6,060)	-16%
Property Sales	10,883	17,102	(6,219)	-36%
- Hotel Residences	8,470	6,170	2,300	37%
- Laguna Property Sales	2,413	10,932	(8,519)	-78%
Fee-based Segment	12,727	14,692	(1,965)	-13%
- Hotel/Fund/Club Management	4,676	6,403	(1,727)	-27%
- Spa/Gallery Operations	4,129	4,409	(280)	-6%
- Design and Others	3,922	3,880	42	1%
Revenue	55,436	69,680	(14,244)	-20%

	Group			
	9 months ended 30 Sep		2019 vs 2018	
	2019	2018	Incr/(Decr)	
	(S\$'000)	(S\$'000)	(S\$'000)	%
Hotel Investments	125,632	144,929	(19,297)	-13%
Property Sales	21,871	46,984	(25,113)	-53%
- Hotel Residences	9,804	20,835	(11,031)	-53%
- Laguna Property Sales	12,067	26,149	(14,082)	-54%
Fee-based Segment	40,918	44,360	(3,442)	-8%
- Hotel/Fund/Club Management	14,719	16,739	(2,020)	-12%
- Spa/Gallery Operations	13,585	14,417	(832)	-6%
- Design and Others	12,614	13,204	(590)	-4%
Revenue	188,421	236,273	(47,852)	-20%



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

B) PROFITABILITY

	Group			
	3 months ended 30 Sep		2019 vs 2018	
	2019	2018	Incr/(Decr)	
	(S\$'000)	(S\$'000)	(S\$'000)	%
Hotel Investments	336	1,356	(1,020)	-75%
Property Sales	1,488	2,963	(1,475)	-50%
- Hotel Residences	1,941	856	1,085	127%
- Laguna Property Sales	(453)	2,107	(2,560)	nm
Fee-based Segment	3,549	3,462	87	3%
- Hotel/Fund/Club Management	3,221	3,259	(38)	-1%
- Spa/Gallery Operations	516	337	179	53%
- Design and Others	(188)	(134)	(54)	-40%
Head Office Expenses	(3,897)	(1,232)	2,665	216%
Other Income (net)	756	257	499	194%
Operating Profit (EBITDA)	2,232	6,806	(4,574)	-67%
Loss attributable to owners of the Company (PATMI)	(9,434)	(6,998)	2,436	35%

	Group			
	9 months ended 30 Sep		2019 vs 2018	
	2019	2018	Incr/(Decr)	
	(S\$'000)	(S\$'000)	(S\$'000)	%
Hotel Investments	22,025	24,304	(2,279)	-9%
Property Sales	(501)	4,427	(4,928)	nm
- Hotel Residences	(693)	2,647	(3,340)	nm
- Laguna Property Sales	192	1,780	(1,588)	-89%
Fee-based Segment	11,079	12,999	(1,920)	-15%
- Hotel/Fund/Club Management	8,064	9,869	(1,805)	-18%
- Spa/Gallery Operations	2,739	2,383	356	15%
- Design and Others	276	747	(471)	-63%
Head Office Expenses	(8,601)	(6,836)	1,765	26%
Other Income (net)	5,404	18,842	(13,438)	-71%
Operating Profit (EBITDA)	29,406	53,736	(24,330)	-45%
(Loss)/Profit attributable to owners of the Company (PATMI)	(12,120)	7,843	(19,963)	nm



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

C) BUSINESS SEGMENTS REVIEW

i) Hotel Investments segment

Hotel Investments segment achieved revenue of S\$31.8 million in 3Q19, a decrease of 16% or S\$6.1 million compared to S\$37.9 million in 3Q18. The decrease in revenue was mainly from Seychelles (S\$5.2 million) and Maldives (S\$1.0 million).

For Seychelles, the Group stopped consolidating their results after the Group disposed its entire assets portfolio in November 2018. For Maldives, hotel performance was below the same period last year mainly due to the intense competition from new luxury resorts that opened in 2019 which drove down room rates. Revenue per Available Room ("RevPAR") for Maldives resorts decreased by 20% from S\$188 in 3Q18 to S\$150 in 3Q19.

Operating Profit in 3Q19 decreased by S\$1.0 million due to lower revenue but partially cushioned by lower operating lease expenses as the Group had stopped recording operating lease expense but instead recorded depreciation expense under SFRS(I) 16 as mentioned in page 18 paragraph 5 of this announcement.

For 9M19, Hotel Investments segment achieved revenue of S\$125.6 million, a decrease of 13% or S\$19.3 million compared to S\$144.9 million in 9M18. The decrease in revenue was mainly from Seychelles (S\$16.5 million) and Thailand (S\$5.2 million) which was partially cushioned by increase in revenue from Maldives (S\$1.2 million) and Indonesia (S\$0.7 million).

Operating Profit decreased by S\$2.3 million in 9M19 mainly due to lower revenue but partially cushioned by lower provision for bonus and incentives and lower operating lease expenses as mentioned earlier.

ii) Property Sales segment

Revenue from the Property Sales segment decreased by S\$6.2 million or 36% to S\$10.9 million in 3Q19. For 9M19, revenue decreased by S\$25.1 million or 53% to S\$21.9 million.

In 3Q19, a total of 21 units of Cassia Phuket, Cassia Bintan and Laguna Park townhomes were recognised. In comparison, a total of 23 units of Cassia Phuket, Cassia Bintan, Laguna Park townhomes/villas and Laguna Village Residences were recognised in 3Q18. In 3Q19, the Group partially recognized 17 units of Cassia Phuket Phase 3 and expects to recognise the remaining secured sales of 132 units when they are progressively handed over in 4Q19. In addition, achieved sales of Laguna Park Townhomes/villas Phase 2 and Banyan Tree 3 Beds Pool villas will be recognised in 4Q19 when they are completed and handed over to the buyers.

In 9M19, a total of 38 units of Cassia Phuket, Cassia Bintan and Laguna Park townhomes/villas were recognised. In comparison, 87 units of Cassia Phuket, Cassia Bintan, Laguna Park townhomes/villas and Laguna Village residences were recognised in 9M18. 9M18 had the benefit of Cassia Phuket and Cassia Bintan Phase 2 recognition when they were completed and handed over to buyers by 2Q18.

Deposits for 186 new units sold with total sales value of S\$46.6 million were received in 3Q19 compared to deposits for 39 units in 3Q18 of S\$21.9 million, a five-fold increase in units and two-fold increase in value terms. The increase was mainly due to the launch of Skypark in the current quarter. For 9M19, deposits for 270 units sold with total sales value of S\$94.9 million were received compared to 174 units of S\$102.7 million in 9M18, a 55% increase in units but 8% decrease in value terms as sales in 9M19 included Skypark of lower sales value.

Overall unrecognised revenue as at 30 September 2019 was S\$258.0 million as compared to S\$203.1 million as at 30 September 2018. Barring unforeseen circumstances, the Group expects to recognize S\$87.0 million in 4Q19 with the progressive handing over of secured sales of Cassia Phuket Phase 3, Laguna Park Townhomes/villas Phase 2 and Banyan Tree 3 Beds Pool villas.

Operating Profit decreased by S\$1.5 million from a profit of S\$3.0 million to a loss of S\$1.5 million in 3Q19 and decreased by S\$4.9 million from a profit of S\$4.4 million to a loss of S\$0.5 million in 9M19. This was mainly due to lower revenue as mentioned earlier.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

iii) Fee-based segment

Revenue from the Fee-based segment decreased by S\$2.0 million or 13% to S\$12.7 million mainly due to lower royalties and technical advisory fees earned from residential projects in Thailand and Dubai. The fees from both projects were substantially recognised in 2018

For 9M19, revenue decreased by S\$3.4 million or 8% mainly due to lower architectural and design fees earned from projects based on project milestones, lower revenue from Spa/Gallery Operations and lower fees earned from residential projects.

Notwithstanding the decrease in revenue, Operating Profit was in line with 3Q18 mainly due to lower group hotel marketing expenses and foreign exchange gain in 3Q19 as compared to foreign exchange loss in 3Q18.

For 9M19, Operating Profit decreased by S\$1.9 million from S\$13.0 million to S\$12.1 million mainly due to lower revenue but partially cushioned by lower group hotel marketing expenses and higher foreign exchange gain.

If management fees of those resorts which the Group has a majority interest were not eliminated on consolidation, Operating Profit would have been S\$5.5 million in 3Q19 as compared to S\$6.1 million in 3Q18, and S\$20.2 million in 9M19 as compared to S\$24.4 million in 9M18.

iv) Head Office

Head office expenses increased by S\$2.7 million to S\$3.9 million in 3Q19 mainly due to foreign exchange loss in 3Q19 as opposed to a foreign exchange gain in 3Q18.

Head office expenses increased by S\$1.8 million to S\$8.6 million in 9M19 mainly due to higher provision for loss allowance and lower foreign exchange gain, partially cushioned by lower provision for bonus and incentives.

v) Other income

Other income increased by S\$0.5 million from S\$0.3 million in 3Q18 to S\$0.8 million in 3Q19, mainly due to service income and income from expired gift certificates.

For 9M19, other income decreased by S\$13.4 million mainly due to absence of gains from dilution of the Group's interest in BTAC from 50% to 22.8% recorded in 1Q18, partially cushioned by revaluation gain on investment properties.

vi) (Loss)/Profit attributable to owners of the Company

Loss increased by S\$2.4 million from S\$7.0 million in 3Q18 to S\$9.4 million in 3Q19 mainly attributable to lower Operating Profit from Hotel Investments and Property Sales segment, higher head office expenses and higher depreciation of property, plant and equipment and right-of-use assets. This was partially cushioned by lower net finance costs, lower share of losses of associates and lower income tax expenses.

For 9M19, profit decreased by S\$19.9 million from a profit of S\$7.8 million in 9M18 to a loss of S\$12.1 million mainly attributable to lower Operating Profit from all segments, higher head office expenses, lower other income and higher depreciation of property, plant and equipment and right-of-use assets. This was partially cushioned by lower net finance costs, lower income tax expenses and higher non-controlling interests' share of losses in Laguna Resorts & Hotels Public Company Limited ("LRH").



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

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

There were no forecast made in 2Q19's results commentary.

10 A commentary at the date of 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 International Monetary Fund's latest report¹, global growth is forecast at 3% for 2019, its lowest since 2008 with projected slowdown and prominent downside risks affecting our key market, notably in China.

On Hotel Investments segment, based on hotel forward bookings for owned hotels for 4Q19, overall forward bookings is 10% above the same period last year (hotels in Thailand are 16% above and hotels outside of Thailand are 6% below).

On Property Sales segment, revenue recognition is largely dependent on completion and handing over of completed units to buyers. As at 30 September 2019, the Group has unrecognised revenue of S\$258.0 million compared to S\$203.1 million as at 30 September 2018. Barring unforeseen circumstances, the Group expects revenue recognition of about 34% (S\$87 million) in 4Q19 with the progressive handing over of secured sales of Cassia Phuket Phase 3, Laguna Park Townhomes/villas Phase 2 and Banyan Tree 3 Beds Pool villas.

New Openings

The Group expects to open the following 10 new resorts in the next 12 months:

- i. Angsana Corfu, Corfu, Greece
- ii. Angsana Teluk Bahang, Penang, Malaysia
- iii. Angsana Siem Reap, Siem Reap, Cambodia
- iv. Angsana Leishan, Guizhou, China
- v. Dhawa Leishan, Guizhou, China
- vi. Banyan Tree Doha, Doha, Qatar
- vii. Banyan Tree Krabi, Krabi, Thailand
- viii. Ru Lian Wellness Hengqin, Zhuhai, China
- ix. Banyan Tree Escape Buahian, Bali, Indonesia
- x. Angsana Trenchong, Yunnan, China

Also in the next 12 months, the Group expects to launch 8 spas under management.

¹ Source: IMF, World Economic Outlook Update (October 2019)



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

11 If a decision regarding dividend has been made:-

(a) Current financial period reported on. State the amount per share.

Any dividend declared for the current financial period reported on? No

(b) Corresponding period of the immediately preceding financial year. State the amount per share.

Any dividend declared for the corresponding period of the immediately preceding financial year? No.

(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) Date payable

Not applicable.

(e) Books disclosure date

Not applicable.

12 If no dividend has been declared (recommended), a statement to that effect.

No dividend has been declared in respect of the current financial period.



BANYAN TREE HOLDINGS LIMITED

Unaudited results for the Third Quarter and Nine Months ended 30 September 2019

13 Interested Persons Transactions for the 3 months ended 30 September 2019

Interested Person Transactions		Aggregate value of all interested person transactions for Q3 (excluding transactions less than S\$100,000 and transactions conducted under Shareholders' Mandate) in S\$'000	Aggregate value of all interested person transactions conducted under Shareholders' Mandate for Q3 (excluding transactions less than S\$100,000) in S\$'000
[A]	Transactions with the Tropical Resorts Limited Group ("TRG")		
a	Provision of Resort Management and Related Services to TRG	-	709
b	Provision of Spa Management and Other Related Services to TRG	-	174
c	Rental Income from TRG in respect of units in Banyan Tree Bintan and Angsana Bintan	-	593
d	Reimbursement of Expenses - from TRG	-	1,040
[B]	Transactions with Controlling Shareholder		
a	Provision of Hotel/Resort Management and Related Services to Banyan Tree Kuala Lumpur	108	-
Total		108	2,516

14 Confirmation that the issuer has procured undertakings from all its directors and executive officers

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) of the Listing Manual.

15 Confirmation by Directors pursuant to Rule 705(5) of the Listing Manual

The Directors of Banyan Tree Holdings Limited (the "Company") confirm that taking into account the matters announced and publicly disclosed by the Company prior to the date of this confirmation and the prevailing accounting policies adopted by the Company in accordance with the Singapore Financial Reporting Standards, to the best of their knowledge, nothing has come to their attention which may render the third quarter financial results false or misleading in any material respect.

BY ORDER OF THE BOARD

Shelly Yeo
Company Secretary
13 November 2019