



TEE International Limited

(Incorporated in the Republic of Singapore)
Company Registration No: 200007107D

Unaudited Full Year Financial Statements and Dividend Announcement for the Year Ended 31 May 2018

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

1(a)(i) An income statement for the group together with a comparative statement for the corresponding period of the immediately preceding financial year

	The Group S\$'000		Increase/ (Decrease) %	The Group S\$'000		Increase/ (Decrease) %
	Fourth Quarter Ended			Full Year Ended		
	31/05/2018	31/05/2017		31/05/2018	31/05/2017	
Revenue	91,485	72,306	26.5	271,255	253,615	7.0
Cost of sales	(77,105)	(62,077)	24.2	(232,613)	(217,438)	7.0
Gross profit	14,380	10,229	40.6	38,642	36,177	6.8
Other operating income	4,041	7,805	(48.2)	7,569	11,546	(34.4)
Selling and distribution expenses	(3,787)	(2,394)	58.2	(11,675)	(5,101)	NM
Administrative expenses	(7,895)	(4,950)	59.5	(23,416)	(21,264)	10.1
Other operating expenses	(3,112)	(6,430)	(51.6)	(12,303)	(6,786)	81.3
Share of results of associates and joint venture	(1,268)	(2,370)	(46.5)	3,038	(2,095)	NM
Finance costs	(3,451)	(2,760)	25.0	(9,878)	(10,181)	(3.0)
(Loss) Profit before tax	(1,092)	(870)	25.5	(8,023)	2,296	NM
Income tax expense	(156)	(2,207)	(92.9)	(738)	(3,264)	(77.4)
Loss for the year	(1,248)	(3,077)	(59.4)	(8,761)	(968)	NM

Loss attributable to:

Owners of the Company
Non-controlling interests

(1,844)	(2,780)	(33.7)	(7,605)	(1,569)	NM
596	(297)	NM	(1,156)	601	NM
(1,248)	(3,077)	(59.4)	(8,761)	(968)	NM

1(a)(ii) A statement of comprehensive income for the group together with a comparative statement for the corresponding period of the immediately preceding financial year

	The Group S\$'000		Increase/ (Decrease) %	The Group S\$'000		Increase/ (Decrease) %
	Fourth Quarter Ended			Full Year Ended		
	31/05/2018	31/05/2017		31/05/2018	31/05/2017	
Loss for the year	(1,248)	(3,077)	(59.4)	(8,761)	(968)	NM
Other comprehensive (loss) income:						
Currency translation differences	(896)	(3,100)	(71.1)	2,143	(324)	NM
Other comprehensive (loss) income for the year	(896)	(3,100)	(71.1)	2,143	(324)	NM
Total comprehensive loss for the year	(2,144)	(6,177)	(65.3)	(6,618)	(1,292)	NM

N.M.-not meaningful

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1(a)(ii) A statement of comprehensive income for the group together with a comparative statement for the corresponding period of the immediately preceding financial year (Continued)

	The Group S\$'000		Increase/ (Decrease) %	The Group S\$'000		Increase/ (Decrease) %
	Fourth Quarter Ended			Full Year Ended		
	31/05/2018	31/05/2017		31/05/2018	31/05/2017	
Total comprehensive loss attributable to:						
Owners of the Company	(2,415)	(2,832)	(14.7)	(7,284)	(947)	NM
Non-controlling interests	271	(3,345)	NM	666	(345)	NM
	(2,144)	(6,177)	(65.3)	(6,618)	(1,292)	NM

1(a)(iii) Notes to the income statement

	The Group S\$'000		Increase/ (Decrease) %	The Group S\$'000		Increase/ (Decrease) %
	Fourth Quarter Ended			Full Year Ended		
	31/05/2018	31/05/2017		31/05/2018	31/05/2017	
A Other operating income:						
Interest income	165	310	(46.8)	861	1,324	(35.0)
Gain on disposal of an associate	-	1,301	(100.0)	-	1,301	(100.0)
Gain in fair value of club membership	-	3	(100.0)	-	3	(100.0)
Gain in fair value of held for trading investment	-	164	(100.0)	-	164	(100.0)
Gain on disposal of non-current asset held-for-sale	-	5,348	(100.0)	-	5,348	(100.0)
Gain on disposal of property, plant and equipment	19	1	NM	33	2	NM
Gain on disposal of stock dividend	160	-	NM	160	-	NM
Amortisation of financial guarantee liabilities	67	94	(28.7)	333	666	(50.0)
Dividend income	544	-	NM	544	-	NM
Management fee income	662	97	NM	905	429	NM
Government grant	315	212	48.6	472	212	NM
Compensation received from a tenant	-	-	-	-	1,413	(100.0)
Negative goodwill	2,488	-	NM	2,488	-	NM
Net foreign currency exchange adjustment gain	(694)	-	NM	1,276	-	NM
Others	315	275	14.5	497	684	(27.3)
	4,041	7,805	(48.2)	7,569	11,546	(34.4)
B Finance costs:						
Loan interests	1,793	2,262	(20.7)	7,258	8,207	(11.6)
Term notes interest	-	492	(100.0)	791	1,950	(59.4)
Secured notes interest	1,635	-	NM	1,791	-	NM
Finance leases	23	6	NM	38	24	58.3
	3,451	2,760	25.0	9,878	10,181	(3.0)

N.M.-not meaningful

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1(a)(iii) Notes to the income statement (Continued)

	The Group S\$'000		Increase/ (Decrease) %	The Group S\$'000		Increase/ (Decrease) %
	Fourth Quarter Ended			Full Year Ended		
	31/05/2018	31/05/2017	31/05/2018	31/05/2017		
C Other operating expenses:						
Net foreign currency exchange adjustment (gain) loss	-	(10)	(100.0)	-	344	(100.0)
Property, plant and equipment written off	-	547	(100.0)	10	547	(98.2)
Non-current assets held for sale written off	-	-	-	83	-	NM
Allowance for doubtful trade receivables	640	-	NM	640	-	NM
Allowance for doubtful other receivables	639	193	NM	639	193	NM
Trade receivables written off	435	-	NM	437	2	NM
Allowance for diminution in value on completed properties and land held for sale	(522)	3,301	NM	1,277	3,301	(61.3)
Amortisation of intangible assets	434	-	NM	434	-	NM
Change in fair value of investment properties	995	2,469	(59.7)	995	2,469	(59.7)
Change in fair value of foreign exchange forward contract	-	(70)	(100.0)	-	(70)	(100.0)
Impairment loss on investment in associated company	491	-	NM	7,788	-	NM
	3,112	6,430	(51.6)	12,303	6,786	81.3
D Depreciation of property, plant and equipment	1,535	395	NM	2,685	1,933	38.9
E Amortisation of issuance costs on term notes	-	45	(100.0)	60	181	(66.9)
F Amortisation of issuance costs on notes payable	131	-	NM	131	-	NM
G Amortisation of deferred commission expenses	1,654	1,177	40.5	5,393	2,887	86.8
H Amortisation of deferred show flat expenses	57	347	(83.6)	514	688	(25.3)
I Adjustment for over provision of income tax in respect of prior year	(1,791)	(13)	NM	(1,246)	(727)	71.4

NM – not meaningful

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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

	The Group S\$'000		The Company S\$'000	
	31/05/2018	31/05/2017	31/05/2018	31/05/2017
ASSETS				
Current assets				
Cash and cash equivalents	34,902	39,587	990	3,494
Bank balances pledged	52	2,402	-	1,390
Trade receivables	70,074	55,117	34	269
Other receivables	22,180	13,239	24,033	11,972
Current portion of loans receivables	14,376	26,793	-	933
Held-to-maturity financial asset	25	25	25	25
Held for trading investment	700	700	700	700
Inventories	168	27	-	-
Construction work-in-progress in excess of progress billings	71,142	89,622	-	-
Development properties	227,757	143,997	-	-
Completed properties and land held for sale	46,538	47,001	-	-
Non-current asset classified as held for sale	47,617	47,481	-	-
Total current assets	535,531	465,991	25,782	18,783
Non-current assets				
Bank balances pledged	471	435	-	-
Investment in associates	19,563	48,296	-	300
Investment in joint venture	270	891	-	-
Intangible assets	1,799	-	-	-
Investment in subsidiaries	-	-	109,930	108,930
Held-to-maturity financial asset	-	25	-	25
Club membership	5	45	5	45
Property, plant and equipment	31,253	22,794	138	333
Investment properties	32,406	33,812	22,000	22,000
Other receivables	1,210	6,144	1,104	40
Deferred tax assets	4,364	3,851	-	-
Total non-current assets	91,341	116,293	133,177	131,673
Total assets	626,872	582,284	158,959	150,456
LIABILITIES AND EQUITY				
Current liabilities				
Bank loans and overdrafts	51,250	50,115	4,481	7,100
Trade payables	104,081	104,212	54	222
Other payables	38,795	32,951	65,914	59,777
Provision for maintenance costs	1,034	910	-	-
Current portion of finance leases	607	83	-	-
Current portion of long-term borrowings	91,857	51,151	1,920	4,277
Current portion of term notes	-	29,939	-	-
Current portion of financial guarantee liabilities	67	199	76	86
Income tax payable	2,537	5,596	-	-
Total current liabilities	290,228	275,156	72,445	71,462

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1(b)(i) (Continued)

	The Group S\$'000		The Company S\$'000	
	31/05/2018	31/05/2017	31/05/2018	31/05/2017
<u>LIABILITIES AND EQUITY</u>				
Non-current liabilities				
Finance leases	330	285	-	-
Long-term borrowings	142,830	136,332	12,762	23,239
Notes payable	21,089	-	21,267	-
Financial guarantee liabilities	385	752	150	226
Other payables	16,557	3,704	-	-
Deferred tax liabilities	1,951	429	-	-
Total non-current liabilities	183,142	141,502	34,179	23,465
Capital, reserves and non-controlling interests				
Share capital	58,701	58,701	58,701	58,701
Treasury shares	(269)	(269)	(269)	(269)
Currency translation reserve	(690)	(1,011)	-	-
Capital reserve	18,741	18,793	(94)	(42)
Accumulated profits	11,791	19,396	(6,003)	(2,861)
Equity attributable to owners of the Company	88,274	95,610	52,335	55,529
Non-controlling interests	65,228	70,016	-	-
Net equity	153,502	165,626	52,335	55,529
Total liabilities and equity	626,872	582,284	158,959	150,456

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

Amount repayable in one year or less, or on demand

The Group S\$'000		The Group S\$'000	
<u>As at 31/05/2018</u>		<u>As at 31/05/2017</u>	
Secured	Unsecured	Secured	Unsecured
110,962	32,752	63,577	67,711

Amount repayable after one year

The Group S\$'000		The Group S\$'000	
<u>As at 31/05/2018</u>		<u>As at 31/05/2017</u>	
Secured	Unsecured	Secured	Unsecured
163,605	644	124,933	11,684

Details of any collateral

The total secured borrowings are represented by:

- (i) Obligations under finance leases secured on certain motor vehicles of the Group; and
- (ii) Bank loans, long-term bank loans and secured notes secured by any security interest over any asset of the Group (and in this instance, security interest shall take into account any collateral over the relevant asset granted by the Group as reflected in the latest audited or unaudited financial statements of the Group and shall, in any event, include any security created over any receivables due or owing to the Group or paid or payable to the Group).

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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

	The Group S\$'000		The Group S\$'000	
	Fourth Quarter Ended		Full Year Ended	
	31/05/2018	31/05/2017	31/05/2018	31/05/2017
Operating activities				
(Loss) Profit before tax	(1,092)	(870)	(8,023)	2,296
Adjustments for:				
Share of results of associates and joint venture	1,268	2,370	(3,038)	2,095
Change in fair value of investment properties	995	2,469	995	2,469
Depreciation of property, plant and equipment	1,535	395	2,685	1,933
Gain on disposal of an associate	-	(1,301)	-	(1,301)
Amortisation of deferred commission expenses	1,654	1,177	5,393	2,887
Amortisation of deferred show flat costs	57	347	514	688
Amortisation of financial guarantee liabilities	(67)	(94)	(333)	(666)
Amortisation of intangible asset	434	-	434	-
Amortisation of issuance costs on term notes	-	45	60	181
Amortisation of issuance costs on notes payable	131	-	131	-
Negative goodwill	(2,488)	-	(2,488)	-
Allowance for doubtful trade receivables	646	-	646	-
Allowance for doubtful other receivables	639	193	639	193
Trade receivables written off	435	-	437	2
Impairment loss on investment in associates	491	-	7,788	-
Allowance for diminution in value on completed properties and land held for sale	(522)	3,301	1,277	3,301
Change in fair value of club membership	-	(3)	-	(3)
Change in fair value of foreign exchange forward contract	-	-	-	(70)
Change in fair value of held for trading investment	-	(164)	-	(164)
Property, plant and equipment written off	-	547	10	547
Non-current assets held for sale written off	-	-	83	-
Gain on disposal of property, plant and equipment	(19)	(1)	(33)	(2)
Gain on disposal of non-current asset held-for-sale	-	(5,348)	-	(5,348)
Dividend income	(544)	-	(544)	-
Gain on disposal of stock dividend	(160)	-	(160)	-
Provision for maintenance costs	487	274	876	478
Unrealised currency translation gain	248	(840)	(1,084)	(742)
Interest income	(165)	(310)	(861)	(1,324)
Interest expense	3,451	2,760	9,878	10,181
Operating cash flows before movements in working capital	7,414	4,947	15,282	17,631
Trade receivables	(2,271)	(13,437)	(7,185)	(12,122)
Other receivables	8,578	(200)	436	8,139
Inventories	3	(5)	(31)	(11)
Construction work-in-progress in excess of progress billings	5,661	(2,935)	18,891	13,904
Development properties	21,977	16,084	(64,273)	(32,172)
Completed properties and land held for sale	(20,218)	(6,167)	(15,409)	(770)
Trade payables	12,824	4,936	(3,025)	(3,348)
Other payables	(3,596)	(3,647)	9,977	(1,114)
Long term deposit	-	-	-	(730)
Progress billings in excess of construction work-in-progress	(267)	(1,074)	-	-
Utilisation of provision for maintenance costs	(60)	(108)	(752)	(210)
Cash generated from (used in) operations	30,045	(1,606)	(46,089)	(10,803)
Interest paid	(4,344)	(4,023)	(12,221)	(13,298)
Income tax paid	(102)	(1,263)	(3,998)	(4,259)
Net cash from (used in) operating activities	25,599	(6,892)	(62,308)	(28,360)

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1(c) (Continued)

	The Group S\$'000		The Group S\$'000	
	Fourth Quarter Ended		Full Year Ended	
	31/05/2018	31/05/2017	31/05/2018	31/05/2017
Investing activities				
Proceeds on disposal of property, plant and equipment	34	1	48	2
Proceeds on disposal of non-current asset held for-sale	-	32,820	-	32,820
Purchase of non-current asset held for-sale	(75)	-	(1,067)	-
Proceeds on disposal of an associate	-	5,373	4,856	5,373
Purchase of property, plant and equipment	(432)	172	(531)	(8,145)
Purchase of held-to-maturity financial asset	-	-	-	(50)
Proceeds on disposal of other investment	-	-	25	-
Investment in associates	-	-	(1,574)	(1,008)
Acquisition of subsidiaries (Note B)	(12,792)	-	(12,792)	-
Acquisition of non-controlling interests in a subsidiary	-	-	-	(36)
Loans from non-controlling interests	-	3,680	-	3,680
Loans receivables	(30)	(90)	(919)	(1,303)
Repayment of loans receivables	5,418	1,447	13,421	4,838
Proceeds on disposal on club membership	45	-	45	-
Purchase of club membership	(5)	-	(5)	-
Dividend received from associates and joint venture	9,986	3,123	10,991	7,892
Interest received	138	680	2,510	1,754
Net cash from investing activities	2,287	47,206	15,008	45,817
Financing activities				
Drawdown of bank loans	37,737	26,400	130,736	123,252
Repayment of bank loans	(47,561)	(25,690)	(129,846)	(132,729)
Drawdown of long-term borrowings	2,103	20,050	90,408	87,805
Repayment of long-term borrowings	(8,663)	(45,013)	(43,738)	(88,956)
Repayment of long-term loan	-	-	-	(4,050)
Repayment of term notes	-	-	(30,000)	-
Issuance of notes payable	-	-	20,175	-
(Increase) Decrease in bank balances pledged	(4)	(1,016)	2,368	1,046
Repayment of obligations under finance leases	(633)	(24)	(709)	(90)
Loan from related party	-	-	10,600	-
Repayment of loan to related party	-	-	(600)	-
Payment of warrant issue expenses	(52)	-	(52)	-
Capital injection by non-controlling interests	-	-	-	1,732
Deemed capital injection by non-controlling interests	5	-	1,142	-
Repayment of deemed capital to non-controlling interests	-	-	(4,345)	-
Purchase of treasury shares	-	-	-	(269)
Dividends paid to shareholders	-	(602)	-	(1,506)
Dividends paid to non-controlling interests	-	(246)	(1,841)	(919)
Net cash (used in) from financing activities	(17,068)	(26,141)	44,298	(14,684)
Net increase (decrease) in cash and cash equivalents	10,818	14,173	(3,002)	2,773
Cash and cash equivalents at beginning of year	19,716	20,670	33,439	32,206
Effect of foreign exchange rate changes	(243)	(1,404)	(146)	(1,540)
Cash and cash equivalents at end of year (Note A)	30,291	33,439	30,291	33,439

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1(c) (Continued)

Note A: Cash and cash equivalents

	The Group S\$'000		The Group S\$'000	
	Fourth Quarter Ended		Full Year Ended	
	31/05/2018	31/05/2017	31/05/2018	31/05/2017
Cash at banks	9,951	26,972	9,951	26,972
Cash on hand	107	49	107	49
Fixed deposits	3,327	5,004	3,327	5,004
Project accounts (see Note below):				
Cash at banks	20,035	6,380	20,035	6,380
Fixed deposits	2,005	4,019	2,005	4,019
	35,425	42,424	35,425	42,424
Pledged fixed deposits	(523)	(2,837)	(523)	(2,837)
Bank overdrafts	(4,611)	(6,148)	(4,611)	(6,148)
Total cash and cash equivalents	30,291	33,439	30,291	33,439

Note:

Project accounts are subject to restrictions under the Housing Developers (Project Account) Rules (1997 Ed) or the Malaysia Housing Development (Control and Licensing) Act, 1966. Withdrawals from these projects accounts are restricted to payments for project expenditure incurred until the completion of the project.

Note B: Net cash outflow on acquisition of subsidiaries

	S\$'000
Consideration paid in cash	18,500
Less cash and cash equivalents acquired	(5,708)
Net cash outflow on acquisition of subsidiaries	<u>12,792</u>

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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 S\$'000	Treasury shares S\$'000	Currency Translation reserve S\$'000	Capital reserve S\$'000	Accumulated profits S\$'000	Equity attributable to owners of the Company S\$'000	Non-controlling interests S\$'000	Total S\$'000
The Group								
Balance at 31/05/2017	58,701	(269)	(1,011)	18,793	19,396	95,610	70,016	165,626
<i>Total comprehensive loss for the year:</i>								
Loss for the year	-	-	-	-	(7,605)	(7,605)	(1,156)	(8,761)
Other comprehensive income for the year	-	-	321	-	-	321	1,822	2,143
Total comprehensive loss for the year	-	-	321	-	(7,605)	(7,284)	666	(6,618)
<i>Transactions with owners, recognised directly in equity:</i>								
Deemed capital injection by non-controlling interests	-	-	-	-	-	-	1,142	1,142
Repayment of deemed capital to non-controlling interests	-	-	-	-	-	-	(4,345)	(4,345)
Dividend paid/payable to non-controlling interests	-	-	-	-	-	-	(2,251)	(2,251)
Expenses incurred on issue of bonus warrants	-	-	-	(52)	-	(52)	-	(52)
Balance at 31/05/2018	58,701	(269)	(690)	18,741	11,791	88,274	65,228	153,502
Previous Corresponding Year								
Balance at 31/05/2016	58,701	-	(1,633)	18,765	22,471	98,304	69,612	167,916
<i>Total comprehensive loss for the year:</i>								
Loss for the year	-	-	-	-	(1,569)	(1,569)	601	(968)
Other comprehensive loss for the year	-	-	622	-	-	622	(946)	(324)
Total comprehensive loss for the year	-	-	622	-	(1,569)	(947)	(345)	(1,292)
<i>Transactions with owners, recognised directly in equity:</i>								
Issue of shares arising from exercise of warrants	*	-	-	-	-	*	-	*
Acquisition of non-controlling interests in a subsidiary	-	-	-	28	-	28	(64)	(36)
Capital injection by non-controlling interests	-	-	-	-	-	-	1,732	1,732
Dividend paid	-	-	-	-	(1,506)	(1,506)	(919)	(2,425)
Purchase of treasury shares	-	(269)	-	-	-	(269)	-	(269)
Balance at 31/05/2017	58,701	(269)	(1,011)	18,793	19,396	95,610	70,016	165,626

* Denotes amount less than \$1,000

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1(d)(i) (Continued)

The Company

Balance at 31/05/2017

Loss for the year, representing total comprehensive loss for the year

Expenses incurred on issue of bonus warrants

Balance at 31/05/2018

Share capital	Treasury shares	Capital reserve	Accumulated profits	Total
S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
58,701	(269)	(42)	(2,861)	55,529
-	-	-	(3,142)	(3,142)
-	-	(52)	-	(52)
58,701	(269)	(94)	(6,003)	52,335

Previous Corresponding Year

Balance at 31/05/2016

Loss for the year, representing total comprehensive loss for the year

Issue of shares arising from exercise of warrants

Dividend paid

Purchase of treasury shares

Balance at 31/05/2017

58,701	-	(42)	786	59,445
-	-	-	(2,141)	(2,141)
*	-	-	-	*
-	-	-	(1,506)	(1,506)
-	(269)	-	-	(269)
58,701	(269)	(42)	(2,861)	55,529

* Denotes amount less than \$1,000

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**

Share Capital

Balance as at 28/02/2018 and 31/05/2018

The Company	
No of shares	Amount S\$'000
503,223,039	58,701

Treasury Shares

Balance as at 28/02/2018 and 31/05/2018

The Company	
No of shares	Amount S\$'000
1,270,400	269

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1(d)(ii) (Continued)

During the financial year ended 31/05/2018, there were no changes in the share capital of the Company.

During the financial year ended 31/05/2018, there were no changes in the treasury share of the Company (31/05/2017: 1,270,400 treasury shares).

On 30 April 2018, there were bonus warrants issued on the basis of 1 warrant for every 10 existing ordinary shares in the capital of the Company held by the shareholders of the Company. The number of bonus warrants issued was 50,195,020 and the exercise price is at S\$0.215 per warrant. The warrants can be exercised within the period from date of issue of the bonus warrant to 30 Oct 2020.

There is no warrants exercise during the year.

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

	The Company	
	31/05/2018	31/05/2017
Total number of issued shares	503,223,039	503,223,039
Total number of treasury shares	(1,270,400)	(1,270,400)
Total number of issued shares excluding treasury shares	501,952,639	501,952,639

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

There were no sales, transfers, disposals, cancellation and/or use of treasury shares during the financial year ended 31/05/2018.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on

Not applicable.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures presented have not been audited or reviewed.

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 adopted the same accounting policies and methods of computation for the current financial period as those adopted for the audited financial statements for the financial year ended 31/05/2017.

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- 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.

Not applicable.

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

	The Group Fourth Quarter Ended		The Group Full Year Ended	
	31/05/2018	31/05/2017	31/05/2018	31/05/2017
Loss per ordinary share of the Group based on net profit attributable to owners of the Company:				
(i) Based on the weighted average number of shares (cents)	(0.37)	(0.55)	(1.52)	(0.31)
- Weighted average number of shares (excluding treasury shares) ('000)	501,953	501,952	501,953	502,362
(ii) On a fully diluted basis (cents)	(0.37)	(0.55)	(1.52)	(0.31)
- Adjusted weighted average number of shares (excluding treasury shares) ('000)	501,953	501,952	501,953	502,362

- 7 Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the: (a) current financial period reported on; and (b) immediately preceding financial year

	Cents	
	As at 31/05/2018	As at 31/05/2017
The Group	17.6	19.0
The Company	10.4	11.1

Net asset value per share is calculated based on 501,952,639 (31/05/2017: 501,952,639) ordinary shares (excluding treasury shares) on issue at the end of the year under review and of the immediately preceding financial year.

- 8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following: (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

Income Statement

Fourth Quarter Ended 31/05/2018 ("4QFY2018") against Fourth Quarter Ended 31/05/2017 ("4QFY2017")

Revenue increased by S\$19.2 million due mainly to higher contribution of progressive revenue from development properties and newly acquired waste and recycling management subsidiaries. Cost of sales correspondingly increased by S\$15.0 million.

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8 (Continued)

Other operating income decreased by S\$3.8 million due mainly to the absence of gain on disposal of the Australia property by TEE Land in 4QFY2017, offset by the negative goodwill on the acquisition of the waste and recycling management subsidiaries.

Selling and distribution expenses increased by S\$1.4 million due mainly to one-off marketing costs incurred for Third Avenue, Malaysia.

Administrative expenses increased by S\$2.9 million due mainly to the newly acquired waste and recycling management subsidiaries.

Other operating expenses decreased by S\$3.3 million due mainly to the absence of impairment of completed properties held for sale and changes in value of investment property in 4QFY2017.

Share of losses of associates and joint venture decreased by S\$1.1 million due mainly to the absence of impairment and losses incurred by TEE Land's associated companies in 4QFY2017.

Finance costs increased by S\$0.7 million due mainly to additional borrowings.

Income tax expenses decreased by S\$2.1 million due mainly to the absence of the gain on disposal of the Australia property by TEE Land in 4QFY2017.

Overall, the Group reported loss after tax of S\$1.2 million in 4QFY2018 as compared to loss after tax of S\$3.1 million in 4QFY2017.

Loss attributable to owners of the Company was S\$1.8 million in 4QFY2018 as compared to loss of S\$2.8 million in 4QFY2017.

Financial Year Ended 31/05/2018 ("FY2018") against Financial Year Ended 31/05/2017 ("FY2017")

Revenue increased by S\$17.6 million due mainly to higher contribution of progressive revenue from development properties and newly acquired waste and recycling management subsidiaries. Cost of sales correspondingly increased by S\$15.2 million.

Other operating income decreased by S\$4.0 million due mainly to the absence of gain on disposal of the Australia property by TEE Land in FY2017, offset by the negative goodwill on the acquisition of the waste and recycling management subsidiaries.

Selling and distribution expenses increased by S\$6.6 million due mainly to one-off marketing cost incurred for Third Avenue, Malaysia.

Administrative expenses increased by S\$2.2 million due mainly to the newly acquired waste and recycling management subsidiaries.

Other operating expenses increased by S\$5.5 million due mainly to one-off impairment losses recognised on the disposal of an associate and the remaining unsold units in the completed properties held for sale by TEE Land.

Share of profit of associates and joint venture increased by S\$5.1 million due mainly to higher contribution of profits from TEE Land's associated companies.

Finance costs decreased by S\$0.3 million due mainly to repayment of loans.

Income tax expenses decreased by S\$2.5 million due mainly to the absence of the gain on disposal of the Australia property by TEE Land in FY2017.

The Group recorded a loss after tax of S\$8.8 million in FY2018, as previously announced, due mainly to one-off impairment losses recognised on the disposal of an associate and the remaining unsold units in the completed properties held for sale by TEE Land.

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8 (Continued)

Loss attributable to owners of the Company was S\$7.6 million in FY2018 as compared to loss of S\$1.6 million in FY2017.

Statement of Financial Position

Financial Year Ended 31/05/2018 (“FY2018”) against Financial Year Ended 31/05/2017 (“FY2017”)

Trade receivables increased by S\$15.0 million due mainly to higher progressive billings for development property projects and newly acquired waste and recycling management subsidiaries.

Total other receivables increased by S\$4.0 million due mainly to amount receivable from the disposal of an associate by TEE Land.

Loans receivables decreased by S\$12.4 million due mainly to repayments by associated companies.

Construction work-in-progress decreased by S\$18.5 million due to progressive billings for the on-going engineering projects.

Development properties increased by S\$83.8 million due mainly to the acquisition of land by TEE Land.

Investment in associates decreased by S\$28.7 million due mainly to the disposal of an associate by TEE Land.

Intangible assets, property, plant and equipment increased by S\$1.8 million and S\$8.5 million respectively, due mainly to the acquisition of waste and recycling management subsidiaries.

Total borrowings increased by S\$40.1 million due mainly to additional loans utilised for the acquisition of land and secured notes issued in December 2017.

Other payables increased by S\$18.7 million due mainly to loan from a related party and shareholders loans from non-controlling interests.

Statement of Cash Flows

Financial Year Ended 31/05/2018 (“FY2018”) against Financial Year Ended 31/05/2017 (“FY2017”)

Operating activities

Net cash used in operating activities was S\$62.3 million, mainly for the acquisition of new land.

Investing activities

Net cash from investing activities was S\$15.0 million, due mainly to repayments by associated companies and proceeds from disposal of an associate.

Financing activities

Net cash from financing activities was S\$44.3 million, due mainly to issuance of secured notes, net borrowings and repayment of term notes upon maturity.

As a result, the Group recorded a net decrease in cash and cash equivalents of S\$3.0 million.

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

There was no forecast or any prospect statement previously disclosed to shareholders.

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

Despite the challenging business landscape, the Group will continue striving for improvement in its performance through prudent cost management, coupled with initiatives that build up the Group's capabilities and enhance competitiveness.

The Engineering business remains focused on delivering projects while working on initiatives that would value add to future tenders.

The Real Estate business remains cautious due to recent cooling measures in Singapore. Our subsidiary, TEE Land, will continue to actively realise value in its overseas investments.

The Infrastructure business continues to expand steadily while building up its capabilities through strategic investments and partnerships.

11 Dividend

(a) Current Financial Period Reported On

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

Name of Dividend	Final
Dividend Type	Not applicable
Dividend Amount per Share (in cents)	Not applicable
Tax Rate	Not applicable

(b) Corresponding Period of the immediately Preceding Financial Year

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

Name of Dividend	Final
Dividend Type	Not applicable
Dividend Amount per Share (in cents)	Not applicable
Tax Rate	Not applicable

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12 If no dividend has been declared/recommended, a statement to that effect

No final dividend has been declared or recommend for the current reporting period.

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- 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.

- 14** Confirmation pursuant to Rule 720(1) of the Listing Manual.

The Company hereby confirms that it has procured undertakings from all its Directors and executive officer in accordance with Rule 720(1) of the Listing Manual.

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PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

15 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

Analysis by Business Segment

	Corporate & Other	Engineering	Real Estate	Infrastructure	Elimination	Group
	FY2018	FY2018	FY2018	FY2018	FY2018	FY2018
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Segment Revenue						
External sales	1,211	135,775	106,706	27,563	-	271,255
Inter-segment sales	3,931	29,511	1,204	513	(35,159)	-
Total revenue	5,142	165,286	107,910	28,076	(35,159)	271,255
Segment Results						
Segment results	156	6,590	(3,929)	2,186	(6,186)	(1,183)
Share of results of associates and joint venture	-	(5)	2,838	205	-	3,038
Finance costs	(3,299)	(1,986)	(4,479)	(912)	798	(9,878)
(Loss) Profit before tax	(3,143)	4,599	(5,570)	1,479	(5,388)	(8,023)
Income tax expense	-	(372)	27	(393)	-	(738)
(Loss) Profit for the year	(3,143)	4,227	(5,543)	1,086	(5,388)	(8,761)

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15 (Continued)

Analysis by Business Segment

	Corporate & Other	Engineering	Real Estate	Infrastructure	Elimination	Group
	FY2017	FY2017	FY2017	FY2017	FY2017	FY2017
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Segment Revenue						
External sales	-	161,660	89,004	2,951	-	253,615
Inter-segment sales	3,384	64,107	1,204	593	(69,288)	-
Total revenue	3,384	225,767	90,208	3,544	(69,288)	253,615
Segment Results						
Segment results	(341)	10,714	10,180	699	(6,680)	14,572
Share of results of associates and joint venture	-	291	(2,090)	(296)	-	(2,095)
Finance costs	(1,799)	(1,995)	(6,279)	(154)	46	(10,181)
Profit (Loss) before tax	(2,140)	9,010	1,811	249	(6,634)	2,296
Income tax expense	-	(536)	(2,669)	(59)	-	(3,264)
Profit (Loss) for the year	(2,140)	8,474	(858)	190	(6,634)	(968)

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15 (Continued)

Geographical information:

Segment revenue: Segment revenue is analysed based on the location of customers regardless of where the goods are produced.

Segment non-current assets: Segment non-current assets (excluding bank balances pledged, held-to-maturity financial asset, other receivables, loans receivables and deferred tax assets) are analysed based on the location of those assets.

	Revenue		Non-current assets	
	FY2018 \$'000	FY2017 \$'000	FY2018 \$'000	FY2017 \$'000
Singapore	204,090	169,021	76,492	94,603
Malaysia	49,332	65,618	215	523
Thailand	3,001	2,951	56	57
Vietnam	532	254	-	-
Hong Kong	5,844	2,333	274	896
Australia/ New Zealand	8,456	13,438	8,259	9,759
Total	<u>271,255</u>	<u>253,615</u>	<u>85,296</u>	<u>105,838</u>

16 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the businesses or geographical segments

Please refer to note 8.

17 A breakdown of sales

	The Group S\$'000		Increase/ (Decrease) %
	Latest Full Year 31/05/2018	Previous Full Year 31/05/2017	
(a) Sales reported for first half year	115,027	128,717	(10.6)
(b) Operating (loss) profit after tax before deducting non-controlling interests reported for first half year	(8,485)	1,811	NM
(c) Sales reported for second half year	156,228	124,898	25.1
(d) Operating profit (loss) after tax before deducting non-controlling interests reported for second half year	(276)	(2,779)	(90.1)

18 A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

	The Group S\$'000	
	Latest Full Year 31/05/2018	Previous Full Year 31/05/2017
Interim dividend	-	603
Proposed final dividend	-	-
Total	-	603

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- 19 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Phua Boon Kin	56	Brother of Phua Chian Kin, Group Chief Executive & Managing Director and a substantial shareholder of the Company	<p>Deputy Group Managing Director cum Managing Director of TEE Group's Engineering Business, since 17 August 2015.</p> <p>Managing Director (Engineering) of the Group since Jul 2012.</p> <p>Duties include the corporate affairs, as well as, in charge of TEE Group's overall Engineering business.</p> <p><u>Other Directorships:</u> Director of TEE Engineering & Construction Private Limited since Jun 2013.</p> <p>Director of Trans Equatorial Engineering Pte Ltd since May 2013.</p> <p>Director of TEE Management Pte Ltd since May 2013.</p> <p>Director of Security Pro-Telco Pte Ltd since Feb 2009</p> <p>Executive Director of TEE International Limited since Sep 2008</p> <p>Director of PBT Engineering Pte Ltd since Sep 2006</p>	No Change

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19 (Continued)

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Phua Cher Chuan	48	Nephew of Phua Chian Kin, Group Chief Executive & Managing Director and a Substantial Shareholder; and Phua Boon Kin, Deputy Group Managing Director, of the Company	<p>Executive Director (Special Function) of the Group since Jul 2017</p> <p>Other Directorships:</p> <p>Director of Security Pro-Telco Pte Ltd since Oct 2008</p> <p>Director of NexFrontier Solutions Pte Ltd since Jul 2008</p> <p>Director of CMTE Technology Sdn Bhd since Dec 2014</p>	Executive Director (Special Function) (Also assuming the roles as Head of Information Technology (IT) and Chief Technical Officer (CTO)).
Phua Cher Chew	44	Nephew of Phua Chian Kin, Group Chief Executive & Managing Director and a Substantial Shareholder; and Phua Boon Kin, Deputy Group Managing Director, of the Company	<p>Executive Director & Chief Executive Officer of TEE Land Limited since May 2013</p> <p>Director of TEE Land Limited's Group of non-listed subsidiaries since Mar 2011</p>	No Change.

BY ORDER OF THE BOARD

Saw Chin Choo (Ms)
 Executive Director
 26/07/2018