



TIAN AN AUSTRALIA

ANNUAL REPORT
2017

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LETTER FROM THE CHAIRMAN

Dear Shareholders,

I am pleased to present to shareholders Tian An Australia Limited's (**TIA or Company**) Annual Report for the year ended 31 December 2017.

The Company produced an underlying profit of \$2.4 million and statutory profit of \$1.2 million. This was primarily the result of 54 lot sales at SeaSpray. Management continues to diligently monitor the overhead spending of the Company.

In the second half of 2017, TIA was subject to a proportional takeover bid by Oasis Star for 80% of the ordinary shares in the Company held by each other Shareholder. Following the bid, Oasis Star holds 76.7% of the shares of the Group. Oasis Star is a 100% indirectly held subsidiary of Tian An China Investments Company Limited (**TACI**).

TACI is a company listed on the main board of The Stock Exchange of Hong Kong Limited and is a major real estate and investment company concentrating on large-scale developments with a focus on the main cities of Northern, Eastern and Southern China. TACI is engaged principally in the development of apartments, villas, office buildings and commercial properties as well as property investment and property management.

We look forward to utilising the synergies generated with the Company's largest shareholder TACI and note that its connections will assist TIA in the successful development of its business for the benefit of all shareholders.

I would like to thank you all for your continued support in the Company.

Yours sincerely,



Arthur Dew
Chairman

LETTER FROM THE CEO

Dear Shareholders,

Over the past 12 months Tian An Australia Limited (**TIA** or the **Company**) delivered a statutory profit of \$1.2 million.

The Company continues to successfully deliver on its projects, with all apartments at The Milton and all available lots at SeaSpray fully settled. Settlements of the retail and commercial lots at The Milton are ongoing.

A brief summary of the eastern seaboard projects are as follows:

The Milton, Brisbane, Queensland

Settlement of The Milton apartments completed with \$32,850,000 in proceeds received to date. Management is currently focused on the sell-down of the retail/commercial element of the project. There has been one retail lot sold, with the remaining four leased. One retail suite has settled and two commercial suites have exchanged and are due for settlement in the first quarter of 2018. The remaining settlements are expected to be realised within the next 12 months.

SeaSpray, Point Cook, Victoria

Construction at SeaSpray, located in Point Cook, Victoria has completed. SeaSpray is TIA's 247 lot land subdivision of which all available lots have fully settled to date. Two lots have been held for future sale.

Enfield, New South Wales

The Company settled the acquisition of a property at 4 Mitchell Street, Enfield New South Wales in July 2017. The Company acquired the property for \$35,000,000, funded by existing cash reserves, and plans to develop the site into residential accommodation.

The Company has a strong balance sheet following the realisation of its current projects.

The Company is actively seeking to add more projects to its portfolio which meet its investment criteria of high density, eastern seaboard locations with good links to infrastructure.

I would like to thank you all for your continued support of the Company.

Yours sincerely,



Jally Lin

Chief Executive Officer

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2017

The Directors present their report, together with the financial statements, on the consolidated entity (referred to hereafter as the **Consolidated Entity, TIA**, or the **Group**) consisting of Tian An Australia Limited (referred to hereafter as the **Company**) and the entities it controlled at the end of, or during, the year ended 31 December 2017 (the **Year**). The Company changed its year end during the previous period, and as a result, the comparative figures are presented for the six months ended 31 December 2016.

DIRECTORS

The following persons were Directors of the Company from the commencement of the year and up to the date of this report, unless otherwise specified:

Current

Name	Position
Arthur Dew	Chair
Cerena Fu	Independent Non-Executive Director
Marcus Seow	Independent Non-Executive Director
Mark Wong	Alternate Director to Arthur Dew

Company Secretary

The Company Secretary from the commencement of the year and up to the date of this report is Hai-Young Lu.

QUALIFICATIONS AND EXPERIENCE

Directors

Arthur Dew LLB

Chair

Mr. Arthur Dew was appointed as a non-executive director and designated as the non-executive chairman on 3 December 2015 and 18 December 2015, respectively. He graduated from the Law School of the University of Sydney, Australia, and was admitted as a solicitor and later as a barrister of the Supreme Court of New South Wales, Australia. He is currently a non-practising barrister. He has a broad range of corporate and business experience and has served as a director, and in some instances chairman of the board of directors, of a number of public companies listed in Australia, Hong Kong, and elsewhere.

Other current directorships of listed companies

He is also the chairman and a non-executive director of each of Allied Group Limited, Allied Properties (H.K.) Limited, APAC Resources Limited and Dragon Mining Limited, and a non-executive director of each of SHK Hong Kong Industries Limited and Tanami Gold NL.

Former directorships of listed companies in last three years

Mr. Dew was previously the chairman and a non-executive director of SkyOcean International Holdings Limited (formerly known as Allied Overseas Limited) and a non-executive director of BARD1 Life Sciences Limited (formerly known as Eurogold Limited).

Dragon Mining Limited, Tanami Gold NL and BARD1 Life Sciences Limited are companies listed on the Australian Securities Exchange.

Mark Wong

Alternate Director

Mr. Mark Wong was appointed as an alternate director to Arthur Dew on 3 December 2015. He has a Master's Degree in Business Administration and is a Fellow of the Hong Kong Institute of Certified Public Accountants, the Association of Chartered Certified Accountants, The Institute of Chartered Secretaries and Administrators and The Hong Kong Institute of Chartered Secretaries. Mr. Wong was the financial controller of other listed companies in Hong Kong.

Other current directorships of listed companies

Mr. Wong is a director of investment of Allied Group Limited. He is also an executive director of each of Allied Properties (H.K.) Limited and SHK Hong Kong Industries Limited and an alternate director to Mr. Arthur Dew in APAC Resources Limited, Dragon Mining Limited and Tanami Gold NL.

Former directorships of listed companies in last three years

Mr. Wong was previously an executive director and the chief executive officer of SkyOcean International Holdings Limited (formerly known as Allied Overseas Limited) and an alternate director to Mr. Arthur Dew in BARD1 Life Sciences Limited (formerly known as Eurogold Limited).

Dragon Mining Limited, Tanami Gold NL and BARD1 Life Sciences Limited are companies listed on the Australian Securities Exchange.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

Cerena Fu LLB*Independent Non-Executive Director*

Ms. Fu was appointed to the Board on 5 April 2013. Ms. Fu is the principal of CFC Lawyers, a legal practice established in 2004 based in Double Bay, New South Wales. Ms. Fu has acted for both local and international clients on numerous significant property and investment transactions, business acquisitions and commercial and retail leases. Ms. Fu has been involved in all aspects of commercial financing, including acting for both mortgagees and mortgagors and has successfully commenced and conducted commercial litigation.

Ms. Fu is admitted to practice in the Supreme Court of New South Wales, the Federal Court of Australia and the High Court of Australia and is a member of the Law Society of New South Wales. She holds a degree in law from the University of New South Wales and a Master's degree from the University of Sydney.

Other current directorships of listed companies

None.

Former directorships of listed companies in last three years

None.

Marcus Seow*Independent Non-Executive Director*

Mr. Seow was appointed to the Board on 1 October 2013. Mr. Seow is currently a Managing Partner of Ideal Advisory, an Australian boutique property development company. Mr. Seow is also a director with Low Yat Group, a Malaysian-based diversified property group with interests in Asia and Australia.

Other current directorships of listed companies

None.

Former directorships of listed companies in last three years

None.

Company Secretary**Hai-Young Lu BCom, LLB, GradDipACG***Company Secretary*

Mr. Lu was appointed as Company Secretary on 28 May 2014. Mr. Lu has worked at an ASX-listed oil and gas explorer and in private practice as a corporate lawyer in the areas of mergers and acquisitions, equity capital markets and corporate governance.

He is a director of Shanghai No. 1 Machine Tool Foundry (Suzhou) Co., Ltd, a mainland Chinese-based iron casting corporation.

Mr. Lu is admitted to practice in the Supreme Court of New South Wales and is a member of the Law Society of New South Wales.

DIRECTORS' MEETINGS

The number of meetings of Directors (including meetings of committees of Directors) held during the 31 December 2017 year and the number of meetings attended by each Director is as follows:

Number of meetings attended	Directors' Meetings		Audit Committee Meetings	
	A	B	A	B
Arthur Dew	4	4	4	4
Cerena Fu	4	4	4	4
Marcus Seow	4	4	4	4
Mark Wong	-	-	-	-

Where:

A = # of meetings attended

B = # of meetings held during the time the Director was in office or a member of the committee during the period

CORPORATE INFORMATION

The Company is limited by shares and is incorporated and domiciled in Australia. It is the ultimate parent entity of the Group and has prepared a consolidated financial report incorporating the entities that it controlled during the year ended 31 December 2017. These are detailed in the accompanying notes to the financial statements.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

PRINCIPAL ACTIVITIES

The principal activity of the Group during the year was the development and sale of residential land and built-form products. The Company has interests in developments on the east coast of Australia and developments in the Mandurah/Peel region of Western Australia.

Summary of developments

Western Australia

Oceanique, Mandurah (Oceanique)

There are currently four available apartments. Management continues to focus on the sell-down of these apartments.

Point Grey and Peel Water, Point Grey (Point Grey)

Management has obtained a Development Application for stage 1. Management has obtained Commonwealth/State Government bilateral approvals for the marina and terrestrial developments. Management is currently seeking to extend the marina approval with the WA State Government.

Lot 370, Port Bouvard, Dawesville (Lot 370)

Lot 370 currently is for sale.

Eastern Seaboard

The Milton, Brisbane, Queensland (The Milton)

Settlement of The Milton apartments is complete with \$32,850,000 in proceeds received to date. Management is currently focused on the sell-down of the retail/commercial element of the project. There has been one retail lot sold, with the remaining four leased. One retail suite has settled and one commercial suite has exchanged and is due for settlement in February 2018. The remaining settlements are expected to be realised within 12 months, the investment balance has been classified in current assets as at 31 December 2017.

SeaSpray, Point Cook, Victoria (SeaSpray)

Construction at SeaSpray, located in Point Cook, Victoria has completed. SeaSpray is TIA's 247 lot land subdivision of which 243 lots has settled to date. There are a further two lots exchanged out of the remaining four lots. Two lots have been held for future sale.

Enfield, New South Wales (Enfield)

The Group settled a property at 4 Mitchell Street, Enfield NSW in July 2017. The Group acquired the property for \$35,000,000, funded by existing cash reserves, and plans to develop the site into residential accommodation.

ENVIRONMENTAL REGULATION

The Group is subject to environmental regulation in respect of its land development as set out below. The Group is committed to undertaking its developments in an environmentally responsible manner and to a high environmental standard. The Group takes its environmental responsibilities seriously and notes that it is a stakeholder expectation that the environment is being treated appropriately and sustainably.

LAND DEVELOPMENT APPROVAL

All current projects are being undertaken with approvals issued by the relevant statutory authorities. To the best of the Directors' knowledge, all activities to implement the projects have been undertaken in compliance with the requirements of the existing approvals.

FUTURE DEVELOPMENTS, PROSPECTS AND BUSINESS STRATEGIES

The Group recently was subject to a proportional takeover bid by Oasis Star for 80% of the ordinary shares in the Company held by each other Shareholder. Following the bid, Oasis Star holds 76.7% of the shares of the Group. Oasis Star is a 100% indirectly held subsidiary of Tian An China Investments Company Limited (TACI).

TACI is a company listed on the main board of The Stock Exchange of Hong Kong Limited and is a major real estate and investment company concentrating on large-scale developments with a focus on the main cities of Northern, Eastern and Southern China. TACI is engaged principally in the development of apartments, villas, office buildings and commercial properties as well as property investment and property management.

The Group will continue to focus its strategy of diversifying the Group's residential development sites along the east coast of Australia, within inner metropolitan and city locations, close to established infrastructure.

The Group recently acquired a site in Enfield, New South Wales with a view of converting it into residential dwellings. Management has submitted a planning proposal to the regulatory bodies.

The Group will also aim to sell the remaining four Oceanique apartments, the Villa site and assess its options in respect of Point Grey.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

REVIEW OF OPERATIONS**Operating Performance**

For the year ended 31 December 2017 an underlying profit of \$2,437,000 was recorded (6 months ended 31 December 2016: \$8,047,000). The Group's statutory profit recorded for the period is \$1,233,000 (6 months ended 31 December 2016: \$8,047,000).

The following table summarises key reconciling items between the Group's underlying profit and statutory profit after tax:

	Year ended 31 December 2017 \$'000	Consolidated Six months ended 31 December 2016 \$'000
Underlying profit before tax	2,437	8,047
Impairment of Oceanique	(1,204)	-
Statutory profit attributable to members before tax	1,233	8,047
Income tax expense	-	-
Statutory profit attributable to members after tax	1,233	8,047

During the period the Group's revenue from continuing operations was \$13,649,000 (6 months ended 31 December 2016: \$4,961,000). Settlements of SeaSpray lots were the main drivers of the Group's revenues.

Financial Position

The Group's net assets at 31 December 2017 are \$125,191,000 (31 December 2016: \$123,751,000). During the year the Group:

- Realised projects at The Milton and SeaSpray resulting in cash reserves of \$24,054,000.
- Settled a property in Enfield and is preparing planning proposals for the site.
- Continued to assess the options at Point Grey.
- Developed strategies to sell the remaining four apartments at Oceanique.
- Had an undrawn debt facility of \$22,000,000 at year end.

Key elements of the Group's statement of financial position are shown below:

	31 December 2017 \$'000	Consolidated 31 December 2016 \$'000
Current assets	40,992	76,304
Non-current assets	85,833	48,524
Total assets	126,825	124,828
Current liabilities	1,597	1,055
Non-current liabilities	37	22
Total liabilities	1,634	1,077
Net assets	125,191	123,751

	December 2017	Consolidated December 2016
# of ordinary shares on issue	86,608,830	86,608,830
Balance sheet gearing ratio ¹	0%	0%

¹ Balance sheet gearing ratio = (interest bearing bank debt - cash)/(total assets - cash)

Dividends

No dividends were paid or payable during the year or the previous financial period.

DIRECTORS' INTERESTS IN THE SHARES OF THE COMPANY

As at 31 December 2017, none of the Directors have interests in the Company directly or nominally held.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

REMUNERATION REPORT – AUDITED

The remuneration report is set out under the following main headings:

1. Key Management Personnel (**KMP**);
2. Governing Principles;
3. Details of Remuneration;
4. Service Agreements;
5. Share-Based Compensation; and
6. Additional Information.

1. Key Management Personnel (KMP)

The following persons were KMP of the Group during the year:

Name	Position
Arthur Dew	Chair – Non-Executive
Cerena Fu	Director – Non-Executive
Marcus Seow	Director – Non-Executive
Mark Wong	Alternate Director
Jally Lin	Chief Executive Officer

2. Governing Principles

The Group does not have a formal remuneration committee due to its limited size. The Board of Directors therefore sets the parameters and objectives for the remuneration of the Group's senior executives. The Board may use the services of a remuneration consultant for remuneration advice.

The performance of the Group depends upon the quality of its Directors and senior executives. To prosper, the Group must attract, motivate and retain highly skilled Directors and senior executives. To this end, the Group embodies the following principles in its remuneration framework:

- Provide competitive rewards to attract high calibre senior executives being mindful of the market, position and work required;
- Be acceptable to Shareholders;
- Be linked to and aligned with performance in order to motivate senior executives;
- Ensure the reward is transparent; and
- Ensure the reward only be given after due consideration of the Group's capital management requirements and strategies.

The reward structure has been designed to be aligned with both Shareholder and senior executive interests. To ensure alignment with Shareholder interests, the reward structure:

- Has the Group's short-term strategy in mind;
- Focuses on sustained growth in Shareholder wealth, delivering consistent return on assets;
- Encourages senior executives to focus on non-financial drivers of value; and
- Attracts and retains high calibre senior executives.

To ensure alignment with senior executives' interests, the reward structure:

- Rewards capability, effort and experience;
- Reflects competitive reward for contribution to growth in Shareholder wealth;
- Provides a clear structure for earning rewards;
- Allows senior executives, to a limited extent, to determine how bonuses, if any, shall be received; and
- Provides recognition and reward for contribution.

The framework provides a mix of fixed and variable pay. The base level of senior executive remuneration can take into account the performance of the Group over a number of years, but primarily the current and prior years. However, it can also take into consideration the development pipeline.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

Bonus Payments

Bonuses can be paid where the Board deems it to be appropriate. There are no specific criteria for bonuses however bonuses are usually paid after achievement of milestones or performance targets by the individuals concerned.

No bonuses were paid in the current year.

Non-Executive Directors

Fees and payments to Non-Executive Directors reflect the demands which are made on, and the responsibilities of, the Directors. Non-Executive Director fees are not specifically linked to the results of the Group in a particular year; however in setting Non-Executive Director fees the Board gives consideration to the overall recent performance of the Directors and the Group as a whole.

Non-Executive Director fees are determined within an aggregate Director fee pool limit, which is periodically recommended for approval by Shareholders. This amount was set at a maximum of \$600,000 per annum at a general meeting of Shareholders held on 28 November 2014.

The base remuneration for Non-Executive Directors was reviewed during the 2013 financial year, and the revised remuneration took effect on 1 January 2013. As of that date, Non-Executive Directors of the Company, including the Chair, were paid \$40,000 per annum plus statutory superannuation (except where Directors' fees are paid to a corporation). It was resolved at the 30 October 2013 Board meeting to increase the remuneration of the Chair to \$80,000 per annum plus statutory superannuation as of 30 October 2013. The Board reduced the remuneration of the Chair to \$40,000 per annum plus statutory superannuation in December 2015.

Additional remuneration, at arm's length rates, may be paid for specific additional services from time to time as determined by the Board. Further, Non-Executive Directors do not receive retirement benefits or additional fees for being members of Board committees.

No options have been issued to Non-Executive Directors as at 31 December 2017.

KMP

The executive pay and reward framework has four components:

- Base pay and benefits;
- Discretionary bonus payments;
- Performance-based (at-risk) remuneration; and
- Other remuneration such as superannuation.

Share options can form an important part of compensation. No options were granted during the year ended 31 December 2017 (six months ended 31 December 2016: nil). Details of the options previously issued are shown in the KMP compensation table.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

Base Pay and Benefits

Executives are rewarded through a base salary and certain non-cash benefits, where they are deemed to be appropriate. Such remuneration is discussed and determined by the Board upon receiving appropriate advice.

KMP salary and superannuation is reviewed in the first few months of every new calendar year where individual performance and the performance of the Group are taken into account when setting the next year's base salary and remuneration.

Benefits paid to KMP may include motor vehicle expenses and payment of any associated fringe benefits tax that may arise.

The following table shows the gross revenue, net profits and dividends paid to Shareholders over the past five reporting years.

	Year ended 31 December 2017	Six months ended 31 December 2016	Year ended 30 June 2016	Year ended 30 June 2015	Year ended 30 June 2014
Revenue	\$13.7m	\$5.0m	\$30.6m	\$14.4m	\$4.8m
Net profit/(loss) after tax	\$1.2m	\$8.0m	\$4.8m	(\$14.9m)	(\$8.6m)
Share price at year end	\$0.80	\$0.69	\$0.69	\$0.018	\$0.02
# of shares on issue at year end	86.6m	86.6m	86.6m	65.0m	65.0m
Dividends paid (per share)	Nil	Nil	Nil	Nil	Nil
Return of capital at a premium to market price	Nil	Nil	Nil	Nil	Nil

Bonus Payments

Executives may be eligible for bonuses paid as either cash or non-cash benefits.

Executives currently do not have specific performance criteria in order to receive bonuses and therefore any current bonuses paid are done so at the discretion of the Board. When making decisions with respect to bonuses, the Board closely considers the following factors:

- Overall Group performance and contribution to Shareholder value;
- Attainment of project-specific goals or solutions that may arise in the natural course of the Group's operations;
- Performance of an individual's role relative to the Board's expectations; and
- The individual's ongoing loyalty to the Group.

All executives have regular contact and interaction with the Board, whereby they are able to clearly understand the Board's expectations of their performance. This ensures that the goals attained by executives, and by which their short-term incentives are determined, are in line with the Board and the Group's short- and long-term strategies.

Performance-Based (At-Risk) Remuneration

There is no proportion of total remuneration to KMP which is at risk and only payable on the basis of performance achieving defined outcomes as KMP currently do not have any contracted key performance indicators.

Other Remuneration

KMP receive superannuation in line with current superannuation guarantee requirements.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

3. Details of Remuneration

KMP are defined as those persons having authority and responsibility for planning, directing and controlling the major activities of the Group, directly or indirectly, including any Director of the Group. The KMP are the same for the Company as for the Group.

Details of the Group's remuneration to KMP during the year, regardless of whether the person was part of KMP for the entire year, are outlined in the tables below:

Year ended 31 December 2017	Short-term benefits		Post-employment benefits	Long-term benefits	Share-based payments	Total \$
	Cash, salary and fees	Cash bonus	Non-cash benefit	Super-annuation	Long service leave	
	\$	\$	\$	\$	\$	
					Options	
					\$	
Directors						
Arthur Dew	40,000	-	-	3,800	-	43,800
Cerena Fu	40,000	-	-	3,800	-	43,800
Marcus Seow	40,000	-	-	3,800	-	43,800
Mark Wong	-	-	-	-	-	-
Other KMP						
Jally Lin	214,612	-	7,730	20,388	11,002	253,732
Totals	334,612	-	7,730	31,788	11,002	385,132

Six months ended 31 December 2016	Short-term benefits		Post-employment benefits	Long-term benefits	Share-based payments	Total \$
	Cash, salary and fees	Cash bonus	Non-cash benefit	Super-annuation	Long service leave	
	\$	\$	\$	\$	\$	
					Options	
					\$	
Directors						
Arthur Dew	20,000	-	-	1,900	-	21,900
Cerena Fu	20,000	-	-	1,900	-	21,900
Marcus Seow	20,000	-	-	1,900	-	21,900
Mark Wong	-	-	-	-	-	-
Other KMP						
Jally Lin	115,297	-	7,083	10,001	2,191	134,572
Totals	175,297	-	7,083	15,701	2,191	200,272

4. Service Agreements**Board Remuneration***Non-Executive Chair*

Pursuant to a Board resolution dated 18 December 2015 the Chair receives a Director's fee of \$40,000 per annum plus statutory superannuation (except where the fee is paid to a corporation). Refer to the table on page 3 for the name of the Chair.

Non-Executive Directors

Pursuant to a Board resolution dated 5 March 2013 the Non-Executive Directors are paid a fee of \$40,000 per annum plus statutory superannuation (except where the fee is paid to a corporation). Refer to the table on page 3 for the names of Non-Executive Directors.

Executive Directors

The Company has no Executive Directors.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

Board Appointment Terms*Non-Executive Chair and Directors*

All Non-Executive Directors, including the Chair, serve three-year terms and compulsorily retire at the end of each term with eligibility for re-appointment. No termination benefits are payable on termination by the Company to the Non-Executive Directors.

Executive Directors

The Company has no Executive Directors.

KMP

Contracts with KMP are shown in the table below:

Name	Key terms	Base salary including superannuation ¹	Termination benefit
Jally Lin Chief Executive Officer	<ul style="list-style-type: none"> • Commenced 1 June 2013 • Performance reviews in June and December each year • Statutory leave entitlements • Termination notice period of eight weeks 	\$235,000 p.a. plus discretionary performance incentives on the basis of pre-determined KPIs (yet to be determined) plus car parking costs from April 2016	–

¹ Base salary quoted is current at the date of this report

5. Share-Based Compensation*Options*

In the year ended 31 December 2017 the Board did not issue any options to executives. Options, if granted, are on a discretionary basis and do not form part of an overall employee option plan. There were no options on issue to executives or Directors as at 31 December 2017 (31 December 2016: nil).

Shares

There were no shares issued as part of compensation during the year (2016: nil).

6. Additional Information*Cash Bonuses*

No bonuses were paid in the current year (year ended 31 December 2016: nil).

ADDITIONAL DISCLOSURE RELATING TO KMP*Shareholdings*

The number of shares in the Company held during the year by each Director and other members of the KMP of the Group, including their personally related parties, is set out below:

	Balance at 31 December 2016	Received as part of remuneration	Additions	Disposals/ other	Balance at 31 December 2017
<i>Ordinary shares</i>					
<i>Directors</i>					
Arthur Dew	–	–	–	–	–
Cerena Fu	–	–	–	–	–
Marcus Seow	–	–	–	–	–
Mark Wong	–	–	–	–	–
KMP					
Jally Lin	1,167,469	–	–	–	1,167,469

Other transactions with KMP and their related parties

Payments were made to AP Finance Limited, an indirect wholly-owned subsidiary of Allied Properties (H.K.) Limited, of which Arthur Dew is the Chair. The Company's largest shareholder Oasis Star Limited is a 100% indirectly held subsidiary of Tian An China Investments Limited, which is 48.66% indirectly held by Allied Properties (H.K.) Limited. Interest and facility fee payments of \$335,000 were made in the year (six months ended 31 December 2016: \$115,000).

All transactions were made on normal commercial terms and conditions and at market rates.

END OF AUDITED REMUNERATION REPORT

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

SHARES UNDER OPTION

There are no unissued ordinary shares of the Company under option that are unlisted at the date of this report. There are no unissued ordinary shares of the Company under option that are listed on the ASX at the date of this report.

SHARES ISSUED ON THE EXERCISE OF OPTIONS

No shares were issued on the exercise of options during the year (six months ended 31 December 2016: nil).

AUDIT AND RISK COMMITTEE

The Directors of the Company have formed an Audit and Risk Committee. Audit and Risk Committee members during and subsequent to the year are outlined below:

- Cerena Fu (Chair)
- Marcus Seow
- Arthur Dew

Members are not separately remunerated for their role as members of the Audit and Risk Committee.

The Audit and Risk Committee's responsibilities include:

- Reviewing the annual report and all other financial information published by the Company;
- Reviewing the effectiveness of the organisation's internal control environment;
- Reviewing the risk management framework; and
- Considering the appointment, removal and remuneration of external auditors and reviewing the terms of their engagement, and the scope and quality of the audit.

INDEMNITY AND INSURANCE OF AUDITOR

The Company has not, during or since the end of the year, indemnified or agreed to indemnify the auditor of the Company or any related entity against a liability incurred by the auditor.

During the year, the Company has not paid a premium in respect of a contract to insure the auditor of the Company or any related entity.

INSURANCE OF OFFICERS

During the year the Company paid premiums to insure the officers of the Company and its controlled entities.

The liabilities insured are legal costs that may be incurred in defending civil or criminal proceedings that may be brought against the officers in their capacity as officers of entities in the Group, and any other payments arising from liabilities incurred by the officers in connection with such proceedings. This does not include such liabilities that arise from conduct involving a wilful breach of duty by the officers or the improper use by the officers of their position or of information to gain advantage to themselves or someone else or to cause detriment to the Company. It is not possible to apportion the premium between amounts relating to the insurance against legal costs and those relating to other liabilities.

PROCEEDINGS ON BEHALF OF THE COMPANY

No person has applied to the Court under section 237 of the Corporations Act 2001 for leave to bring proceedings on behalf of the Company, or to intervene in any proceedings to which the Company is a party for the purpose of taking responsibility on behalf of the Company for all or part of those proceedings.

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

There were no significant changes in the state of affairs of the Group during the year.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

MATTERS SUBSEQUENT TO THE END OF THE YEAR

There has not been any matter or circumstance that has arisen since the end of the year that has significantly affected, or may significantly affect, the operations of the Group, the results of those operations, or the state of affairs of the Group in future years.

NON-AUDIT SERVICES

The Board of Directors, in accordance with advice from the Audit and Risk Committee, is satisfied that the provision of non-audit services during the year is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001. The Directors are satisfied that the services disclosed below did not compromise the external auditor's independence for the following reasons:

- All non-audit services have been reviewed by the Audit and Risk Committee to ensure they do not impact the impartiality and objectivity of the auditor; and
- None of the services undermine the general principles relating to auditor independence as set out in APES 110 *Code of Ethics for Professional Accountants*.

The following fees for non-audit services were paid to the external auditor, BDO East Coast Partnership, and its affiliated entities, during the year ended 31 December 2017 by the Group:

Service	Year ended 31 December 2017 \$	Six months ended 31 December 2016 \$
Taxation compliance services	20,010	54,520
Other agreed upon procedures and engagements	8,000	9,500
Total	28,010	64,020

AUDITOR'S INDEPENDENCE DECLARATION

The Auditor's Independence Declaration as required by Section 307C of the Corporations Act can be found on page 14.

ROUNDING

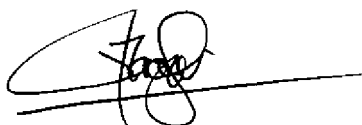
The amounts contained in this report and in the financial statements have been rounded to the nearest \$1,000 (where rounding is applicable) under the option available to the Company under ASIC Corporations (Rounding in Financial Directors' Reports) Instrument 2016/191. The Company is an entity to which the Legislative Instrument applies.

AUDITOR

BDO East Coast Partnership continues in office in accordance with section 327 of the Corporations Act 2001.

This report is made in accordance with a resolution of Directors, pursuant to section 298(2)(a) of the Corporations Act 2001.

On behalf of the Directors,


Marcus Seow

Director

26 February 2018
Sydney

AUDITOR'S INDEPENDENCE DECLARATION



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Level 11, 1 Margaret Street
Sydney NSW 2000
Australia

DECLARATION OF INDEPENDENCE BY MARTIN COYLE TO THE DIRECTORS OF TIAN AN AUSTRALIA LIMITED

As lead auditor of Tian An Australia Limited for the year ended 31 December 2017, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Tian An Australia Limited and the entities it controlled during the financial year.

A handwritten signature in black ink, appearing to read 'M Coyle', written over a horizontal line.

Martin Coyle
Partner

BDO East Coast Partnership
Sydney, 26 February 2018

BDO East Coast Partnership ABN 83 236 985 726 is a member of a national association of independent entities which are all members of BDO (Australia) Ltd ABN 77 050 110 275, an Australian company limited by guarantee. BDO East Coast Partnership and BDO (Australia) Ltd are members of BDO International Ltd, a UK company limited by guarantee, and form part of the international BDO network of independent member firms. Liability limited by a scheme approved under Professional Standards Legislation, other than for the acts or omissions of financial services licensees.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2017

	Note	Year ended 31 December 2017 \$'000	Consolidated Six months ended 31 December 2016 \$'000
Revenue	6	13,649	4,961
Other income	6	798	8,474
Cost of sales	6	(7,896)	(3,561)
Finance costs	6	(21)	(257)
Employee benefits expense	6	(1,355)	(576)
Commissions and Discounts		(301)	(905)
Impairment of Oceanique		(1,204)	-
Non-Executive Directors' fees		(131)	(66)
Legal fees		(455)	(35)
Consultants' fees		(465)	(286)
Rates and taxes		(612)	(157)
Repairs and maintenance		(126)	(4)
Rental expenses		(138)	(63)
Depreciation and amortisation	6	(87)	(13)
Other expenses from continuing operations	6	(423)	(370)
Profit before income tax		1,233	8,047
Income tax benefit	7	-	-
Profit after tax from continuing operations attributable to members for the year		1,233	8,047
Other comprehensive income for the year, net of income tax			
<i>Items that could be reclassified subsequently to profit or loss</i>			
Disposal of available-for-sale financial assets		-	(8,460)
Change in fair value of available-for-sale-financial assets		207	961
Total comprehensive income attributable to members for the year		1,440	548
		Cents	Cents
Earnings per share	20		
- Basic earnings from continuing operations attributable to members for the year		1.42	9.29
- Diluted earnings per share from continuing operations attributable to members for the year		1.42	9.29

The above consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying explanatory notes.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2017

	Note	Consolidated 31 December 2017 \$'000	Consolidated 31 December 2016 \$'000
Current assets			
Cash and cash equivalents	8	24,054	47,399
Trade and other receivables	9	3,582	2,387
Inventories	10	4,717	12,089
Available-for-sale financial assets	11	6,276	8,411
Other assets	13	901	4,556
Current assets		39,530	74,842
Non-current assets classified as held-for-sale	12	1,462	1,462
Total current assets		40,992	76,304
Non-current assets			
Inventories	10	85,583	48,194
Property, plant and equipment		250	330
Deferred tax assets	7	-	-
Total non-current assets		85,833	48,524
TOTAL ASSETS		126,825	124,828
Current liabilities			
Trade and other payables	14	1,472	929
Provisions	16	125	126
Total current liabilities		1,597	1,055
Non-current liabilities			
Provisions	16	37	22
Deferred tax liabilities	7	-	-
Total non-current liabilities		37	22
TOTAL LIABILITIES		1,634	1,077
NET ASSETS		125,191	123,751
EQUITY			
Contributed equity	17	290,149	290,149
Reserves	18	10,282	10,075
Accumulated losses		(175,240)	(176,473)
TOTAL EQUITY		125,191	123,751

The above consolidated statement of financial position should be read in conjunction with the accompanying explanatory notes.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2017

Consolidated	Contributed equity \$'000	Available-for-sale movement reserve \$'000	Share-based payment reserve \$'000	Accumulated losses \$'000	Total \$'000
Balance at 1 January 2017	290,149	10,075	-	(176,473)	123,751
Profit for the year	-	-	-	1,233	1,233
Other comprehensive income	-	207	-	-	207
Total comprehensive income for the year	-	207	-	1,233	1,440
Transfer to accumulated losses	-	-	-	-	-
Total transactions with shareholders	-	-	-	-	-
Balance at 31 December 2017	290,149	10,282	-	(175,240)	125,191
Balance at 1 July 2016	290,149	17,574	1,419	(185,939)	123,203
Profit for the period	-	-	-	8,047	8,047
Other comprehensive income	-	(7,499)	-	-	(7,499)
Total comprehensive income for the year	-	(7,499)	-	8,047	548
Transfer to accumulated losses	-	-	(1,419)	1,419	-
Total transactions with shareholders	-	-	(1,419)	1,419	-
Balance at 31 December 2016	290,149	10,075	-	(176,473)	123,751

The above consolidated statement of changes in equity should be read in conjunction with the accompanying explanatory notes.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2017

	Note	Consolidated	
		Year ended 31 December 2017 \$'000	Six months ended 31 December 2016 \$'000
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		13,767	3,143
Payments to suppliers and employees (inclusive of GST)		(8,697)	(2,763)
Interest received		773	407
Finance costs including interest and other costs of finance paid		(21)	(257)
Amounts paid for purchase of land classified as inventory		(31,500)	-
Net cash flows (used in)/from operating activities	27	(25,678)	530
Cash flows from investing activities			
Deposits paid on investments		-	(8,500)
Payments for available-for-sale financial assets		(9)	(82)
Receipts from available-for-sale financial assets		2,350	21,419
Payments for property, plant and equipment		(8)	(83)
Proceeds from deposits		-	11,800
Net cash flows (used in)/from investing activities		2,333	24,554
Net cash flows used in financing activities			
		-	-
Net increase/(decrease) in cash and cash equivalents		(23,345)	25,084
Cash and cash equivalents at the beginning of the financial year		47,399	22,315
Cash and cash equivalents at the end of the financial year	8	24,054	47,399

The above consolidated statement of cash flows should be read in conjunction with the accompanying explanatory notes.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

1. REPORTING ENTITY

Tian An Australia Limited is a company limited by shares, incorporated and domiciled in Australia. The financial report covers the consolidated entity Tian An Australia Limited and its controlled entities (the Consolidated Entity and/or the Group) as at 31 December 2017.

The financial report of the Group for the year ended 31 December 2017 was authorised for issue in accordance with a resolution of Directors on 26 February 2018.

2. STATEMENT OF COMPLIANCE

These financial statements are general purpose financial statements which have been prepared in accordance with the requirements of the Corporations Act 2001, Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board and Australian Accounting Interpretations.

The consolidated financial statements also comply with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB). The Company is a for-profit entity for the purpose of preparing these financial statements.

3. SIGNIFICANT ACCOUNTING POLICIES

This section sets out the significant accounting policies upon which the financial statements are prepared as a whole. Specific accounting policies are described in their respective notes to the financial statements. The accounting policies have been consistently applied, unless otherwise stated.

(a) Basis of preparation

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of available-for-sale financial assets, investment properties classified as held-for-sale and inventories which have been measured at net realisable value. Note 12 details non-current assets classified as held-for-sale and the basis for measurement used.

The financial statements are presented in Australian dollars, which is the functional and presentation currency of the Company, and all values are rounded to the nearest thousand dollars (\$'000), unless otherwise stated, under the option available to the Company under ASIC Corporations (Rounding in Financial Directors' Reports) Instrument 2016/191. The Company is an entity to which this legislative Instrument applies.

(b) Principles of consolidation

The Group's financial statements comprise the financial statements of the Company and its subsidiaries as at each reporting date.

In accordance with the Corporations Act 2001, these financial statements present the results of the Group only. Supplementary information about the Company is disclosed in Note 29.

Subsidiaries are all those entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The financial statements of the subsidiaries are prepared for the same reporting year as the Company, using consistent accounting policies.

In preparing the Group's financial statements, all intercompany balances and transactions, income and expenses and profit and losses resulting from intra-Group transactions have been eliminated in full.

Investments in subsidiaries are accounted for at cost less impairment in the individual financial statements of the Company.

(c) New accounting standards and interpretations

In the current year, the Group has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current annual reporting year. The adoption of the revised Standards and Interpretations has had no material impact on the recognition and measurement criteria and only required minor changes to some of the disclosure within the financial statements.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(d) New Accounting Standards and Interpretations not yet mandatory or early adopted**

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the Group for the reporting year ended 31 December 2017. The new or amended Accounting Standards and Interpretations, most relevant to the Group, are set out below.

AASB 9 Financial Instruments

This standard is applicable to annual reporting years beginning on or after 1 January 2018. The standard replaces all previous versions of AASB 9 and completes the project to replace IAS 39 'Financial Instruments: Recognition and Measurement'. AASB 9 introduces new classification and measurement models for financial assets. A financial asset shall be measured at amortised cost, if it is held within a business model whose objective is to hold assets in order to collect contractual cash flows, which arise on specified dates and relate solely to principal and interest. All other financial instrument assets are to be classified and measured at fair value through profit or loss unless the entity makes an irrevocable election on initial recognition to present gains and losses on equity instruments (that are not held-for-trading) in other comprehensive income (**OCI**). For financial liabilities, the standard requires the portion of the change in fair value that relates to the entity's own credit risk to be presented in OCI (unless it would create an accounting mismatch). New simpler hedge accounting requirements are intended to more closely align the accounting treatment with the risk management activities of the entity. New impairment requirements will use an expected credit loss (**ECL**) model to recognise an allowance. Impairment will be measured under a 12-month ECL method unless the credit risk on a financial instrument has increased significantly since initial recognition in which case the lifetime ECL method is adopted. The standard introduces additional new disclosures.

The Group will adopt this standard from 1 January 2018 and will continue to evaluate the overall impact of AASB 9 on current and future developments.

AASB 15 Revenue from Contracts with Customers

This standard is applicable to annual reporting years beginning on or after 1 January 2018. The standard provides a single standard for revenue recognition. The core principle of the standard is that an entity will recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The standard will require: contracts (either written, verbal or implied) to be identified, together with the separate performance obligations within the contract; determine the transaction price, adjusted for the time value of money excluding credit risk; allocation of the transaction price to the separate performance obligations on a basis of relative stand-alone selling price of each distinct good or service, or estimation approach if no distinct observable prices exist; and recognition of revenue when each performance obligation is satisfied. Credit risk will be presented separately as an expense rather than adjusted to revenue. For goods, the performance obligation would be satisfied when the customer obtains control of the goods.

For services, the performance obligation is satisfied when the service has been provided, typically for promises to transfer services to customers. For performance obligations satisfied over time, an entity would select an appropriate measure of progress to determine how much revenue should be recognised as the performance obligation is satisfied. Contracts with customers will be presented in an entity's statement of financial position as a contract liability, a contract asset, or a receivable, depending on the relationship between the entity's performance and the customer's payment. Sufficient quantitative and qualitative disclosure is required to enable users to understand the contracts with customers; the significant judgements made in applying the guidance to those contracts; and any assets recognised from the costs to obtain or fulfil a contract with a customer.

The Group will adopt this standard from 1 January 2018 and will continue to evaluate the overall impact of AASB 15 on current and future developments.

AASB 16: Leases

This standard is applicable to annual reporting years beginning on or after 1 January 2019. When effective, this Standard will replace the current accounting requirements applicable to leases in AASB 117: Leases and related Interpretations. AASB 16 introduces a single lessee accounting model that eliminates the requirement for leases to be classified as operating or finance leases.

The main changes introduced by the new Standard include:

- Recognition of a right-to-use asset and liability for all leases (excluding short-term leases with less than 12 months of tenure and leases relating to low-value assets);
- Depreciation of right-to-use assets in line with AASB 116: Property, Plant and Equipment in profit or loss and unwinding of the liability in principal and interest components;
- Variable lease payments that depend on an index or a rate are included in the initial measurement of the lease liability using the index or rate at the commencement date;
- By applying a practical expedient, a lessee is permitted to elect not to separate non-lease components and instead account for all components as a lease; and
- Additional disclosure requirements.

The transitional provisions of AASB 16 allow a lessee to either retrospectively apply the Standard to comparatives in line with AASB 108 or recognise the cumulative effect of retrospective application as an adjustment to opening equity on the date of initial application.

The Directors anticipate that the adoption of AASB 16 will not significantly impact the Group's financial statements.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

In applying the Group's accounting policies management continually evaluates judgements, estimates and assumptions based on experience and other factors, including expectations of future events that may have an impact on the Group. All judgements, estimates and assumptions made are believed to be reasonable based on the most current set of circumstances available to management. Actual results may differ from the judgements, estimates and assumptions. Significant judgements, estimates and assumptions made by management in the preparation of these financial statements are outlined below.

*Significant accounting judgements**Recovery of deferred tax assets*

Deferred tax assets are recognised for deductible temporary differences when Directors consider that it is probable that future taxable profits will be available to utilise those temporary differences. In a prior year a decision was made by the Directors to de-recognise the net balance of deferred taxes previously reported and not to recognise any tax benefit for brought forward tax losses. See Note 7 for further detail.

Significant accounting estimates and assumptions

The Group may assess non-financial assets using net realisable value or fair value methodology.

Net realisable value write-down of inventory

The net realisable value of inventories is calculated using estimated selling prices in the ordinary course of business less costs to complete, less costs to sell. The key assumptions involve management judgement, and take into account reliable information on hand at the time the estimates are made and where possible, external verification is sought for those variables with a material impact on the outcomes.

Fair value write-down of non-current assets held-for-sale

The Group assesses fair value of all non-current assets held-for-sale at each reporting date. Fair value reflects the amount which could be exchanged between the Group and knowledgeable willing buyers in the marketplace. In order to determine fair value, the Group engages independent professional valuation firms specialising in the property industry.

As at 31 December 2017, an analysis of net realisable value and fair value of the Group's assets resulted in a \$1,204,000 impairment (31 December 2016: \$nil). This impairment has been disclosed in the consolidated statement of profit or loss and other comprehensive income.

Classification of joint arrangements

Determining whether a contractual arrangement gives rise to a joint arrangement and determining the type of joint arrangement requires a degree of judgement. In making this judgement, the Group considers whether the contractual agreement provides joint control of an arrangement whereby decisions about the relevant activities require the unanimous consent of the parties sharing control. Furthermore, in determining the type of joint arrangement, consideration is also made as to whether the contractual arrangement provides the Group with the rights to the assets and obligations for the liabilities or just the rights to the net assets of the arrangement.

Once the above criteria have been established, the Group accounts for its joint arrangements in accordance with the accounting policy in Note 11.

Fair value measurement hierarchy

The Consolidated Entity is required to classify all assets and liabilities, measured at fair value, using a three-level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being: Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date; Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and Level 3: Unobservable inputs for the asset or liability. Considerable judgement is required to determine what is significant to fair value, and therefore which category the asset or liability is placed in can be subjective.

The fair value of assets and liabilities classified as level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Financing of the Group's operations is supported by both equity and debt financing.

The Group's principal financial instruments comprise bank loans, cash and short-term deposits. The Group holds the following financial instruments:

	31 December 2017 \$'000	31 December 2016 \$'000
Financial assets		
Cash and cash equivalents	24,054	47,399
Trade and other receivables	3,582	2,387
Other assets	901	4,556
Available-for-sale financial assets	6,276	8,411
	34,813	62,753
Financial liabilities		
Trade and other payables	1,472	929
	1,472	929

The Group has various financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations. The main purpose of borrowings is to provide finance for the Group's operations.

Financial risk management is overseen by the Board. It is the Group's policy that no trading in financial instruments shall be undertaken.

The main risks arising from the Group's financial instruments are market risk, credit risk, liquidity risk, foreign exchange risk and price risk. The Board reviews and agrees policies for managing each of these risks as summarised below.

Further details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument, are disclosed within the relevant notes to the financial statements.

Market risk*Cash flow interest rate risk*

Borrowings issued at variable rates expose the Group to cash flow interest rate risk. The Group's borrowings issued at fixed rates limit the exposure to this interest rate risk. At the end of the year, the Group's debt facilities were undrawn.

The Group's financing is generally split as follows:

- Short-term project finance; and
- Medium-term borrowings used for the funding of the Group's equity contributions into its development projects and working capital.

Project finance provides the funds necessary for construction and development projects and the bank facilities for these involve fixed and variable interest rates. The funds available may only be used to fund the specific project for which the facility was granted.

Medium-term borrowings used to finance the funding of the Group's equity contributions into its development projects and working capital are managed by borrowing at fixed and variable interest rates. Please refer to Note 15 for the Group's maximum exposure to interest rate risk.

Interest rate risk Group sensitivity

For the year ended 31 December 2017 if interest rates had changed by +/- 100 basis points (the maximum potential change in management's view from the year-end rates with all other variables held constant), profit/(loss) for the year would have been \$nil lower/higher (year ended 31 December 2016: \$nil lower/higher), mainly as a result of higher/lower interest expense from borrowings.

The Group has one debt facility available at 31 December 2017. It has an A\$22,000,000 loan facility with AP Finance Limited at a fixed interest rate of 4% p.a. Refer to Note 15 for further details on the Group's borrowings.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)**Price risk**

The Group is not exposed to any significant price risk.

Credit risk

Credit risk is the risk that the counterparty will default on its contractual obligations, resulting in a financial loss to the Group. Any inherent credit risk of elements of the Group's financial statements is mitigated by use of the settlement (completed contract) method of revenue recognition.

It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances, if any, are monitored on an ongoing basis with the result that the Group's exposure to bad debts is not significant. There are no significant concentrations of credit risk within the Group.

The Group's operation focuses on developing and selling lots of land and built-form product. At 31 December 2017 the Group had no unconditional contracts of sale outstanding (31 December 2016: 54), awaiting settlement which under the accounting policies referred to in Note 6 is not recognised until settlement.

Credit risk is managed on a Group basis. The maximum exposure to credit risk at 31 December 2017 is the carrying value of financial assets recorded in the financial statements, net of any allowances for losses.

Liquidity risk

Liquidity risk reflects the likelihood of cash-generating assets providing insufficient cash flow to fund the Group's operations. The Group's objective is therefore to maintain a balance between continuity of equity funding and the use of bank loans. The Group puts in place sufficient committed credit facilities and monitors actual and forecasted cash flows and matches maturity profiles of financial assets and liabilities, such as receivables and loan facilities.

Financing arrangements

The Group had access to the following borrowing facility at the reporting date:

	31 December 2017 \$'000	Consolidated 31 December 2016 \$'000
Floating rate		
– Expiring within 12 months ¹	22,000	–
Fixed rate		
– Expiring within 24 months ¹	–	22,000
Total	22,000	22,000

¹ Facility expires on 25 September 2018

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)**Liquidity risk (continued)***Maturities of financial liabilities*

The tables below analyse the Group's financial liabilities into relevant maturity groupings based on the remaining year at the reporting date to the contractual maturity date. Refer to Note 15 for more detail on used and unused borrowing facilities and carrying value of assets pledged as security. The amounts disclosed in the table are the contractual undiscounted cash flows.

Consolidated At 31 December 2017	Weighted average interest rate %	Less than 6 months \$'000	6 to 12 months \$'000	Between 1 and 2 years \$'000	Between 2 and 5 years \$'000	Over 5 years \$'000	Total contractual cash flows \$'000
Bank guarantee facility	-	-	-	484	-	-	484
Facility fee	-	-	5	-	-	-	5
Trade and other payables	-	1,472	-	-	-	-	1,472
Total financial liabilities	-	1,472	5	484	-	-	1,961

Consolidated At 31 December 2016	Weighted average interest rate %	Less than 6 months \$'000	6 to 12 months \$'000	Between 1 and 2 years \$'000	Between 2 and 5 years \$'000	Over 5 years \$'000	Total contractual cash flows \$'000
Bank guarantee facility	-	-	-	256	-	-	256
Facility fee	-	-	5	5	-	-	10
Trade and other payables	-	929	-	-	-	-	929
Total financial liabilities	-	929	5	261	-	-	1,195

Foreign exchange risk

The Group is not exposed to any significant foreign exchange risk.

*Fair value measurement**Fair value hierarchy*

The following tables detail the Group's fair values of financial instruments categorised by the following levels:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices).

Level 3: Inputs for the asset or liability are not based on observable market data (unobservable inputs).

Consolidated – 31 December 2017	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Assets				
Available-for-sale financial assets	-	-	6,276	6,276
Total assets	-	-	6,276	6,276

Consolidated – 31 December 2016	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Assets				
Available-for-sale financial assets	-	-	8,411	8,411
Total assets	-	-	8,411	8,411

There were no transfers between levels during the year (six months ended 31 December 2016: nil).

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

The following table gives information about how the Group's financial instruments held at fair value are determined (in particular, the valuation technique(s) and inputs used).

Financial assets/ liabilities	Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Range (weighted average)	Sensitivity
Available-for-sale financial assets (refer Note).	Level 3.	Discounted cash flow.	A significant unobservable input is the discount rate used in discounting the estimated cash flows to their net present value.	10%.	5% change in this input would change the fair value by \$100,000.
Available-for-sale financial assets (refer Note).	Level 3.	Discounted cash flow.	A significant unobservable input is the cash flows used.	Cash inflows of \$6,276,000	10% change in this input would change the fair value by \$627,000.

Valuation processes for Level 3 fair values

The management team performs Level 3 valuations for available-for-sale financial assets. The management team reports to the CEO and the Audit Committee. Valuations are performed every six months to ensure that they are current for the half-year and annual financial statements. Valuations are reviewed and approved by the Audit Committee. The management team also updates valuation models at least annually in years when an external valuation is not conducted which are also approved by the Audit Committee. All external valuations are also approved by the Audit Committee.

Movements in Level 3 financial instruments during the year are set out in Note 11.

Fair value of financial instruments that are not measured at fair value on a recurring basis

The carrying values of current financial assets and liabilities approximate their fair values at reporting date.

The carrying values of current financial assets and liabilities less impairment provision of trade receivables are assumed to approximate their fair values due to their short-term nature.

The fair value of non-current financial liabilities is estimated by discounting the remaining contractual maturities at the current market interest rate that is available for similar financial liabilities.

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interest. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Assets and liabilities measured at fair value are classified, into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed each reporting date and transfers between levels are determined based on a reassessment of the lowest level input that is significant to the fair value measurement.

For recurring and non-recurring fair value measurements, external valuers may be used when internal expertise is either not available or when the valuation is deemed to be significant. External valuers are selected based on market knowledge and reputation. Where there is a significant change in fair value of an asset or liability from one year to another, an analysis is undertaken which includes a verification of the major inputs applied in the latest valuation and a comparison, where applicable, with external sources of data.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	Year ended 31 December 2017 \$'000	Six months ended 31 December 2016 \$'000
6. REVENUE AND EXPENSES		
Revenue		
Sale of goods – land and apartments	12,876	4,554
Finance revenue	773	407
	13,649	4,961
Other income		
Gain on disposal of available-for-sale financial asset	–	8,460
Other income	798	14
	798	8,474
Cost of sales		
Cost of sales	(7,896)	(3,561)
	(7,896)	(3,561)
Finance costs		
Bank accounts and loan interest expenses	(21)	(257)
	(21)	(257)
During the year the Group incurred borrowing costs of \$21,000 (six months ended 31 December 2016: \$257,000). Of the costs, nothing was capitalised (six months ended 31 December 2016: nil).		
Employee benefits expense		
Wages and salaries	(1,097)	(487)
Superannuation expense	(113)	(41)
Payroll tax expense	(39)	6
Other employee benefits expense	(106)	(54)
	(1,355)	(576)
Depreciation and amortisation		
Plant and equipment	(87)	(13)
	(87)	(13)
Other expenses from continuing operations		
Audit fees	(92)	(57)
Insurance	(119)	(49)
ASX fees	(44)	(41)
Share registry fees	(76)	(14)
Travel	(64)	(11)
Corporate recharge	–	(23)
Bank charges	(1)	(1)
Valuation fees	(32)	(24)
Other	5	(150)
	(423)	(370)

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

6. REVENUE AND EXPENSES (CONTINUED)**Revenue and measurement**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised.

Land development and apartment sales

Revenue is recognised when the risks and rewards of ownership have passed to the buyer and the costs incurred or to be incurred in respect of the transaction can be measured reliably. Risks and rewards of ownership are considered passed to the buyer when a sales contract settles.

Revenue arising from the sale of developed land and completed apartments is recognised when a valid sales contract settles whereby title passes to the purchaser.

Interest revenue

Revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant year using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

	Year ended 31 December 2017 \$'000	Six months ended 31 December 2016 \$'000
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7. INCOME TAX

The major components of income tax expense are:

Current tax	-	293
Deferred tax	-	1,695
<i>Recoupment of prior year tax losses</i>	-	(1,988)
	-	-
Accounting profit before tax	1,233	8,047
Income tax at the Group's statutory rate of 30% (30 June 2016: 30%)	370	2,414
Income assessable in advance	705	409
Non-assessable income	(2,739)	(2,538)
Recoupment of prior year tax losses	1,653	(293)
Expenditure not allowable for income tax purposes	11	8
	-	-

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

7. INCOME TAX (CONTINUED)

Breakdown of deferred tax assets and liabilities are:

	Balance at 31 December 2016 \$'000	Charged to Income \$'000	Charged directly to Equity \$'000	Balance at 31 December 2017 \$'000
Deferred tax liabilities				
Fair value gain on available-for-sale financial assets	3,023	124	(62)	3,085
Offset deferred tax liabilities against deferred tax assets	(3,023)	(124)	62	(3,085)
Total deferred tax liabilities	-	-	-	-
Deferred tax assets				
Tax loss carried forward	32,093	1,848	-	33,941
Expenses not deductible until paid	87	6	-	93
Share transaction costs	229	(80)	-	149
Fair value loss on net realisable value write-down	19,134	361	-	19,495
Unrecognised deferred tax assets	(48,520)	(2,011)	(62)	(50,593)
Offset deferred tax liabilities against deferred tax assets	(3,023)	(124)	62	(3,085)
	-	-	-	-

Recognition and measurement

Current tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to calculate the amounts are those that are enacted or substantively enacted by the balance date.

Deferred income tax is provided on all temporary differences at the balance date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognised for all taxable temporary differences except:

- when the deferred income tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and that, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or
- when the taxable temporary difference is associated with investments in subsidiaries, associates or interests in joint ventures, and the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets are recognised for all deductible temporary differences, carry-forward of unused tax assets and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred income tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; or
- when the deductible temporary difference is associated with investments in subsidiaries, associates or interests in joint ventures, in which case a deferred tax asset is only recognised to the extent that it is probable that the temporary difference will reverse in the foreseeable future and taxable profit will be available against which the temporary difference can be utilised.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

7. INCOME TAX (CONTINUED)

The carrying amount of deferred income tax assets is reviewed at each balance date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability settled, based on tax rates and tax laws that have been enacted or substantively enacted at the balance date.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Deferred tax assets and deferred tax liabilities are offset only if a legally enforceable right exists to offset current tax assets against current tax liabilities and the deferred tax assets and liabilities relate to the same taxable entity and the same taxation authority.

Unrecognised deferred income tax assets are reassessed at each balance date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Tax consolidated group

The Company and its wholly-owned Australian controlled entities have formed a tax consolidated group as of 1 July 2003. The Company is the head entity of the tax consolidated group. The controlled entities in the tax consolidated group continue to account for their own current and deferred tax amounts. The Group has applied the group allocation approach in determining the appropriate amount of current taxes and deferred taxes to allocate to members of the tax consolidated group.

In addition to its own current and deferred tax amounts, the Company also recognises the current tax liabilities (or assets) and the deferred tax assets arising from unused tax losses and unused tax credits assumed from controlled entities in the tax consolidated group, when certain recognition criteria are met.

Assets or liabilities arising under tax funding agreements with the tax consolidated entities are recognised as amounts receivable from or payable to other entities in the Group.

Any difference between the amounts assumed and amounts receivable or payable under the tax funding agreement are recognised as a contribution to (or distribution from) wholly-owned tax consolidated entities.

	31 December 2017 \$'000	31 December 2016 \$'000
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8. CASH AND CASH EQUIVALENTS

Cash at bank and on hand	24,054	47,399
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Cash at bank earns interest at floating rates based on daily bank deposit rates and the balance in the account. The carrying amount of cash and cash equivalents represents fair value. The above cash at bank and on hand reconciles to the statement of cash flows.

During the year, the weighted average interest rate the Group received for its cash and cash equivalents was 1.96% (six months ended 31 December 2016: 2.25%).

Recognition and measurement

Cash and cash equivalents in the statement of financial position comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included within interest-bearing loans and borrowings in current liabilities on the statement of financial position.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	31 December 2017 \$'000	31 December 2016 \$'000
9. TRADE AND OTHER RECEIVABLES		
Current		
Trade receivables	3,224	2,090
Other receivables	358	297
	3,582	2,387

Details regarding the effective interest rate and credit risk of receivables are disclosed in Note 5.

A provision for doubtful debt has been raised for \$203,000 (31 December 2016: \$203,000).

Recognition and measurement

Trade receivables, which generally have 30-90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for any uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified.

An allowance for doubtful debts is raised and recorded in a separate account when there is objective evidence that the Group will not be able to collect the debt. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments for a prolonged year are considered indicators that the trade receivable is impaired. The amount of the impairment allowance is the difference between the asset's carrying value and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

If, in a subsequent year, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed. Any subsequent reversal of an impairment loss is recognised in the statement of profit or loss and other comprehensive income, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

10. INVENTORIES

The Group's inventories, net of impairments, and the balance of impairment provisions for inventories are shown in tables (a) and (b) below respectively.

	31 December 2017 \$'000	31 December 2016 \$'000
(a) Inventories net of impairment		
Current		
<i>Finished apartments</i>		
Cost of acquisition	63	63
Development and other costs	9,065	9,065
Capitalised interest	1,087	1,087
Impairment provision	(6,005)	(4,801)
Total	4,210	5,414
<i>Land under development</i>		
Cost of acquisition	246	3,311
Development and other costs	261	3,364
Total	507	6,675
Total current	4,717	12,089
Non-Current		
<i>Land under development</i>		
Cost of acquisition	132,496	97,496
Development and other costs	10,584	8,195
Capitalised interest	1,480	1,480
Impairment provision	(58,977)	(58,977)
Total	85,583	48,194
Total non-current	85,583	48,194
Total inventories net of impairment	90,300	60,283

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

10. INVENTORIES (CONTINUED)**(b) Inventory impairment provisions**

	Finished apartments \$'000	Land under development \$'000	Total \$'000
Year ended 31 December 2017			
<i>Current</i>			
Balance as at 1 January 2017	(4,801)	-	(4,801)
Additional provision created	(1,204)	-	(1,204)
Balance at 31 December 2017	(6,005)	-	(6,005)
<i>Non-current</i>			
Balance as at 1 January 2017	-	(58,977)	(58,977)
Additional provision created	-	-	-
Balance at 31 December 2017	-	(58,977)	(58,977)
Total balance at 31 December 2017	(6,005)	(58,977)	(64,982)
Six month period ended 31 December 2016			
<i>Current</i>			
Balance as at 1 July 2016	(4,801)	-	(4,801)
Amounts utilised	-	-	-
Balance at 31 December 2016	(4,801)	-	(4,801)
<i>Non-current</i>			
Balance as at 1 July 2016	-	(58,977)	(58,977)
Additional provision created	-	-	-
Balance at 31 December 2016	-	(58,977)	(58,977)
Total balance at 31 December 2016	(4,801)	(58,977)	(63,778)

Inventories recognised as expense within cost of sales during the year ended 31 December 2017 amounted to \$7,896,000 (six month period ended 31 December 2016: \$3,561,000).

Write-down of inventory to recoverable amount recognised as an expense during the year ended 31 December 2017 amounted to \$1,204,000 (six month period ended 31 December 2016: \$nil).

Recognition and measurement

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

Land under development and finished apartments

Both land under development and apartment projects are measured at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, materials, borrowing costs and holding costs incurred during development. Once development is completed, borrowing costs and holding costs are expensed as incurred.

All land under development (including land undergoing the approval process) and apartment projects are regarded as inventory and are classified as such in the statement of financial position. Development projects whereby the Group controls all the risks and benefits of the arrangement and is required to take ownership of any unsold parcels at the end of the project are also classified as land under development. Land and apartments are classified as current only when sales are expected to occur within the next 12 months.

Borrowing costs included in the cost of any land under development and apartment construction projects are those costs that would have been avoided if the expenditure on the acquisition and development of the land, and building of the apartment project, had not been made. Borrowing costs incurred while active development is interrupted for extended years are recognised as an expense.

Impairment of non-financial assets

Assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. Recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered impairment are tested for possible reversal of the impairment whenever events or changes in circumstances indicate that the impairment may have reversed.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

11. AVAILABLE-FOR-SALE FINANCIAL ASSETS

	31 December 2017 \$'000	31 December 2016 \$'000
Current		
Investment in development projects	6,276	8,411
Reconciliation		
Reconciliation of the fair values at the beginning and end of the year are set out below:		
Opening fair value	8,411	28,787
Additions	8	82
Return of capital	(2,350)	(21,419)
Revaluation increments	207	961
Closing fair value	6,276	8,411

The carrying value of The Milton at 31 December 2017 was \$6,276,000 (31 December 2016: \$8,411,000).

The Milton has been accounted for in accordance with the accounting policy disclosed below using the discounted cash flow analysis method for valuation purposes. For further information on fair value measurement of The Milton, refer to Note 5.

Recognition and measurement**Joint arrangements***Joint ventures*

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. Investments in joint ventures are accounted for using the equity method. Under the equity method, the shares of the profits or losses of the joint venture are recognised in profit or loss and the share of the movements in equity are recognised in other comprehensive income. Investments in joint ventures are carried in the statement of financial position at cost plus post-acquisition changes in the Group's share of net assets of the joint venture. Income earned from joint venture entities reduces the carrying amount of the investment.

Joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Arrangements classified as joint operations are accounted for by the Group recognising its share of jointly held assets, liabilities, revenues and expenses of the joint operation.

Unlike the Group's other joint venture investments, its investment in The Milton development does not qualify for classification as a joint venture arrangement accounted for using the equity method because it has different commercial characteristics. This investment has been classified under Accounting Standard AASB 139 'Financial Instruments: Recognition and Measurement' as an available-for-sale financial asset.

Financial assets are initially measured at fair value. Transaction costs are included as part of the initial measurement, except for financial assets at fair value through profit or loss. They are subsequently measured at either amortised cost or fair value depending on their classification. Classification is determined based on the purpose of the acquisition and subsequent reclassification to other categories is restricted.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

11. AVAILABLE-FOR-SALE FINANCIAL ASSETS (CONTINUED)*Financial assets at fair value through profit or loss*

Financial assets at fair value through profit or loss are either: (i) held for trading, where they are acquired for the purpose of selling in the short term with an intention of making a profit; or (ii) designated as such upon initial recognition, where they are managed on a fair value basis or to eliminate or significantly reduce an accounting mismatch. Except for effective hedging instruments, derivatives are also categorised as fair value through profit or loss. Fair value movements are recognised in profit or loss.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either designated as available-for-sale or not classified as any other category. After initial recognition, fair value movements are recognised in other comprehensive income through the available-for-sale reserve in equity. Cumulative gains or losses previously reported in the available-for-sale reserve are recognised in profit or loss when the asset is derecognised or impaired.

The fair values of available-for-sale financial assets that are actively traded in organised financial markets are determined by reference to quoted market bid prices at the close of business on the reporting date. For investments with no active market, fair values are determined using valuation techniques. Such techniques include: using recent arm's length market transactions; reference to the current market value of another instrument that is substantially the same; discounted cash flow analysis; and option pricing models.

Impairment of financial assets

The Group assesses at the end of each reporting year whether a financial asset or group of financial assets is impaired. The Group first assesses whether objective evidence exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognised are not included in a collective assessment of impairment.

The amount of the impairment allowance for financial assets carried at cost is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the current market rate of return for similar financial assets.

Available-for-sale financial assets are considered impaired when there has been a significant or prolonged decline in value below initial cost. Subsequent increments in value are recognised in other comprehensive income through the available-for-sale reserve.

12. NON-CURRENT ASSETS HELD-FOR-SALE

	31 December 2017 \$'000	31 December 2016 \$'000
Non-current asset held-for-sale	1,462	1,462

Included in the above asset total for the year ended 31 December 2017 is Lot 370 Country Club Drive at Port Bouvard Residential Estate.

There are no liabilities directly associated with the non-current assets held-for-sale shown above.

Recognition and measurement

Non-current assets are classified as held-for-sale if their carrying amount will be recovered through a highly probable sale transaction rather than through development and sale. They are measured at the lower of their carrying amount and fair value less costs to sell.

An impairment loss is recognised for any initial or subsequent write-down of the asset to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of an asset, but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the non-current asset is recognised at the date of sale.

Non-current assets held-for-sale are not depreciated or amortised. Interest and other expenses attributable to the liabilities of these assets classified as held-for-sale continue to be recognised.

Non-current assets held-for-sale are presented separately from other assets in the statements of financial position and liabilities with respect to non-current assets held-for-sale are presented separately from other liabilities in the statements of financial position.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	31 December 2017 \$'000	31 December 2016 \$'000
13. OTHER ASSETS		
Current		
Prepaid expenses	194	182
Deposit for investment	-	3,500
Other deposits	707	874
	901	4,556
14. TRADE AND OTHER PAYABLES		
Current		
<i>Unsecured</i>		
Trade creditors	438	479
Other creditors and accruals	1,034	450
	1,472	929

Recognition and measurement

Trade payables and other payables are recognised initially at fair value and subsequently carried at amortised cost. They represent liabilities for goods and services provided to the Group prior to the end of the year that are unpaid and arise when the Group becomes obliged to make future payments in respect of the purchase of those goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

Trade payables are non-interest bearing, unsecured and are normally settled on 30 to 60 day terms. Details regarding the effective interest rate and credit risk of current payables are disclosed in Note 5.

15. BORROWINGS*Bank loan and overdraft*

In April 2014 the Group entered into a loan agreement with SHK for up to \$40,000,000. The facility was reduced to \$24,000,000 during the year ended 30 June 2016 and subsequently cancelled in August 2016.

In October 2015, the Group entered into a loan facility of \$22,000,000 with AP Finance Limited. The loan facility is unsecured, repayable on 25 September 2018, with an interest rate of 4% p.a. payable quarterly in arrears. AP Finance Limited is an indirect wholly-owned subsidiary of Allied Properties (H.K.) Limited. The Company's largest shareholder Oasis Star Limited is a 100% indirectly owned subsidiary of Tian An China Investments Limited, which is 48.66% indirectly held by Allied Properties (H.K.) Limited. The balance of the unused facility funds available to the Group at 31 December 2017 was \$22,000,000 (31 December 2016: \$22,000,000).

The Group's bank facilities also include a bank guarantee line of credit (\$610,000 limit). As at 31 December 2017 the bank guarantee line of credit is drawn to \$484,330 (31 December 2016: \$255,680).

The \$610,000 bank guarantee facility is secured by cash. The \$22,000,000 AP Finance Limited facility is unsecured.

Recognition and measurement

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	31 December 2017 \$'000	31 December 2016 \$'000
16. PROVISIONS		
Employee benefit current	125	126
Employee benefit non-current	37	22
	162	148

Recognition and measurement

The total of employee benefits relates to annual leave and long service leave, pursuant to employment contracts of the Group's employees.

Provisions are recognised when the Group has a present or constructive obligation as a result of past events. Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting year. The discount rate used to determine the present value is a pre-tax rate which reflects current market assessments of the time value of money and the risks specific to the liability.

Liabilities for wages and salaries, including non-monetary benefits, and annual leave expected to be settled within 12 months of the reporting date, are recognised in current liabilities in respect of employees' services up to the reporting date. They are measured at the amounts expected to be paid when the liabilities are settled. Liabilities for non-accruing sick leave are recognised when the leave is taken and are measured at the rates paid or payable.

The liability for long service leave not expected to be settled within 12 months of the reporting date is recognised in non-current liabilities, provided there is an unconditional right to defer settlement of the liability. The liability is measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and years of service. Expected future payments are discounted using market yields at the reporting date on corporate bonds with terms to maturity and currencies that match, as closely as possible, the estimated future cash outflows.

Amounts not expected to be settled within the next 12 months

The current provision for employee benefits includes all unconditional entitlements where employees have completed the required year of service and also those where employees are entitled to pro-rata payments in certain circumstances. The entire amount is presented as current, since the Group does not have an unconditional right to defer settlement. However, based on past experience, the Group does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months.

The following amounts reflect leave that is not expected to be taken within the next 12 months:

Employee benefit obligations expected to be settled after 12 months	73	95
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EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

17. CONTRIBUTED EQUITY**Movement in ordinary share capital**

During the year there were no shares issued by the Company.

Date	Details	# of shares		Value of shares	
		Movement	Balance	Movement \$'000	Balance \$'000
31 December 2016 and 31 December 2017		-	86,608,830	-	290,149

Fully paid ordinary shares carry one vote per share and carry the right to receive dividends.

Recognition and measurement

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Capital risk management

The Group's objectives when managing capital are to safeguard its ability to continue as a going concern, so that it can continue to provide returns for Shareholders and other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The Group considers capital to be a source of funding which will enable it to execute its business model. Due to the nature of the property development industry significant amounts of capital are required before cash inflows are received from sale of finished products. In order to provide for its capital requirements, the Group will use debt and/or equity strategies appropriate at the time and manages its capital requirement on an ongoing basis. The capital risk management policy remains unchanged from the 31 December 2016 financial year.

	31 December 2017 \$'000	31 December 2016 \$'000

18. RESERVES

Share-based payments reserve:

Opening balance	-	1,419
Share-based payments expense	-	-
Transfer to accumulated losses	-	(1,419)
Closing balance	-	-

Available-for-sale reserve:

Opening balance	10,075	17,574
Gain on disposal of available-for-sale financial asset	-	(8,460)
Change in fair value of available-for-sale financial assets	207	961
Closing balance	10,282	10,075

Recognition and measurement

The purpose of the share-based payments reserve is to recognise the fair value of the options issued to employees, and other parties, for services rendered.

The purpose of the available-for-sale reserve is to recognise the fair value movement of the financial assets until they are derecognised.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

19. DIVIDENDS

There were no dividends declared and paid or payable during the year (six months ended 31 December 2016: nil) and no dividends have been proposed since the end of the year.

	Company	
	31 December 2017 \$'000	31 December 2016 \$'000
Franking credit balance		
Franking account balance	1,106	1,106

The tax rate at which dividends have been franked is 30% (31 December 2016: 30%).

The above amounts represent the balance of the franking account as at the end of the year, adjusted for:

- franking credits that will arise from the payment of the amount of the provision for income tax at the reporting date, if any;
- franking debits that will arise from the payment of dividends recognised as a liability at the reporting date, if any; and
- franking credits that will arise from the receipt of dividends recognised as receivables at the reporting date, if any.

20. EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary Shareholders of the Company by the weighted average number of ordinary shares outstanding during the year.

	Year ended	Six months
	31 December 2017 \$'000	ended 31 December 2016 \$'000
Net profit attributable to Shareholders from continuing operations	1,233	8,047
		# of shares
Weighted average number of ordinary shares for basic earnings per share	86,608,830	86,608,830
Effect of dilution when profitable	-	-
Weighted average number of ordinary shares adjusted for the effect of dilution	86,608,830	86,608,830
	Cents	Cents
Basic earnings per share	1.42	9.29
Diluted earnings per share	1.42	9.29

Recognition and measurement

Basic earnings per share is calculated as net profit attributable to members of the parent, adjusted to exclude any costs of servicing equity (other than dividends) and preference share dividends, divided by the weighted average number of ordinary shares, adjusted for any bonus element.

Diluted earnings per share are calculated as net profit attributable to members of the parent, adjusted for:

- costs of servicing equity (other than dividends) and preference share dividends;
- the after-tax effect of dividends and interest associated with dilutive potential ordinary shares that have been recognised as expenses;
- other non-discretionary changes in revenues or expenses during the year that would result from the dilution of potential ordinary shares; and
- divided by the weighted average number of ordinary shares and dilutive potential ordinary shares, adjusted for any bonus element.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

21. KEY MANAGEMENT PERSONNEL**Compensation of key management personnel**

The key management personnel were identified in the Directors' Report. Details of compensation of the Group's key management personnel are as follows:

	Year ended 31 December 2017 \$	6 months ended 31 December 2016 \$
Short-term employee benefits	342,342	182,380
Post-employment benefits	42,790	17,892
Share-based payments	-	-
	385,132	200,272

22. RELATED PARTY DISCLOSURE**Subsidiaries**

The consolidated financial statements include the financial statements of the Company and the subsidiaries listed in the following table.

Name of Entity	Country of Registration	Equity Interest		Investment	
		31 December 2017 %	31 December 2016 %	31 December 2017 \$'000	31 December 2016 \$'000
CP Development Pty Limited ¹	Australia	100	100	2,162	2,162
Wannunup Development Nominees Pty Limited ^{1,2}	Australia	100	100	-	-
Point Grey Development Company Pty Limited ^{1,4}	Australia	100	100	-	-
PBD Estate No 2 Pty Limited ^{1,3}	Australia	100	100	-	-
PBD Realty Pty Limited ^{1,3}	Australia	100	100	-	-
Peel Water Pty Limited ¹	Australia	100	100	8,000	8,000
PBD (The Milton) Pty Limited ^{1,4}	Australia	100	100	-	-
PBD (Yang Land) Pty Limited ^{1,4}	Australia	100	100	-	-
PBD Funds Management Limited	Australia	100	100	150	50
Tian An Enfield Pty Limited (formerly PBD (Charles St) Pty Limited) ^{1,3}	Australia	100	100	-	-
				10,312	10,212

¹ These controlled entities are not required to prepare audited financial statements

² These entities have a cost of investment of \$2, which due to rounding is shown as nil in the above table

³ These entities have a cost of investment of \$1, which due to rounding is shown as nil in the above table

⁴ These entities have a cost of investment of \$100, which due to rounding is shown as nil in the above table

Ultimate parent

The Company is the ultimate parent company of the wholly-owned Australian Group. The wholly-owned Australian Group is controlled by Tian An China Investments Company Limited.

Key management personnel

Disclosures relating to key management personnel are set out in Note 21 and the Remuneration Report in the Directors' Report.

The Milton, Milton

During the 2014 financial year, the Group acquired a 50% interest in The Milton development from Aveo Group for \$27,960,000. The relevant contract forms an available-for-sale financial asset. Aveo Group was formerly a shareholder of the Group, but had sold its interest in the Company before the sale of the 50% interest in The Milton to the Group. The Group previously disclosed this transaction in view of the significant shareholdings of Mulpha International Bhd (MIB) in both the Company and Aveo Group.

The parties to the joint arrangement are 100% subsidiary company PBD (The Milton) Pty Limited and FKP Commercial Developments Pty Limited (a wholly-owned subsidiary of Aveo Group).

Former Director David Hunt (resigned on 19 June 2015) is a Director of FKP Commercial Developments Pty Limited. Former Director Winson Chow is an alternate Director of Aveo Group.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

22. RELATED PARTY DISCLOSURE (CONTINUED)**SeaSpray, Point Cook**

During the 2014 financial year, the Group acquired a 100% interest in SeaSpray, part of Aveo Group's Saltwater Coast, Point Cook, development for a price of \$18,000,000. Aveo Group was formerly a shareholder of the Group, but had sold its interest in the Company before the sale of the 100% interest in SeaSpray to the Group. The Group previously disclosed this transaction in view of the significant shareholdings of MIB in both the Company and Aveo Group.

The parties to the sale are 100% subsidiary company PBD (Yang Land) Pty Limited (**PBD**) and FKP Residential Developments Pty Limited (**FKP**) (a wholly-owned subsidiary of Aveo Group).

Former Director David Hunt (resigned on 19 June 2015) is a Director FKP Residential Developments Pty Limited. Former Director Winson Chow is an alternate director of Aveo Group.

FKP holds legal title to SeaSpray. Under the development agreement, all settlements are administered by FKP and remitted to PBD. During the year, these settlements (including GST) totalled \$14,155,000 (31 December 2016: \$4,735,000). In addition, developments costs are borne by FKP and FKP invoices PBD in full for these costs. During the year, these additional contributions totalled \$859,000 (31 December 2016: \$937,000).

AP Finance

On 8 October 2015, the Group entered into a new loan facility of \$22,000,000 with AP Finance Limited. The loan is unsecured, repayable on 25 September 2018 with interest of 4% per annum payable quarterly in arrears. AP Finance Limited is an indirect wholly-owned subsidiary of Allied Properties (H.K.) Limited. Tian An Australia Limited's largest shareholder Oasis Star Limited is a 100% indirectly owned subsidiary of Tian An China Investments which is 48.66% indirectly held by Allied Properties (H.K.) Limited. Interest and facility fee payments of \$335,000 were made during the year (year ended 31 December 2016: \$115,000).

	Year ended 31 December	Six months ended 31 December
	2017	2016
	\$	\$

23. REMUNERATION OF AUDITORS

Amounts received or due and receivable by BDO East Coast Partnership for:

– an audit and review of the financial report	92,000	60,500
– agreed upon procedures	8,000	9,500
– tax compliance and advice	20,010	54,520
	120,010	124,520

24. EXPENDITURE COMMITMENTS

Operating lease commitments

Future minimum rentals payable under operating leases at 31 December are:

Within one year	144	106
After one year but not more than five years	124	178
More than five years	–	–
	268	284

The operating lease commitments relate to the lease of the Sydney office.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	Year ended 31 December 2017 \$	Six months ended 31 December 2016 \$
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24. EXPENDITURE COMMITMENTS (CONTINUED)**Capital commitments**

Committed at the reporting date but not recognised as liabilities or payables.

Investment properties:

The Milton, Milton	4	30
SeaSpray, Point Cook development and other costs	7	157
Enfield development and other costs	35	31,500
	46	31,687

Recognition and measurement

The capital commitments in relation to SeaSpray represent the project costs in respect to the staging of the development.

The capital commitments in relation to the Enfield development represent initial planning costs (previous period represented the purchase price due on settlement).

Under the terms of the agreement for The Milton development, the Group is required to make additional capital contributions to the project in the event of funding shortfalls to cover project costs. Any additional capital contributions to the project are determined based on the Group's respective share in the project.

Other than those disclosed above, the Group has considered the requirements of any material additional capital contributions to The Milton and SeaSpray projects to be remote at the reporting date.

Recognition and measurement

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

Capitalised leased assets are depreciated over the shorter of the estimated useful life of the asset and the lease term if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Operating lease payments are recognised as an expense in the statement of profit or loss and other comprehensive income on a straight-line basis over the lease term.

	31 December 2017 \$'000	31 December 2016 \$'000
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25. CONTINGENCIES**Contingent liabilities**

The Group has provided guarantees in respect of:

Wyndham City Council	181	213
City West Water Corporation	43	43
Melbourne Water	260	–
	484	256

The Group has access to bank guarantee facilities from St.George Bank and National Australia Bank. The facility limit at 31 December 2017 is \$350,000 and \$260,000 respectively (31 December 2016: St.George \$350,000, NAB \$nil) and the unused limit at 31 December 2017 is \$126,000 and nil respectively (31 December 2016: St.George \$94,320).

For expected maturities of these bank guarantees, please refer to Note 5.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

26. SEGMENT INFORMATION**Recognition and measurement**

In accordance with AASB 8 'Operating Segments', the Group has assessed for the year ended 31 December 2017 what information is necessary to enable users of its financial statements to evaluate the nature and financial effects of the business activities in which it engages and the economic environments in which it operates.

Based upon this assessment, the Audit Committee of the Group determined that it operated one business segment of property development in Australia. Operating results of the property development business segment are regularly reviewed by the Board to make decisions about resource allocation to the business and assess its performance. The Board assesses the performance of the operating segment based on net profit after income tax.

	Property Development	
	31 December	Six months ended
	2017	31 December
	\$'000	2016
		\$'000
Revenue from external customers	12,876	4,554
Finance revenue	773	407
Total revenue	13,649	4,961
Profit before income tax	1,233	8,047
Income tax expense	-	-
Profit after income tax	1,233	8,047
The following items are included in the net profit after income tax:		
Depreciation and amortisation	(87)	(13)
Finance costs	(21)	(257)
	(108)	(270)
	31 December	31 December
	2017	2016
	\$'000	\$'000
Total segment assets includes:		
Available-for-sale financial assets	6,276	8,411
Total segment assets	126,825	124,828
Total segment liabilities	(1,634)	(1,077)
	125,191	123,751

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	Year ended 31 December 2017 \$'000	Six months ended 31 December 2016 \$'000
27. NOTES TO CASH FLOW STATEMENT		
Reconciliation of net profit to net cash flows from operations		
Profit after income tax expense	1,233	8,047
<i>Adjustments for:</i>		
Depreciation and amortisation	87	13
Impairment of Oceanique apartments	1,204	-
Gain on de-recognition of available-for-sale financial asset	-	(8,460)
<i>Changes in assets and liabilities</i>		
Increase in trade and other receivables	(1,195)	(1,411)
Increase/decrease in inventories	(31,221)	2,262
(Increase)/decrease in other assets	3,655	(43)
Increase in trade and other payables	545	82
Increase in provisions	14	40
Net cash flows (used in)/from operating activities	(25,678)	530

Disclosure of financing facilities

Refer to Note 15.

28. DEED OF CROSS GUARANTEE

At 31 December 2017 the following entities within the Group were parties to a deed of cross guarantee (Deed):

- Tian An Australia Limited;
- CP Development Pty Limited; and
- Wannunup Development Nominees Pty Limited.

By entering into the Deed, the wholly-owned entities have been relieved from the requirement to prepare a financial report and Directors' Report under ASIC Corporations (wholly-owned companies) Instrument 2016/785.

As the entities that are parties to the Deed are also represented in the Group there is no separate 'Closed Group' for the purposes of the Class Order.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

28. DEED OF CROSS GUARANTEE (CONTINUED)

Set out below in (a) is a consolidated statement of profit and loss and other comprehensive income and a summary of movements in consolidated retained earnings for the year ended 31 December 2017 and six months ended 31 December 2016 for entities that are parties to the Deed at these dates.

	Year ended 31 December 2017 \$'000	Six months ended 31 December 2016 \$'000
(a) Statement of profit or loss and other comprehensive income		
Other revenue	754	655
Revenue	754	655
Other income	–	8,460
Employee benefits expense	(936)	(466)
Non-Executive Director fees	(131)	(66)
Impairment of intercompany receivables	(15,917)	(11,801)
Impairment of Oceanique	(1,204)	–
Finance costs	(16)	(257)
Repairs and maintenance	(6)	(4)
Rental expenses	(128)	(63)
Rates and taxes	(74)	(41)
Depreciation and amortisation	(87)	(13)
Consulting fees	(219)	(219)
Legal fees	(351)	(11)
Other expenses	(575)	(361)
Loss before income tax	(18,909)	(4,287)
Income tax expense	–	–
Loss after tax from continuing operations	(18,909)	(4,287)
Total comprehensive income	(18,909)	(4,287)
Accumulated losses at the beginning of the year	(174,787)	(182,887)
Transfer from reserves	–	12,387
Loss for the year	(18,909)	(4,287)
Accumulated losses at the end of the year	(193,696)	(174,787)

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	31 December 2017 \$'000	31 December 2016 \$'000
28. DEED OF CROSS GUARANTEE (CONTINUED)		
Set out below in (b) is a consolidated statement of financial position as at 31 December 2017 and 31 December 2016 for the entities that were parties to the Deed at these dates.		
(b) Statement of financial position		
<i>Current Assets</i>		
Cash and cash equivalents	23,902	47,348
Trade and other receivables	357	94
Inventories	4,210	5,414
Other financial assets	10,212	10,112
Intercompany loans	56,387	50,914
Other assets	107	101
Assets classified as held-for-sale	1,462	1,462
Current assets	96,637	115,445
<i>Non-current assets</i>		
Property, plant and equipment	249	331
Deferred tax assets	-	-
Total non-current assets	249	331
TOTAL ASSETS	96,886	115,766
<i>Current liabilities</i>		
Trade and other payables	171	166
Provisions	125	126
Total current liabilities	296	292
<i>Non-current liabilities</i>		
Provisions	37	22
Total non-current liabilities	37	22
TOTAL LIABILITIES	333	314
NET ASSETS	96,553	115,462
EQUITY		
Contributed equity	290,249	290,249
Accumulated losses	(193,696)	(174,787)
TOTAL EQUITY	96,553	115,462

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

	31 December 2017 \$'000	Parent 31 December 2016 \$'000
29. PARENT ENTITY FINANCIAL INFORMATION		
(a) Summary financial information		
Summarised statement of financial position		
Current assets	101,939	111,514
Non-current assets	249	331
Total assets	102,188	111,845
Current liabilities	278	278
Non-current liabilities	37	22
Total liabilities	315	300
Net assets	101,873	111,545
<i>Equity</i>		
Contributed equity	290,149	290,149
Accumulated losses	(188,276)	(178,604)
Total equity	101,873	111,545
Summarised statement of profit or loss and other comprehensive income		
Profit/(loss) after income tax for the year	(9,672)	16,906
Total comprehensive income for the year	(9,672)	16,906

(b) Guarantees

The Company has provided no financial guarantees as at 31 December 2017 (31 December 2016: \$nil).

There are cross guarantees given by the Company, CP Development Pty Limited and Wannunup Development Nominees Pty Limited as described in Note 28.

The Company did not have a deficiency in assets as at 31 December 2017 or 31 December 2016. There were deficiencies of assets in CP Development Pty Limited and Wannunup Development Nominees Pty Limited as at 31 December 2017 and 31 December 2016.

With respect to the asset deficiencies of CP Development Pty Limited and Wannunup Development Nominees Pty Limited, the Company recorded nil impairment provisions at 31 December 2017 (31 December 2016: \$nil).

(c) Contractual commitments for the acquisition of property, plant or equipment

The Company did not have any contractual commitments for the acquisition of property, plant or equipment at 31 December 2017 or 31 December 2016.

(d) Significant accounting policies

The accounting policies of the Company are consistent with those applied by the Group as disclosed in the respective notes to the financial statements.

EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

30. OTHER ACCOUNTING POLICIES

(a) Property, plant and equipment

Plant and equipment is stated at cost less any accumulated depreciation and any accumulated impairment losses. Such cost includes the cost of replacing parts that are eligible for capitalisation when the cost of replacing the parts is incurred.

Depreciation is calculated on a straight-line basis or by diminishing value over the estimated useful life, being over 3 to 15 years, of the plant and equipment assets.

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each year end.

Derecognition

An item of property, plant and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss and other comprehensive income in the year the asset is derecognised.

(b) Goods and services tax (GST)

Revenues, expenses, assets and liabilities are recognised net of the amount of GST except:

- when the GST incurred on a purchase of goods and services is not recoverable from the Australian Taxation Office (ATO), in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables, which are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as part of other receivables or other payables in the statement of financial position.

Cash flows are included in the statement of cash flows on a gross basis and the GST components of cash flows arising from investing and financing activities, which are recoverable from, or payable to, the ATO, are classified as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the ATO.

GST is calculated on revenue arising from the sale of real property under the margin scheme, when applicable.

(c) Investment properties

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met, and excludes the costs of day-to-day servicing of an investment property. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at reporting date. Gains or losses arising from changes in the fair values of investment properties are recognised in the statement of profit or loss and other comprehensive income in the year in which they arise.

Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognised in the statement of profit or loss and other comprehensive income in the year of retirement or disposal.

Transfers are made to investment property when, and only when, land is held for a currently undetermined future use or there is a change in use evidenced by ending of owner-occupation or ending of construction or development. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale.

For a transfer from investment property to owner-occupied property or inventories, the deemed cost of property for subsequent accounting is its fair value at the date of change in use. If the property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under Property, Plant and Equipment up to the date of change in use. For a transfer from inventories to investment property, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the statement of profit or loss and other comprehensive income. When the Group completes the construction or development of a self-constructed investment property, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the statement of profit or loss and other comprehensive income.

(d) Foreign currency translation

Foreign currency transactions are translated into Australian dollars using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of profit or loss and other comprehensive income.

31. EVENTS OCCURRING AFTER THE REPORTING YEAR

No matter or circumstance has arisen since the end of the year, that has significantly affected, or may significantly affect, the operations of the Group, the results of those operations, or the state of affairs of the Group in future years.

DIRECTORS' DECLARATION

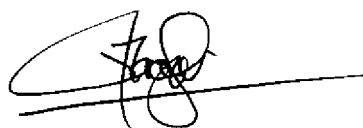
In the Directors' opinion:

1. the attached financial statements and notes thereto comply with the Corporations Act 2001, the Australian Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
2. the attached financial statements and notes thereto comply with International Financial Reporting Standards as issued by the International Accounting Standards Board as described in the financial statements;
3. the attached financial statements and notes thereto give a true and fair view of the Group's financial position as at 31 December 2017 and of its performance for the year then ended;
4. there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable; and
5. at the date of this declaration, there are reasonable grounds to believe that the members of the Closed Group will be able to meet any obligations or liabilities to which they are, or may become, subject by virtue of the deed of cross guarantee described in Note 28 to the financial statements.

The Directors have been given the declarations required by section 295A of the Corporations Act 2001.

Signed in accordance with a resolution of Directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the Directors:

A handwritten signature in black ink, appearing to read 'Marcus Seow', is written over a horizontal line.

Marcus Seow

Director

26 February 2018

Sydney

INDEPENDENT AUDITOR'S REPORT



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Level 11, 1 Margaret Street
Sydney NSW 2000
Australia

To the members of Tian An Australia Limited

REPORT ON THE AUDIT OF THE FINANCIAL REPORT

Opinion

We have audited the financial report of Tian An Australia Limited (the Company) and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 31 December 2017, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial report, including a summary of significant accounting policies and the directors' declaration.

In our opinion the accompanying financial report of the Group, is in accordance with the *Corporations Act 2001*, including:

- (i) Giving a true and fair view of the Group's financial position as at 31 December 2017 and of its financial performance for the year ended on that date; and
- (ii) Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report. We are independent of the Group in accordance with the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report of the current period. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

BDO East Coast Partnership ABN 83 236 985 726 is a member of a national association of independent entities which are all members of BDO Australia Ltd ABN 77 050 110 275, an Australian company limited by guarantee. BDO East Coast Partnership and BDO Australia Ltd are members of BDO International Ltd, a UK company limited by guarantee, and form part of the international BDO network of independent member firms. Liability limited by a scheme approved under Professional Standards Legislation, other than for the acts or omissions of financial services licensees.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)**Carrying value of inventory***Key audit matter*

As at 31 December 2017, the Group recognised inventory of \$90,300,000 which primarily consisted of the Point Grey Development Project of \$48,195,000 and the Enfield Project of \$37,388,000 as disclosed in note 10. The Group classifies property held for development and resale as inventories which are measured at the lower of cost and net realisable value ('NRV').

This matter was considered significant to our audit given the relative size of the balance in the Consolidated Statement of Financial Position, the estimates and judgements involved in assessing NRV which are based on forecast revenues and development costs and are affected by future market and economic conditions.

How the matter was addressed in our audit

To determine whether inventory had been measured at the lower of cost and NRV, we undertook, amongst others, the following audit procedures:

- Reviewed the most recent external valuation reports, including the valuation methodologies used and the underlying assumptions applied.
- Assessed the competence, capability and objectivity of the external valuation experts which included considering their experience and qualifications in undertaking similar types of valuations.
- Obtained management's feasibility reports and compared the estimated total construction costs to external Quantity Surveyors Reports including corroboration with other externally available data. This included making enquiries with development managers to understand changes in key assumptions since previous feasibility reports.
- Reviewed the estimated selling prices to publicly available property price data in similar locations to the projects.
- Reviewed any recent changes to development approvals and assessed the impact on the carrying value of the projects.
- Compared the estimated NRV of the projects to the carrying value recorded at the year end.

Other information

The directors are responsible for the other information. The other information comprises the information in the Directors' Report (excluding the audited Remuneration Report section) for the year ended 31 December 2017, but does not include the financial report and the auditor's report thereon, which we obtained prior to the date of this auditor's report, and the Annual Report to Shareholders (including the Letter from the Chair, Letter from the CEO and Shareholder Information), which is expected to be made available to us after that date.

Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Annual Report to Shareholders (including the Letter from the Chair, Letter from the CEO and Shareholder Information), if we conclude that there is a material misstatement therein, we are required to communicate the matter to the directors and will request that it is corrected. If it is not corrected, we will seek to have the matter appropriately brought to the attention of users for whom our report is prepared.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)



Responsibilities of the directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at:

http://www.auasb.gov.au/auditors_responsibilities/ar1.pdf

This description forms part of our auditor's report.

REPORT ON THE REMUNERATION REPORT

Opinion on the Remuneration Report

We have audited the Remuneration Report included in the directors' report for the year ended 31 December 2017.

In our opinion, the Remuneration Report of Tian An Australia Limited, for the year ended 31 December 2017, complies with section 300A of the *Corporations Act 2001*.

Responsibilities

The directors of the Company are responsible for the preparation and presentation of the Remuneration Report in accordance with section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with Australian Auditing Standards.

BDO East Coast Partnership

A handwritten signature in black ink, appearing to read 'Martin Coyle', written over the BDO logo.

Martin Coyle
Partner

Sydney, 26 February 2018

SHAREHOLDER INFORMATION

The information set out below was prepared as at 28 February 2018.

RANGE OF SHAREHOLDERS

RANGE	TOTAL HOLDERS	UNITS	% OF ISSUED CAPITAL
1 – 1,000	1,162	170,292	0.20
1,001 – 5,000	190	514,571	0.59
5,001 – 10,000	38	282,627	0.33
10,001 – 100,000	61	1,559,137	1.80
100,001 – 999,999,999	17	84,082,203	97.08
ROUNDING	0	0	0
TOTAL	1,468	86,608,830	100.0

UNMARKETABLE PARCELS

	MINIMUM PARCEL SIZE	HOLDERS	UNITS
MINIMUM \$500 PARCEL AT \$0.78 PER UNIT	642	1,100	118,836

TOP 20 SHAREHOLDERS

RANK	NAME	UNITS	% OF UNITS
1.	SUN HUNG KAI INVESTMENT SERVICES LTD <CLIENTS A/C>	71,262,267	82.28
2.	CITICORP NOMINEES PTY LIMITED	3,016,120	3.48
3.	SUN HUNG KAI INVESTMENT SERVICES LIMITED <CLIENT A/C>	1,790,091	2.07
4.	SUN HUNG KAI INVESTMENT SERVICES LTD <CLIENT KATONG ASSETS LTD A/C>	1,606,455	1.85
5.	SUN HUNG KAI INVESTMENT SERVICES LTD <CLIENT FUTURE RISE INV A/C>	1,401,516	1.62
6.	MR LIANG ZHEN LIN	1,167,469	1.35
7.	YUE WANG	1,000,000	1.15
8.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	970,920	1.12
9.	MR SHUPING HUANG + MRS HUI WANG	500,000	0.58
10.	BNP PARIBAS NOMS PTY LTD <UOB KH P/L AC UOB KH DRP>	224,950	0.26
11.	MR JIAN XIN HUANG	200,000	0.23
12.	ICE COLD INVESTMENTS PTY LTD <BROWNS CHELTENHAM RD S/F A/C>	180,000	0.21
13.	MDM RUIHUA WANG	178,100	0.21
14.	MR LANSHAN GAO + MRS QINRU ZHU <ZHU & GAO FAMILY INVEST A/C>	169,650	0.20
15.	MRS MIN XIAO DAI	164,635	0.19
16.	JAMBER INVESTMENTS PTY LTD <AMBER SCHWARTZ FAMILY A/C>	147,805	0.17
17.	BNP PARIBAS NOMINEES PTY LTD <IB AU NOMS RETAILCLIENT DRP>	102,225	0.12
18.	MR PETER HOWELLS	93,623	0.11
19.	J P MORGAN NOMINEES AUSTRALIA LIMITED	80,902	0.09
20.	MR JOHN LIONEL COLLINS	62,162	0.07
TOTAL		84,318,890	97.36
BALANCE OF REGISTER		2,289,940	2.64

SUBSTANTIAL SHAREHOLDERS

SHAREHOLDER	NUMBER OF SHARES	% OF SHARES HELD
Oasis Star Limited	66,424,726	76.7%
Future Rise Investments Limited	8,233,581	9.5%

CORPORATE DIRECTORY

ABN 12 009 134 114

DIRECTORS

Arthur Dew
Cerena Fu
Marcus Seow

COMPANY SECRETARY

Hai-Young Lu

ALTERNATE DIRECTOR

Mark Wong (to Arthur Dew)

REGISTERED OFFICE AND PRINCIPAL PLACE OF BUSINESS

Level 5
99 Macquarie Street
Sydney NSW 2000

Telephone: (02) 8243 9700
Facsimile: (02) 8243 9799
Website: www.tianan.com.au
Email: admin@tianan.com.au

SHARE REGISTRY

Computershare Registry Services Pty Ltd
Level 4
60 Carrington Street
Sydney NSW 2000
GPO Box 2975
Melbourne VIC 3001
Telephone: 1300 850 505

SOLICITOR

Piper Alderman
Level 23, Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

AUDITOR

BDO East Coast Partnership
Level 11
1 Margaret Street
Sydney NSW 2000

BANKERS

St. George Bank
Level 1
167 St Georges Terrace
Perth WA 6000

Commonwealth Bank of Australia
48 Martin Place
Sydney NSW 2000

National Australia Bank
292 Pitt Street
Sydney NSW 2000

ASX LISTING

Tian An Australia Limited's shares are listed on ASX (ASX code: TIA)

CORPORATE GOVERNANCE STATEMENT

Refer to the governance page of Tian An Australia Limited's website.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every sale, purchase, and payment must be properly documented to ensure the integrity of the financial statements. This includes keeping receipts, invoices, and bank statements in a secure and organized manner.

Next, the document outlines the process of reconciling the company's books with the bank statements. This involves comparing the company's records of deposits and withdrawals with the actual bank activity. Any discrepancies should be investigated immediately to identify errors or potential fraud.

The document also covers the preparation of the income statement and balance sheet. It provides a step-by-step guide on how to calculate net income, total assets, and liabilities. The goal is to present a clear and accurate picture of the company's financial performance and position.

Finally, the document discusses the importance of regular financial reviews. It suggests that the company should conduct a thorough review of its financial records at least once a month. This will help identify trends, address any issues, and ensure that the company is on track to meet its financial goals.