SING HOLDINGS LIMITED

Co. Reg. No.: 196400165G

FULL YEAR 2009 FINANCIAL STATEMENTS ANNOUNCEMENT

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

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

Group Income Statement	4th quarter ended 31.12.2009	4th quarter ended 31.12.2008	Increase/ (decrease)	Year ended 31.12.2009	Year ended 31.12.2008	Increase/ (decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
Revenue	12,867	14,677	(12.3%)	71,026	20,672	243.6%
Cost of sales	(11,745)	(12,517)	(6.2%)	(63,628)	(17,637)	260.8%
Gross profit	1,122	2,160	(48.1%)	7,398	3,035	143.8%
Other income	3,076	(1,084)	383.8%	5,498	3,337	64.8%
Administrative expenses	(986)	(501)	96.8%	(2,243)	(1,981)	13.2%
Sales and marketing expenses	(114)	(2)	N/M	(2,909)	(19)	N/M
Other operating expenses	(402)	(1,134)	(64.6%)	(901)	(2,410)	(62.6%)
Finance costs	(2)	(29)	(93.1%)	(63)	(46)	37.0%
Profit / (loss) before tax	2,694	(590)	556.6%	6,780	1,916	253.9%
Income tax credit / (expense)	331	(407)	N/M	461	(541)	N/M
Profit / (loss) for the period	3,025	(997)	403.4%	7,241	1,375	426.6%
Attributable to:						
Equity holders of the Company	2,543	(1,004)	353.3%	6,251	1,535	307.2%
Minority interests	482	7	N/M	990	(160)	718.8%
	3,025	(997)	403.4%	7,241	1,375	426.6%

N/M denotes ñNot meaningfulò

Profit / (loss) before tax is stated after crediting/(charging) :	4th quarter ended 31.12.2009	4th quarter ended 31.12.2008	Increase/ (decrease)	Year ended 31.12.2009	Year ended 31.12.2008	Increase/ (decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
Interest income	21	5	320.0%	60	121	(50.4%)
Dividend income from quoted equity shares classified as available-for-sale	-	-	-	42	101	(58.4%)
Loan from minority shareholder of subsidiary company waived	256	-	N/M	256	-	N/M
Write-back of/(allowance for) foreseeable losses on development property	-	(732)	N/M	732	(732)	200.0%
Write-back of provision for tax warranty	2,300	-	N/M	2,300	-	N/M
Write-back of/(allowance for) doubtful trade receivables	-	(2)	N/M	-	2	N/M
Rental income and property management fee from trading properties	490	511	(4.1%)	2,026	1,884	7.5%
(Allowance for)/write-back of foreseeable losses on trading properties	(270)	(1,615)	(83.3%)	(270)	1,205	(122.4%)
Impairment loss on investment in quoted equity shares classified as available-for-sale	-	(252)	N/M	(101)	(297)	(66.0%)
Depreciation of plant and equipment	(47)	(46)	2.2%	(196)	(182)	7.70%

N/M denotes ñNot meaningfulò

Major components of income tax credit /(expense) :	4th quarter ended 31.12.2009	4th quarter ended 31.12.2008	Increase/ (decrease)	Year ended 31.12.2009	Year ended 31.12.2008	Increase/ (decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
Current income tax						
- current year	32	-		(545)	-	
- over/(under) provision in respect of previous years	505	(61)		1,242	(61)	
Deferred income tax						
- current year	(206)	(346)		(236)	(480)	
	331	(407)	N/M	461	(541)	N/M

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	Group		Company	
	As at 31.12.2009	As at 31.12.2008	As at 31.12.2009	As at 31.12.2008
	S$'000	S$'000	S$'000	S$'000
Non-current assets				
Plant and equipment	277	454	277	454
Investment in subsidiary companies	-	-	57,396	58,183
Other non-current assets	9	9	9	9
Investment in quoted equity shares	2,370	1,748	2,370	1,748
Loans to subsidiary companies	-	-	62,686	75,931
	2,656	2,211	122,738	136,325
Current assets				
Development properties	449,006	473,418	-	-
Trading properties	35,500	35,770	35,500	35,770
Investment in quoted equity shares	4	-	4	-
Trade receivables	8,729	1,141	18	38
Tax recoverable	813	786	813	786
Deposits, prepayments and other receivables	172	106	10	12
Loans to subsidiary companies	-	-	15,441	-
Amounts due from related companies (non-trade)	-	-	5,913	90
Cash and cash equivalents	21,126	9,972	3,909	67
	515,350	521,193	61,608	36,763
Current liabilities				
Trade and other payables	6,570	9,866	1,124	2,982
Amounts due to related companies (non-trade)	-	-	40,717	36,276
Interest-bearing bank loans (secured)	36,400	22,527	-	8,902
Loans from minority shareholders of subsidiary companies	6,618	249	-	-
Provision for taxation	1,351	736	-	-
Bank overdraft	-	427	-	427
	50,939	33,805	41,841	48,587
Net current assets/(liabilities)	464,411	487,388	19,767	(11,824)
Non-current liabilities				
Loan from subsidiary company	-	-	2,030	2,031
Interest-bearing bank loans (secured)	293,327	329,727	-	-
Loans from minority shareholders of subsidiary companies	26,865	33,420	-	-
Deferred tax liabilities	236	806	-	-
Deposits received	174	128	174	128
	320,602	364,081	2,204	2,159
Net assets	146,465	125,518	140,301	122,342
Equity attributable to equity holders of the Company				
Share capital	104,951	91,908	104,951	91,908
Reserves	34,960	27,986	35,350	30,434
	139,911	119,894	140,301	122,342
Minority interests	6,554	5,624	-	-
Total equity	146,465	125,518	140,301	122,342

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

Amount repayable in one year or less, or on demand

As at 31.12.2009		As at 31.12.2008	
S$'000	S$'000	S$'000	S$'000
Secured	Unsecured	Secured	Unsecured
36,400[(i)]	6,618[(ii)]	22,954[(i)]	249[(ii)]

Amount repayable after one year

As at 31.12.2009		As at 31.12.2008	
S$'000	S$'000	S$'000	S$'000
Secured	Unsecured	Secured	Unsecured
293,327[(i)]	26,865[(ii)]	329,727[(i)]	33,420[(ii)]

(i) Interest-bearing Bank Loans

Interest-bearing bank loans were drawn mainly for the acquisition and development of properties. Interests incurred for property development activities were capitalised as part of development costs.

Interest-bearing bank loans are secured by the following: -

1) assignment of sales and rental proceeds, construction guarantees, insurances, rights, title and interests under construction contracts and performance bonds
2) first legal mortgage over the Companyôs trading properties and certain subsidiary companiesô properties under development
3) completion undertakings given by the Company and certain subsidiary companiesô minority shareholder

(ii) Loans from Minority Shareholders of Subsidiary Companies

This relates to loans from minority shareholders of subsidiary companies which are subordinated to the interest-bearing bank loans and have no fixed dates of repayment

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

	4th quarter ended 31.12.2009	4th quarter ended 31.12.2008	Year ended 31.12.2009	Year ended 31.12.2008
	S$'000	S$'000	S$'000	S$'000
Cash flows from operating activities				
Profit / (loss) before tax	2,694	(590)	6,780	1,916
Adjustments for:				
Depreciation of plant and equipment	47	46	196	182
Impairment loss on investment in quoted equity shares classified as available-for-sale	-	252	101	297
Interest expense	2	29	63	46
Interest income	(21)	(5)	(60)	(121)
Dividend income from quoted equity shares classified as available-for-sale	-	-	(42)	(101)
(Write-back of)/ allowance for doubtful trade receivables	-	2	-	(2)
Allowance for/(write-back of) foreseeable losses on trading properties	270	1,615	270	(1,205)
(Write-back of)/allowance for foreseeable losses on development property	-	732	(732)	732
Write-back of provision for tax warranty	(2,300)	-	(2,300)	-
Loan from minority shareholder of subsidiary company waived	(256)	-	(256)	-
Profit on sale of trading properties	-	-	-	(138)
Profit on sale of development properties	(1,122)	(2,160)	(7,398)	(2,897)
Profit on sale of physical bullion	-	-	-	(2)
Operating cash flows before changes in working capital	(686)	(79)	(3,378)	(1,293)
Changes in working capital:				
Trade receivables	(1,095)	(9)	21	6
Deposits, prepayments and other receivables	(61)	(75)	(62)	2,474
Trade and other payables	(587)	(27)	362	(6,003)
Net cash used in operations	(2,429)	(190)	(3,057)	(4,816)
Interest received	23	5	57	146
Interest paid	(1,952)	(1,915)	(7,992)	(6,921)
Income tax received / (paid)	-	(239)	478	(2,440)
Progress payments received on properties developed for sale	2,988	3,979	52,516	8,523
Development expenditure on properties developed for sale	(4,146)	(7,743)	(19,995)	(28,192)
Proceeds from sale of trading properties	-	-	-	680
Net cash flows generated from / (used in) operating activities	(5,516)	(6,103)	22,007	(33,020)
Cash flows from investing activities				
Purchase of plant and equipment	-	-	(20)	(11)
Purchase of quoted equity shares classified as held-for-trading	(4)	-	(4)	-
Dividend received	-	-	42	101
Proceeds from disposal of plant and equipment	-	-	-	1
Proceeds from disposal of physical bullion	-	-	-	5
Net cash flows generated from / (used in) investing activities	(4)	-	18	96
Cash flows from financing activities				
(Repayment of) / proceeds from bank loans	-	8,340	(22,527)	16,921
(Repayment of) / increase in loans from minority shareholders of subsidiary companies	-	4,727	(900)	6,812
Dividends paid on ordinary shares	-	-	-	(4,678)
Dividends paid to minority shareholders of subsidiary company	-	-	(60)	-
Proceeds from issue of ordinary shares	-	-	13,043	-
Net cash flows (used in) / generated from financing activities	-	13,067	(10,444)	19,055
Net increase /(decrease) in cash & cash equivalents	(5,520)	6,964	11,581	(13,869)
Cash & cash equivalents at beginning of the period	26,646	2,581	9,545	23,414
Cash & cash equivalents at end of the period	21,126	9,545	21,126	9,545

1(d) Statements of Comprehensive Income

Group	4th quarter ended 31.12.2009	4th quarter ended 31.12.2008	Year ended 31.12.2009	Year ended 31.12.2008
	S$'000	S$'000	S$'000	S$'000
Profit/(loss) for the period	3,025	(997)	7,241	1,375
Other comprehensive income / (expense):				
Net fair value gain / (loss) on quoted equity shares classified as available-for-sale	168	-	723	(796)
Net fair value loss on physical bullion classified as available-for-sale	-	-	-	(4)
Other comprehensive income / (expense) for the period, net of tax	168	-	723	(800)
Total comprehensive income / (expense) for the period	3,193	(997)	7,964	575
Total comprehensive income / (expense) attributable to:				
Equity holders of the Company	2,711	(1,004)	6,974	735
Minority interests	482	7	990	(160)
	3,193	(997)	7,964	575

Company	4th quarter ended 31.12.2009	4th quarter ended 31.12.2008	Year ended 31.12.2009	Year ended 31.12.2008
	S$'000	S$'000	S$'000	S$'000
Profit/(loss) for the period	3,360	(1,490)	4,193	4,362
Other comprehensive income / (expense)				
Net fair value gain /(loss) on quoted equity shares classified as available-for-sale	168	-	723	(796)
Other comprehensive income / (expense) for the period, net of tax	168	-	723	(796)
Total comprehensive income / (expense) for the period	3,528	(1,490)	4,916	3,566
Total comprehensive income / (expense) attributable to:				
Equity holders of the Company	3,528	(1,490)	4,916	3,566
Minority interests	-	-	-	-
	3,528	(1,490)	4,916	3,566

1(e) (i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

	<-Attributable to Equity Holders of the Company->					
Group	**Share capital** S$'000	**Fair value adjustment reserve** S$'000	**Revenue reserve** S$'000	**Total** S$'000	**Minority interests** S$'000	**Total equity** S$'000
At 1 January 2009	91,908	-	27,986	119,894	5,624	125,518
Profit for the period	-	-	3,708	3,708	508	4,216
Other comprehensive income for the period	-	555	-	555	-	555
Total comprehensive income for the period	-	555	3,708	4,263	508	4,771
Issuance of ordinary shares, net of issuance expense	13,043	-	-	13,043	-	13,043
Dividends paid to minority shareholders of subsidiary company	-	-	-	-	(60)	(60)
Balance at 30 September 2009	104,951	555	31,694	137,200	6,072	143,272
Profit for the period	-	-	2,543	2,543	482	3,025
Other comprehensive income for the period	-	168	-	168	-	168
Total comprehensive income for the period	-	168	2,543	2,711	482	3,193
Balance at 31 December 2009	104,951	723	34,237	139,911	6,554	146,465

(Cont'd)

Group	<-Attributable to Equity Holders of the Company-> Share capital S$'000	Fair value adjustment reserve S$'000	Revenue reserve S$'000	Total S$'000	Minority interests S$'000	Total equity S$'000
At 1 January 2008	91,908	800	31,129	123,837	3,238	127,075
Capitalisation of imputed interest expense on interest-free loans from minority shareholders of subsidiary companies	-	-	-	-	475	475
Restated opening balance at 1 January 2008	91,908	800	31,129	123,837	3,713	127,550
Profit/(loss) for the period	-	-	2,539	2,539	(167)	2,372
Other comprehensive (expense) for the period	-	(800)	-	(800)	-	(800)
Total comprehensive income/ (expense) for the period	-	(800)	2,539	1,739	(167)	1,572
Deemed capital contribution arising from interest-free loans from minority shareholders of subsidiary companies	-	-	-	-	104	104
Dividends on ordinary shares	-	-	(4,678)	(4,678)	-	(4,678)
Balance at 30 September 2008	91,908	-	28,990	120,898	3,650	124,548
(Loss)/profit for the period	-	-	(1,004)	(1,004)	7	(997)
Total comprehensive (expense) / income for the period	-	-	(1,004)	(1,004)	7	(997)
Deemed capital contribution arising from interest-free loans from minority shareholders of subsidiary companies	-	-	-	-	1,967	1,967
Balance at 31 December 2008	91,908	-	27,986	119,894	5,624	125,518

(Cont'd)

Company	Share Capital S$'000	Fair value adjustment reserve S$'000	Revenue reserve S$'000	Total S$'000
At 1 January 2009	91,908	-	30,434	122,342
Profit for the period	-	-	833	833
Other comprehensive income for the period	-	555	-	555
Total comprehensive income for the period	-	555	833	1,388
Issuance of ordinary shares, net of issuance expense	13,043	-	-	13,043
Balance at 30 September 2009	104,951	555	31,267	136,773
Profit for the period	-	-	3,360	3,360
Other comprehensive income for the period	-	168	-	168
Total comprehensive income for the period	-	168	3,360	3,528
Balance at 31 December 2009	104,951	723	34,627	140,301
At 1 January 2008	91,908	796	30,750	123,454
Profit for the period	-	-	5,852	5,852
Other comprehensive (expense) for the period	-	(796)	-	(796)
Total comprehensive (expense) / income for the period	-	(796)	5,852	5,056
Dividend on ordinary shares	-	-	(4,678)	(4,678)
Balance at 30 September 2008	91,908	-	31,924	123,832
Loss for the period	-	-	(1,490)	(1,490)
Total comprehensive (expense) for the period	-	-	(1,490)	(1,490)
Balance at 31 December 2008	91,908	-	30,434	122,342

1(e)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

During the year ended 31 December 2009, the Company undertook a renounceable underwritten rights issue (the "Rights Issue") of 133,664,884 new ordinary shares (the "Rights Shares") at the issue price of $0.10 for each Rights Share, on the basis of one Rights Share for every two existing ordinary shares in the capital of the Company. The Rights Shares rank pari passu in all respects with the then existing issued shares. Following the Rights Issue, the Company's issued share capital was increased as follows: -

	Number of shares	Amount S$'000
Issued share capital as at 1 January 2009	267,329,768	91,908
Issue of ordinary shares on 16 April 2009 pursuant to the Rights Issue[(1)]	133,664,884	13,043
Issued share capital as at 30 September and 31 December 2009	400,994,652	104,951

Note

(1) The increase in share capital of S$13,043,000 is derived after deducting estimated issuance expenses of approximately S$323,000.

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

As at 31 December 2009, the Company had in issue 400,994,652 (31 December 2008: 267,329,768) ordinary shares.

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

The Company did not hold any treasury shares as at the end of the current financial period reported on.

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

The financial results of the Group for the year ended 31 December 2009 have not been audited or reviewed by the auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and methods of computation adopted in the financial statements for the current financial period as compared to the most recently audited annual financial statements as at 31 December 2008.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

In the current year, the Group has adopted certain revised Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that became effective for annual periods beginning on or after 1 January 2009. The adoption of these FRS and INT FRS did not result in any substantial change to the Group's accounting policies nor any significant impact on the financial statements.

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

	4th quarter ended 31.12.2009	4th quarter ended 31.12.2008	Year ended 31.12.2009	Year ended 31.12.2008
(i) Based on weighted average number of ordinary shares in issue	0.63 cts	(0.38 cts)	1.73 cts	0.57 cts
- Weighted average number of shares ('000)	400,995	267,330	362,009	267,330
(ii) Based on fully diluted basis	0.63 cts	(0.38 cts)	1.73 cts	0.57 cts
- Weighted average number of shares ('000)	400,995	267,330	362,009	267,330

Note
Earnings per share is calculated based on the profit after tax attributable to equity holders of the Company divided by the weighted average number of shares.

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

	As at 31.12.2009	As at 31.12.2008
Group	34.89 cts	44.85 cts
Company	34.99 cts	45.76 cts

Note
Net asset value per ordinary share has been computed based on the shareholders' equity before minority interests divided by 400,994,652 (31 December 2008: 267,329,768) shares.

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

Revenue for the quarter relates to the recognition of proceeds from the sale of BelleRive at Keng Chin Road in accordance with construction progress. Since its launch in May 2009, about 92% of the units in BelleRive had been sold. Based on the construction progress, 48% of the proceeds from these sales were recognized as revenue in the year ended 31 December 2009 together with the corresponding costs. In addition, Meyer Residence at Meyer Place obtained its Temporary Occupation Permit in the current financial year.

Other income for the quarter comprised largely of a write-back of provision for tax warranties given in conjunction with the disposal of a subsidiary in 2006, as the warranty period had expired in November 2009. Other major components of other income in the current financial year include rental income from trading properties and write-back of foreseeable losses previously provided for a development property.

Other operating expenses relate mainly to contribution to maintenance fees and property tax on trading properties, depreciation, mark-to-market loss on investment in quoted equity shares and allowance for foreseeable losses on trading properties to reflect the decrease in value of an industrial building. Sales and marketing expenses are attributable largely to commission and advertising costs incurred for the sales of BelleRive and the related showflat costs being expensed.

Upon finalization of prior years' tax matters, the Group wrote back $1.2 million of tax provision in the current financial year.

(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Net assets of the Group increased by S$21.0 million due to the recognition of profits from development projects, the fair value gain on quoted equity shares and the proceeds raised from the Rights Issue. The Group collected S$52.5 million of progress payments for Meyer Residence and BelleRive in the current financial year. These collections were used for payments of development expenses and bank interests, repayment of banks' and shareholders' loans and dividend payments to shareholders of Meyer Residence.

The Group's net debt to equity ratio is computed as follows, after adjusting for the Group's share of interest-bearing bank loans and cash and cash equivalents in accordance with its shareholding percentages in the respective subsidiary companies: -

		As at 31.12.2009	As at 31.12.2008
		S$'000	S$'000
Group's share of interest-bearing bank loans in accordance with shareholding percentages in the respective subsidiary companies		230,809	251,719
Group's share of cash and cash equivalents in accordance with shareholding percentages in the respective subsidiary companies		(16,077)	(7,319)
Net debt	[A]	214,732	244,400

		As at 31.12.2009	As at 31.12.2008
		S$'000	S$'000
Equity attributable to equity holders of the Company	[B]	139,911	119,894
Net debt to equity ratio	[A] / [B]	1.5 times	2.0 times

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

No forecast or prospect statement has been issued previously.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Based on the Urban Redevelopment Authority's ("URA") release of 4Q2009 real estate statistics, prices of private residential properties rose across the regions over 3Q2009. Number of units of uncompleted properties sold in 2009 surpassed that in 2007. In the Core Central Region where the Group's development properties are located, prices of uncompleted non-landed private residential properties increased further by 4.4% in 4Q2009.

The Group's development project "BelleRive" is 92% sold and revenue from these sales of about S$91.9 million will be recorded progressively based on construction progress from 2Q2009 to 4Q2010.

The Group intends to launch another development project, "The Laurels" at Cairnhill Road for sale in 1Q2010. This project consists of 229 units comprising 1, 2, 3 and 4-bedroom units with a total saleable area of approximately 253,000 square feet. The typical unit sizes range between 549 and 1,819 square feet and the sizes of the 4 penthouses range between 3,853 and 4,833 square feet.

The Group is also actively seeking new land acquisition opportunities, including Government land sales, to expand its property development business.

11. Dividend

(a) Current Financial Period Reported On
Any dividend recommended for the current financial period reported on?

The Board of Directors is pleased to recommend a final dividend of 0.70 cents per ordinary share, one-tier tax exempt, in respect of the financial year 2009 for approval by the shareholders at the next Annual General Meeting.

Name of Dividend	Final
Dividend Type	Cash
Dividend Amount	0.70 cents per ordinary share, one-tier tax exempt

(b) Corresponding Period of the Immediately Preceding Financial Year
Any dividend declared for the corresponding period of the immediately preceding year?

No.

(c) Date payable

Subject to approval by the shareholders at the next Annual General Meeting and to be announced at a later date.

(d) Books closure date

Subject to approval by the shareholders at the next Annual General Meeting and to be announced at a later date.

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

Not applicable.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

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

(a) By industry
The Group principally operates as a property developer, which the management considers as a single segment.

(b) By geographical location
The Group operates principally in Singapore during the financial year.

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

Not applicable.

15. First Half and Second Half Results

	2009	2008	Increase/ (decrease)
	S$'000	S$'000	%
Sales reported for first half year	48,466	2,387	N/M
Profit after tax reported for the first half year	2,427	2,163	12.2%
Sales reported for second half year	22,560	18,285	23.4%
Profit/(loss) after tax reported for the second half year	4,814	(788)	710.9%

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

			Proposed / Actual payment date	Dividends for Financial Year ended		
				31.12.2009	31.12.2008	31.12.2007
				S$'000	S$'000	S$'000
Ordinary	Final dividend for FY 2007	One-tier tax exempt	23 May 2008			4,678
	No dividend was proposed and paid for FY 2008				-	
Ordinary	Proposed final dividend for FY 2009	One-tier tax exempt	To be announced at a later date	2,807		

BY ORDER OF THE BOARD
SING HOLDINGS LIMITED

Lee Sze Hao
Chief Executive Officer
23 February 2010