

FIRST QUARTER 2014 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

	1ST quarter ended 31.03.2014	1ST quarter ended 31.03.2013	Increase/ (decrease)
	S\$'000	S\$'000	%
Revenue	6,405	106,254	(94.0%)
Cost of sales	(5,163)	(79,684)	(93.5%)
Gross profit	1,242	26,570	(95.3%)
Other income	918	519	76.9%
Administrative expenses	(553)	(570)	(3.0%)
Sales and marketing expenses	(1,784)	(17)	N/M
Other operating expenses	(103)	(96)	7.3%
Finance costs	(12)	(78)	(84.6%)
(Loss)/profit before tax	(292)	26,328	(101.1%)
Income tax expense	(167)	(4,597)	(96.4%)
(Loss)/profit for the period	(459)	21,731	(102.1%)
Attributable to:			
Shareholders of the Company	(308)	15,810	(101.9%)
Non-controlling interests	(151)	5,921	(102.6%)
	(459)	21,731	(102.1%)

N/M denotes "Not meaningful"

Statement of Comprehensive Income

	1ST quarter ended 31.03.2014	1ST quarter ended 31.03.2013
	S\$'000	S\$'000
(Loss)/profit for the period	(459)	21,731
Other comprehensive income:		
Net fair value gain on investment in quoted equity shares classified as available-for-sale	-	101
Total comprehensive (loss)/income for the period	(459)	21,832
Total comprehensive (loss)/income attributable to:		
Shareholders of the Company	(308)	15,911
Non-controlling interests	(151)	5,921
	(459)	21,832

(Loss)/profit before tax is stated after crediting/(charging) :

	1ST quarter ended 31.03.2014	1ST quarter ended 31.03.2013	Increase/ (decrease)
	S\$'000	S\$'000	%
Interest income	71	110	(35.5%)
Dividend income from investment in quoted equity shares classified as held for trading	5	4	25.0%
Rental income and property management fee from trading properties	407	396	2.8%
Fair value gain on quoted equity shares classified as held for trading	6	8	(25.0%)
Gain on disposal of property, plant and equipment	94	-	N/M
Cost of sales written-back	321	-	N/M
Depreciation of property, plant and equipment	(27)	(18)	50.0%

N/M denotes "Not meaningful"

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

	Group		Company	
	As at 31.03.2014	As at 31.12.2013	As at 31.03.2014	As at 31.12.2013
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	606	160	606	160
Investment in subsidiaries	-	-	46,307	46,307
Investment in quoted equity shares	3,404	3,404	3,404	3,404
Loans to subsidiaries	-	-	89,571	89,318
	4,010	3,564	139,888	139,189
Current assets				
Development properties	406,453	399,684	-	-
Trading properties	27,997	27,997	27,997	27,997
Investment in quoted equity shares	259	250	259	250
Trade receivables	106,307	117,167	57	34
Deposits and other receivables	166	244	61	2,657
Prepayments	189	187	21	12
Loans to subsidiaries	-	-	4,245	4,245
Amounts due from subsidiaries	-	-	40,738	36,012
Cash and cash equivalents	38,791	26,553	30	264
	580,162	572,082	73,408	71,471
Current liabilities				
Trade and other payables	29,106	31,432	3,967	3,946
Deferred revenue	34,406	14,426	-	-
Amounts due to subsidiaries	-	-	21,970	21,970
Interest-bearing bank loans	12,710	14,411	12,710	10,315
Loans from non-controlling shareholders of subsidiaries	1,819	1,819	-	-
Provision for taxation	26,397	26,249	-	19
	104,438	88,337	38,647	36,250
Net current assets	475,724	483,745	34,761	35,221
Non-current liabilities				
Loan from a subsidiary	-	-	2,029	2,029
Trade and other payables	2,905	2,015	117	155
Interest-bearing bank loans	206,718	214,769	-	-
Loans from non-controlling shareholders of subsidiaries	17,305	17,260	-	-
	226,928	234,044	2,146	2,184
Net assets	252,806	253,265	172,503	172,226
Equity attributable to shareholders of the Company				
Share capital	104,951	104,951	104,951	104,951
Reserves	120,319	120,627	67,552	67,275
	225,270	225,578	172,503	172,226
Non-controlling interests	27,536	27,687	-	-
Total equity	252,806	253,265	172,503	172,226

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

Amount repayable in one year or less, or on demand

As at 31.03.2014		As at 31.12.2013	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Unsecured
12,710 ⁽ⁱ⁾	1,819 ⁽ⁱⁱ⁾	14,411 ⁽ⁱ⁾	1,819 ⁽ⁱⁱ⁾

Amount repayable after one year

As at 31.03.2014		As at 31.12.2013	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Unsecured
206,718 ⁽ⁱ⁾	17,305 ⁽ⁱⁱ⁾	214,769 ⁽ⁱ⁾	17,260 ⁽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 which have commenced 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 Company's trading properties and certain subsidiaries' properties under development
- 3) completion undertakings given by the Company and certain subsidiaries' non-controlling shareholders

(ii) Loans from Non-controlling Shareholders of Subsidiaries

This relates to loans from non-controlling shareholders of subsidiaries, which are subordinated to the interest-bearing bank loans. They are unsecured, interest-free, carried at amortised costs and have no fixed terms of repayment under the agreements. Management expects these to be repaid at the end of the respective projects.

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

	1ST quarter ended 31.03.2014	1ST quarter ended 31.03.2013
	S\$'000	S\$'000
Cash flows from operating activities		
(Loss)/profit before tax	(292)	26,328
Adjustments for:		
Depreciation of property, plant and equipment	27	18
Fair value gain on quoted equity shares classified as held for trading	(6)	(8)
Interest expense	12	78
Interest income	(71)	(110)
Dividend income from investment in quoted equity shares classified as held for trading	(5)	(4)
Profit on sale of trading properties	-	(790)
Profit on sale of development properties	(1,242)	(25,780)
Profit on disposal of property, plant and equipment	(94)	-
Cost of sales written-back	(321)	-
Operating cash flows before changes in working capital	(1,992)	(268)
Changes in working capital:		
Trade receivables	(23)	(11)
Deposits and other receivables	65	(4)
Prepayments	(3)	21
Trade and other payables	976	(262)
Progress payments received on properties developed for sale	35,651	32,508
Development expenditure on properties developed for sale	(11,510)	(17,128)
Proceeds from sale of trading properties	-	816
Acquisition of properties for development	-	(153,885)
Net cash generated from / (used in) operations	23,164	(138,213)
Interest received	55	90
Interest paid	(849)	(1,271)
Income tax paid	(2)	-
Net cash flows generated from / (used in) operating activities	22,368	(139,394)
Cash flows from investing activities		
Purchase of property, plant and equipment	(473)	-
Dividends received	1	1
Proceeds from disposal of property, plant and equipment	94	-
Net cash flows (used in) / generated from investing activities	(378)	1
Cash flows from financing activities		
Proceeds from bank loans	2,395	133,600
Repayment of bank loans	(12,147)	(16,830)
Proceeds from loans from non-controlling shareholder of a subsidiary	-	16,048
Net cash flows (used in) / generated from financing activities	(9,752)	132,818
Net increase / (decrease) in cash and cash equivalents	12,238	(6,575)
Cash and cash equivalents at beginning of the period	26,553	57,867
Cash and cash equivalents at end of the period	38,791	51,292

- 1(d) (i) A statement (for the company 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.**

Group	<u>Attributable to Shareholders of the Company</u>				Non-controlling interests S\$'000	Total equity S\$'000
	Share capital S\$'000	Fair value adjustment reserve S\$'000	Revenue reserve S\$'000	Total S\$'000		
At 1 January 2014	104,951	748	119,879	225,578	27,687	253,265
Loss for the period	-	-	(308)	(308)	(151)	(459)
Other comprehensive income	-	-	-	-	-	-
for the period						
Total comprehensive loss	-	-	(308)	(308)	(151)	(459)
for the period						
At 31 March 2014	104,951	748	119,571	225,270	27,536	252,806
At 1 January 2013	104,951	824	97,444	203,219	27,997	231,216
Profit for the period	-	-	15,810	15,810	5,921	21,731
Other comprehensive income	-	101	-	101	-	101
for the period						
Total comprehensive income	-	101	15,810	15,911	5,921	21,832
for the period						
Deemed capital contribution						
arising from interest-free loans from non-controlling shareholder of a subsidiary	-	-	-	-	647	647
Capital injection by non-controlling shareholder of a subsidiary	-	-	-	-	300	300
At 31 March 2013	104,951	925	113,254	219,130	34,865	253,995

(Cont'd)

Company	Share capital S\$'000	Fair value adjustment reserve S\$'000	Revenue reserve S\$'000	Total S\$'000
At 1 January 2014	104,951	748	66,527	172,226
Profit for the period	-	-	277	277
Other comprehensive income for the period	-	-	-	-
Total comprehensive income	-	-	277	277
for the period				
At 31 March 2014	104,951	748	66,804	172,503
At 1 January 2013	104,951	824	42,951	148,726
Profit for the period	-	-	787	787
Other comprehensive income for the period	-	101	-	101
Total comprehensive income	-	101	787	888
for the period				
At 31 March 2013	104,951	925	43,738	149,614

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

During the current financial period, there was no change in the Company's share capital.

The Company did not have any 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 period.

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

As at 31 March 2014, the Company had in issue 400,994,652 (31 December 2013: 400,994,652) ordinary shares.

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

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 period ended 31 March 2014 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 company's most recently audited annual financial statements have been applied.**

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 2013.

- 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.**

Nil



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.**

	1 ST quarter ended 31.03.2014	1 ST quarter ended 31.03.2013
(i) Based on weighted average number of ordinary shares in issue	(0.08) cts	3.94 cts
- Weighted average number of shares ('000)	400,995	400,995
(ii) Based on fully diluted basis	(0.08) cts	3.94 cts
- Weighted average number of shares ('000)	400,995	400,995

Note

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

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

	As at 31.03.2014	As at 31.12.2013
Group	56.18 cts	56.25 cts
Company	43.02 cts	42.95 cts

Note

Net asset value per ordinary share has been computed based on the shareholders' equity excluding non-controlling interests divided by 400,994,652 (31 December 2013: 400,994,652) 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

In accordance with the Group's accounting policy, sales commission amounting to nearly S\$1.4 million for Waterwoods was charged as expense in 1Q2014 without the corresponding revenue recognition, thereby resulting in a loss attributable to shareholders of S\$308,000 for the quarter.

Revenue for the quarter relates to the sale of two units in The Laurels, leaving another two units unsold in the development. Sales of units in Waterwoods, being an Executive Condominium ("EC") development, will not be recognised as revenue until upon issuance of the Notice of Vacant Possession after Temporary Occupation Permit ("TOP") is obtained. The Group has not launched its other development properties for sale and did not sell its trading properties in 1Q2014.

Other income in 1Q2014 relates largely to rental income from trading properties and cost of sales written back arising from cost savings from a completed development project. Other operating expenses comprise mainly contribution to maintenance fees, property tax and depreciation. The increase in sales and marketing expenses was due mainly to commission and advertising expenses incurred for the sale of Waterwoods. In addition, showflat costs attributable to the sold units in Waterwoods were fully expensed.

Income tax provision was made mainly for the profit from sale of the two units in The Laurels.

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

Equity attributable to shareholders of the Company decreased by S\$308,000 as a result of the loss reported for the quarter ended 31 March 2014.

Trade receivables dropped by S\$10.9 million due to collection of progress billings certified as collectible as at 31 December 2013. The increase in deferred revenue is attributable to additional progress billings received from the purchasers of Waterwoods.

In 1Q2014, the Group collected S\$35.7 million of progress billings for the sale of its development properties. During the quarter, it made further payments of development expenses including bank interests. It also made partial repayment of the bank loans relating to Waterwoods. As a result, the Group's cash and cash equivalents increased by S\$12.2 million during the quarter to S\$38.8 million as at 1Q2014.

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 31.03.2014	As at 31.12.2013
		S\$'000	S\$'000
Group's share of interest-bearing bank loans in accordance with shareholding percentages in the respective subsidiaries		185,387	191,584
Less: Group's share of cash and cash equivalents in accordance with shareholding percentages in the respective subsidiaries		(27,163)	(18,667)
Net debt	[A]	158,224	172,917
Equity attributable to Shareholders of the Company	[B]	225,270	225,578
Net debt to equity ratio	[A] / [B]	0.7 times	0.8 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") real estate statistics, overall prices of private residential properties registered a decrease of 1.3% in 1Q2014 (4Q2013: decrease of 0.9%). The price index for uncompleted non-landed private residential properties in the Core Central Region ("CCR"), where the Group's Robin Residences is located, dropped further by 2.0% in 1Q2014 (4Q2013: decrease of 4.8%). The same price index for Outside Central Region ("OCR"), where the Group's Waterwoods is situated, rose by 1.4% in 1Q2014 (4Q2013: decrease of 1.6%).

The Group has two development projects in the pipeline. Construction work for Waterwoods has commenced in 2Q2013. This EC development is a 70:30 joint venture between the Company and a subsidiary of UE E&C Ltd. The project was launched for sale in November 2013 and as at the date of this announcement, approximately 53% of the units have been issued an option to purchase, amounting to contracted sales value of about S\$197.6 million. As an EC development, revenue from sale of units in the project will not be recognised until upon issuance of the Notice of Vacant Possession after TOP is obtained.

The Group's other development project, Robin Residences is a private condominium development undertaken solely by a wholly-owned subsidiary. Construction work has also commenced in 2Q2013. The Group targets to get the development project launch-ready by mid-2014.

As at the date of this announcement, the Group also owns 49 strata units in BizTech Centre with a saleable area of 51,400 square feet, of which 88% is tenanted, and two units in The Laurels project.

With several rounds of cooling measures being introduced by the Government, the Group expects the Singapore property market to be increasingly challenging. The Group will remain vigilant in monitoring the market so as to time its acquisition plans and to identify an opportune time to launch its development projects for sale. In view of the looming oversupply and restrictive financing policies in the local residential market, other than property development activities in Singapore, the Group will also explore property development and investment opportunities overseas.

11. Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

No.

(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

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared / recommended.

13. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group does not have a general mandate from shareholders for Interested Person Transactions.

**BY ORDER OF THE BOARD
SING HOLDINGS LIMITED**

Lee Sze Hao
Chief Executive Officer
15 May 2014

CONFIRMATION BY THE BOARD

We, LEE FEE HUANG and LEE SZE HAO, being two Directors of Sing Holdings Limited (the "Company"), do hereby confirm on behalf of the Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the 1Q2014 financial results to be false or misleading in any material aspect.

On behalf of the Board of Directors

LEE FEE HUANG
Non-executive Chairman

LEE SZE HAO
Chief Executive Officer

Singapore, 15 May 2014