

Second Quarter Financial Statement Announcement for the Period Ended 30/6/2016

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						
S\$'000			%	S\$'000		
3 months ended 30 June				6 months ended 30 June		
Note	2016	2015	Change	2016	2015	Change
Revenue	4,203	5,566	(24.49)	7,467	11,658	(35.95)
Cost of sales	(3,966)	(5,583)	(28.96)	(7,421)	(10,918)	(32.03)
Gross profit/(loss)	237	(17)	NM	46	740	(93.78)
Other operating income	688	590	16.61	1,322	1,403	(5.77)
Income from investments	190	379	(49.87)	43	809	(94.68)
Administrative expenses	(1,781)	(1,935)	(7.96)	(3,409)	(3,823)	(10.83)
Distribution costs	(105)	(165)	(36.36)	(199)	(347)	(42.65)
Other operating expenses	(149)	(242)	(38.43)	(303)	(489)	(38.04)
Finance costs	(14)	-	NM	(14)	-	NM
Foreign exchange (losses)/gains	(1,017)	(943)	7.85	(3,093)	859	NM
Share of results of associates	(26)	(19)	36.84	(45)	(66)	(31.82)
Loss before tax	(1,977)	(2,352)	(15.94)	(5,652)	(914)	NM
Income tax expense	(289)	(193)	49.74	(417)	(384)	8.59
Loss for the period	(2,266)	(2,545)	(10.96)	(6,069)	(1,298)	NM
Attributable to:						
Owners of the Company	(2,358)	(2,604)	(9.45)	(6,217)	(1,454)	NM
Non-controlling interests	92	59	55.93	148	156	(5.13)
	(2,266)	(2,545)	(10.96)	(6,069)	(1,298)	NM

NM – Not Meaningful

Statement of Comprehensive Income

Group						
S\$'000			%	S\$'000		%
3 months ended 30 June			6 months ended 30 June			
2016	2015	Change	2016	2015	Change	
Loss for the period	(2,266)	(2,545)	(10.96)	(6,069)	(1,298)	NM
Other comprehensive (loss)/income:						
Items that may be reclassified subsequently to income statement:						
Currency translation differences	(3,976)	(2,799)	42.05	(10,378)	2,728	NM
Net gain/(loss) on fair value changes of available-for-sale financial assets	182	(308)	NM	(9)	(860)	(98.95)
Other comprehensive (loss)/income for the period, net of tax	(3,794)	(3,107)	22.11	(10,387)	1,868	NM
Total comprehensive (loss)/income for the period	(6,060)	(5,652)	7.22	(16,456)	570	NM
Attributable to:						
Owners of the Company	(5,932)	(5,570)	6.50	(16,036)	277	NM
Non-controlling interests	(128)	(82)	56.10	(420)	293	NM
	(6,060)	(5,652)	7.22	(16,456)	570	NM

Other information

Depreciation and amortisation	Group					
	S\$'000		%	S\$'000		%
	3 months ended 30 June			6 months ended 30 June		
	2016	2015	Change	2016	2015	Change
	975	1,071	(8.96)	1,999	2,225	(10.16)

NM – Not Meaningful

Note 1

Other operating income:

Rental income
Gain on disposal of property, plant and equipment
Reversal of impairment loss on property, plant and equipment
Allowance for impairment loss on other receivables written back
Project income
Sundry income

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2016	2015	Change	2016	2015	Change
54	51	5.88	111	106	4.72
-	7	(100.00)	-	10	(100.00)
-	-	NM	81	-	NM
-	-	NM	78	-	NM
609	511	19.18	1,023	1,251	(18.23)
25	21	19.05	29	36	(19.44)
688	590	16.61	1,322	1,403	(5.77)

Note 2

Income from investments:

Interest income
Loss on disposal of associate
Gain on disposal of investment securities
Dividend income from investment securities
Net fair value (losses)/gains on held for trading investment securities

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2016	2015	Change	2016	2015	Change
248	266	(6.77)	448	526	(14.83)
(2)	-	NM	(2)	-	NM
-	-	NM	8	-	NM
76	218	(65.14)	119	266	(55.26)
(132)	(105)	25.71	(530)	17	NM
190	379	(49.87)	43	809	(94.68)

Note 3

Finance cost:

Interest expense

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2016	2015	Change	2016	2015	Change
(14)	-	NM	(14)	-	NM
(14)	-	NM	(14)	-	NM

NM – Not Meaningful

Note 4

Income tax expense:

Current
Overseas withholding tax
Over/(Under) provision in prior years
Deferred tax

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2016	2015	Change	2016	2015	Change
(326)	(187)	74.33	(451)	(382)	18.06
(8)	(12)	(33.33)	(16)	(21)	(23.81)
122	(2)	NM	122	2	NM
(77)	8	NM	(72)	17	NM
(289)	(193)	49.74	(417)	(384)	8.59

NM – Not Meaningful

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

AS AT	Group		Company	
	30/6/2016 S\$'000	31/12/2015 S\$'000	30/6/2016 S\$'000	31/12/2015 S\$'000
ASSETS				
Current assets:				
Cash and cash equivalents	35,993	33,884	10,023	12,888
Trade and other receivables	23,996	26,774	27,705	29,534
Inventories	3,864	4,038	-	-
Investment securities	11,162	11,385	6,802	8,348
Total current assets	75,015	76,081	44,530	50,770
Non-current assets:				
Investment in subsidiaries	-	-	163,079	161,719
Investment in associates	390	1,590	-	-
Other investments	1,057	1,132	41	41
Property, plant and equipment	20,494	22,768	1,467	1,513
Investment properties	69,038	73,685	928	941
Property under development	32,507	34,751	-	-
Deferred tax assets	245	337	-	-
Investment securities	4,553	4,562	4,553	4,562
Land use rights	9,390	10,249	-	-
Trade and other receivables	6,943	14,904	8,350	8,776
Total non-current assets	144,617	163,978	178,418	177,552
Total assets	219,632	240,059	222,948	228,322
LIABILITIES AND EQUITY				
Current liabilities:				
Trade and other payables	15,205	19,559	466	737
Short-term bank borrowings	1,905	-	-	-
Income tax payable	449	1,042	9	14
Total current liabilities	17,559	20,601	475	751
Non-current liabilities:				
Provision for retirement benefits	438	409	438	409
Total non-current liabilities	438	409	438	409
Equity attributable to owners of the Company:				
Share capital	71,856	71,856	71,856	71,856
Treasury shares	(1,929)	(1,929)	(1,929)	(1,929)
Fair value adjustment reserve	(75)	(66)	(75)	(66)
Foreign currency translation reserve	4,819	14,629	-	-
Statutory reserve	1,039	1,039	-	-
Capital reserve	48	48	-	-
Retained earnings	118,025	125,268	152,183	157,301
	193,783	210,845	222,035	227,162
Non-controlling interests	7,852	8,204	-	-
Total equity	201,635	219,049	222,035	227,162
Total liabilities and equity	219,632	240,059	222,948	228,322

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

Amount repayable in one year or less, or on demand

As at 30 June 2016		As at 31 December 2015	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	1,905,000	-	-

Amount repayable after one year

As at 30 June 2016		As at 31 December 2015	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	-	-	-

Details of any collateral

None

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

	Group			
	S\$'000			
	3 months ended 30 Jun 2016	3 months ended 30 Jun 2015	6 months ended 30 Jun 2016	6 months ended 30 Jun 2015
Cash flows from operating activities:				
Loss before tax	(1,977)	(2,352)	(5,652)	(914)
Adjustments for:				
Depreciation of property, plant and equipment	377	646	776	1,359
Amortisation of land use rights	77	84	159	171
Depreciation of investment properties	521	341	1,064	695
Gain on disposal of property, plant and equipment	-	(7)	-	(10)
Loss on disposal of property, plant and equipment	26	123	148	124
Property, plant and equipment written off	-	-	6	1
Reversal of impairment loss on property, plant and equipment	-	-	(81)	-
Gain on disposal of investment securities	-	-	(8)	-
Loss on disposal of associate	2	-	2	-
Share of results of associates	26	19	45	66
Provision for retirement benefits	14	15	29	30
Dividend income from investment securities	(76)	(218)	(119)	(266)
Interest income	(248)	(266)	(448)	(526)
Interest expense	14	-	14	-
Net fair value losses/(gains) on held for trading investment securities	132	105	530	(17)
Foreign currency translation adjustment	269	1,379	1,335	(1,142)
Operating cash flows before changes in working capital	(843)	(131)	(2,200)	(429)
Trade and other receivables	3,948	(1,412)	10,795	5,431
Inventories	(5)	514	173	187
Trade and other payables	(2,417)	5,430	(4,353)	(5,049)
Cash from operations	683	4,401	4,415	140
Interest paid	(14)	-	(14)	-
Income taxes paid	(15)	(61)	(871)	(475)
Net cash from/(used in) operating activities	654	4,340	3,530	(335)
Cash flows from investing activities:				
Increase in property under development	(97)	(87)	(132)	(633)
Increase in investment properties	(49)	-	(1,401)	-
Purchase of property, plant and equipment	(75)	(91)	(62)	(340)
Purchase of investment securities	(4,361)	-	(4,361)	(335)
Proceeds from disposal of property, plant and equipment	2	33	9	50
Proceeds from disposal of investment securities	-	-	3,939	-
Proceeds from disposal of associate	1,049	-	1,049	-
Dividends received from investment securities	70	212	113	260
Interest received	176	329	393	575
Net cash (used in)/from investing activities	(3,285)	396	(453)	(423)
Cash flows from financing activities:				
Proceeds from bank borrowings	1,423	-	1,905	-
Dividends paid	(1,026)	(2,736)	(1,026)	(2,736)
Contribution from non-controlling interests	68	-	68	-
Net cash from/(used in) financing activities	465	(2,736)	947	(2,736)
Net (decrease)/increase in cash and cash equivalents	(2,166)	2,000	4,024	(3,494)
Cash and cash equivalents at beginning of period	38,706	35,861	33,884	40,014
Effects of exchange rate changes on cash and cash equivalents	(547)	(718)	(1,915)	623
Cash and cash equivalents at end of period	35,993	37,143	35,993	37,143

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

Group	Attributable to owners of the Company							Non-controlling interests	Total equity
	Share capital S\$'000	Treasury shares S\$'000	Fair value adjustment reserve S\$'000	Capital reserve S\$'000	Foreign currency translation reserve S\$'000	Statutory reserve S\$'000	Retained earnings S\$'000	Total S\$'000	S\$'000
Balance at 1 January 2016	71,856	(1,929)	(66)	48	14,629	1,039	125,268	210,845	8,204 219,049
Net (loss)/profit for the period	-	-	-	-	-	-	(3,859)	(3,859)	56 (3,803)
Other comprehensive loss									
Currency translation differences	-	-	-	-	(6,054)	-	-	(6,054)	(348) (6,402)
Net loss on fair value changes of available-for-sale financial assets	-	-	(191)	-	-	-	-	(191)	- (191)
Total comprehensive loss for the period	-	-	(191)	-	(6,054)	-	(3,859)	(10,104)	(292) (10,396)
Balance at 31 March 2016	71,856	(1,929)	(257)	48	8,575	1,039	121,409	200,741	7,912 208,653
Net (loss)/profit for the period	-	-	-	-	-	-	(2,358)	(2,358)	92 (2,266)
Other comprehensive income/(loss)									
Currency translation differences	-	-	-	-	(3,756)	-	-	(3,756)	(220) (3,976)
Net gain on fair value changes of available-for-sale financial assets	-	-	182	-	-	-	-	182	- 182
Total comprehensive income/(loss) for the period	-	-	182	-	(3,756)	-	(2,358)	(5,932)	(128) (6,060)
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	68 68
Dividends paid	-	-	-	-	-	-	(1,026)	(1,026)	- (1,026)
Balance at 30 June 2016	71,856	(1,929)	(75)	48	4,819	1,039	118,025	193,783	7,852 201,635

Group	Attributable to owners of the Company								Non-controlling interests	Total equity
	Share capital S\$'000	Treasury shares S\$'000	Fair value adjustment S\$'000	Capital reserve S\$'000	Foreign currency translation reserve S\$'000	Statutory reserve S\$'000	Retained earnings S\$'000	Total S\$'000		
Balance at 1 January 2015	71,856	(1,929)	(442)	48	12,982	944	135,600	219,059	7,548	226,607
Net profit for the period	-	-	-	-	-	-	1,150	1,150	97	1,247
Other comprehensive (loss)/income										
Currency translation differences	-	-	-	-	5,249	-	-	5,249	278	5,527
Net loss on fair value changes of available-for-sale financial assets	-	-	(552)	-	-	-	-	(552)	-	(552)
Total comprehensive (loss)/income for the period	-	-	(552)	-	5,249	-	1,150	5,847	375	6,222
Balance at 31 March 2015	71,856	(1,929)	(994)	48	18,231	944	136,750	224,906	7,923	232,829
Net (loss)/profit for the period	-	-	-	-	-	-	(2,604)	(2,604)	59	(2,545)
Other comprehensive loss										
Currency translation differences	-	-	-	-	(2,658)	-	-	(2,658)	(141)	(2,799)
Net loss on fair value changes of available-for-sale financial assets	-	-	(308)	-	-	-	-	(308)	-	(308)
Total comprehensive loss for the period	-	-	(308)	-	(2,658)	-	(2,604)	(5,570)	(82)	(5,652)
Dividends paid	-	-	-	-	-	-	(2,736)	(2,736)	-	(2,736)
Balance at 30 June 2015	71,856	(1,929)	(1,302)	48	15,573	944	131,410	216,600	7,841	224,441

Company	Share capital S\$'000	Treasury shares S\$'000	Fair value adjustment reserve S\$'000	Retained earnings S\$'000	Total equity S\$'000
Balance at 1 January 2016	71,856	(1,929)	(66)	157,301	227,162
Net loss for the period	-	-	-	(2,894)	(2,894)
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(191)	-	(191)
Total comprehensive loss for the period	-	-	(191)	(2,894)	(3,085)
Balance at 31 March 2016	71,856	(1,929)	(257)	154,407	224,077
Net loss for the period	-	-	-	(1,198)	(1,198)
Other comprehensive income					
Net gain on fair value changes of available-for-sale financial assets	-	-	182	-	182
Total comprehensive income/(loss) for the period	-	-	182	(1,198)	(1,016)
Dividends paid	-	-	-	(1,026)	(1,026)
Balance at 30 June 2016	71,856	(1,929)	(75)	152,183	222,035
Balance at 1 January 2015	71,856	(1,929)	(442)	163,946	233,431
Net profit for the period	-	-	-	1,612	1,612
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(552)	-	(552)
Total comprehensive (loss)/income for the period	-	-	(552)	1,612	1,060
Balance at 31 March 2015	71,856	(1,929)	(994)	165,558	234,491
Net loss for the period	-	-	-	(1,301)	(1,301)
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(308)	-	(308)
Total comprehensive loss for the period	-	-	(308)	(1,301)	(1,609)
Dividends paid	-	-	-	(2,736)	(2,736)
Balance at 30 June 2015	71,856	(1,929)	(1,302)	161,521	230,146

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

Share Capital

There were no changes in the Company’s issued and paid-up share capital during the second quarter ended 30 June 2016.

As at 30 June 2016, the Company has 342,024,763 issued ordinary shares, excluding treasury shares.

Treasury Shares

As at 30 June 2016, there were 5,414,000 (2015: 5,414,000) treasury shares held by the Company.

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

The total number of issued ordinary shares excluding treasury shares as at 30 June 2016 was 342,024,763 (31 December 2015: 342,024,763).

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

There were no sales, transfer, disposal, cancellation and/or use of treasury shares as at 30 June 2016.

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

The figures have not been audited or reviewed.

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

N/A

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 December 2015, except as disclosed in paragraph 5 below.

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

The Group has adopted the new and revised Financial Reporting Standards (FRS) and Interpretations of FRS (INT FRS) that are relevant to its operations and effective for annual periods beginning on or after 1 January 2016. The adoption of these new/revised FRS and INT FRS did not result in any substantial change to the Group's and Company's accounting policies or have 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

	Group			
	3 months ended 30 June		6 months ended 30 June	
	2016	2015	2016	2015
Loss per ordinary share for the period				
(i) Based on weighted average number of ordinary shares on issue	(0.69) cent	(0.76) cent	(1.82) cent	(0.43) cent
Weighted average number of ordinary shares	342,024,763	342,024,763	342,024,763	342,024,763
(ii) On a fully diluted basis	(0.69) cent	(0.76) cent	(1.82) cent	(0.43) cent
Adjusted weighted average number of ordinary shares	342,024,763	342,024,763	342,024,763	342,024,763

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

	Group		Company	
	As At 30/6/2016	As At 31/12/2015	As At 30/6/2016	As At 31/12/2015
Net asset value per ordinary share based on issued share capital at the end of the period reported on (S\$)	0.57	0.62	0.65	0.66
Total number of issued shares, excluding treasury shares, at the end of the period reported on	342,024,763	342,024,763	342,024,763	342,024,763

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

PERFORMANCE REVIEW

Revenue of the Group decreased by \$1.4 million from \$5.6 million in 2Q15 to \$4.2 million in 2Q16 mainly because of lower revenue recorded in the PVC pipes and fittings operation. The Group reported a gross profit of \$0.2 million in 2Q16 compared to a gross loss of \$17,000 in 2Q15. The gross loss incurred in 2Q15 was attributed to the cancellation of lease agreement as a result of the exercise to reposition the shopping mall in Shanghai Anting. Consequently, net loss decreased from \$2.5 million in 2Q15 to \$2.3 million in 2Q16.

Hotel and Property Operation

Hotel and property operation reported an increase in revenue of \$0.2 million from \$0.9 million in 2Q15 to \$1.1 million in 2Q16 mainly due to the reversal of revenue in 2Q15 as a result of the above mentioned cancellation of lease agreement. Loss of the operation decreased by \$0.5 million to \$0.9 million in 2Q16 principally because of the lower operating loss reported by the Shanghai Anting project.

PVC Pipes and Fittings Operation

Revenue of the PVC pipes and fittings operation decreased from \$4.7 million in 2Q15 to \$3.1 million in 2Q16 owing to lower sales quantity and selling price. Hence, operating profit decreased from \$0.3 million in 2Q15 to \$63,000 in 2Q16.

Others

Other operating income increased due mainly to the higher income from the Anxi build-and-transfer ("BT") project.

Income from investment decreased principally because of the lower dividend income from investment securities.

The decrease in distribution costs was because of the lower revenue recorded in 2Q16.

Other operating expenses decreased due to lower depreciation charges.

Finance cost is pertaining to the interest expense on short-term bank borrowing obtained by Nantong hotel.

The Group reported an exchange loss of \$1.0 million in 2Q16 due to the weakening of the US dollar and Renminbi against the Singapore dollar. The currency translation loss of \$4.0 million reported in other comprehensive income was attributable to the strengthening of the Singapore dollar against the Renminbi.

Share of losses of associates increased owing to the higher operating loss incurred by the associated company.

The increase in income tax expense was due to higher taxable profit of the BT project.

REVIEW OF FINANCIAL POSITION AND CASH FLOW ANALYSIS

The decrease of current trade and other receivables was mainly because of lower trade receivables amount as a result of lower revenue.

Investment in associates decreased due to the disposal of 45% equity interest in Dali San Teh Construction & Installation Engineering Co., Ltd during the quarter under review.

The decrease of non-current trade and other receivables was mainly due to reclassification to current trade and other receivables made in respect of the BT project.

Trade and other payables decreased due to: (i) payment of construction cost of Shanghai Anting project and conversion and refurbishment works of Nantong Hotel; and (ii) repayment of amount due to associate.

Short-term bank borrowings of \$1.9 million was obtained by Nantong hotel for the conversion and refurbishment work.

The Group had a net cash inflow of \$0.7 million from its operating activities in 2Q16 as compared to \$4.3 million in 2Q15. Net cash used in investing activities of \$3.3 million in 2Q16 was mainly due to payment of \$4.4 million for the purchase of investment securities offset by receipts of \$1.0 million sale proceeds from the disposal of an associate.

Net cash from financing activities of \$0.5 million in 2Q16 was mainly because of the \$1.4 million proceeds from short-term bank borrowings offset by payment of \$1.0 million dividends to the shareholders of the Company.

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

The Group's performance in the second quarter of 2016 is in line with our previous announcement.

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

Conversion and refurbishment works at Nantong hotel was completed in April 2016.

The commercial launch of the shopping malls at Shanghai Anting and Nantong are targeted in second quarter of 2017.

The construction of the Dali Heqing project is still put on hold as the legal action is on-going.

The Group expects its PVC pipes and fittings operation and Suzhou hotel to continue to face challenging business environment.

11 Dividend

(a) Current Financial Period Reported On

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

Name of Dividend

Dividend Type

Dividend Amount per Share (in cents)

Tax Rate

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Name of Dividend

Dividend Type

Dividend Amount per Share (in cents)

Tax Rate

(c) Date payable

N/A

(d) Books closure date

N/A

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

No dividend has been declared or recommended for the period ended 30 June 2016.

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 Company did not obtain any general mandate from its shareholders for interested person transactions.

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

The Company confirms that it has procured undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7 under Rule 720(1).

15 Segment Information

3 months ended 30 June 2016

	Investment Holding	Hotel and Property	PVC Pipes and Fittings	Others	Elimination	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue						
External sales	-	1,074	3,129	-	-	4,203
Intersegment sales	-	(1)	(17)	-	18	-
Total sales	-	1,073	3,112	-	18	4,203
Results						
Segment results	(1,294)	(947)	63	(7)	-	(2,185)
Interest income	135	60	24	68	(39)	248
Interest expense	-	(53)	-	-	39	(14)
Share of results of associates	(26)	-	-	-	-	(26)
(Loss)/Profit before tax	(1,185)	(940)	87	61	-	(1,977)
Income tax expense	(13)	(242)	(30)	(4)	-	(289)
(Loss)/Profit for the period	(1,198)	(1,182)	57	57	-	(2,266)
Assets						
Segment assets	229,431	178,037	25,766	21,214	(235,451)	218,997
Investment in associates	390	-	-	-	-	390
Deferred tax assets	-	245	-	-	-	245
Total assets	229,821	178,282	25,766	21,214	(235,451)	219,632
Liabilities						
Segment liabilities	908	60,642	940	5,465	(50,407)	17,548
Income tax payable	19	380	27	23	-	449
Total liabilities	927	61,022	967	5,488	(50,407)	17,997
Other segment information						
Additions to property, plant and equipment	8	64	1	-	-	73
Additions to property under development	-	97	-	-	-	97
Additions to investment properties	-	49	-	-	-	49
Depreciation and amortisation	38	839	86	12	-	975
Loss on disposal of property, plant and equipment	-	26	-	-	-	26
Foreign exchange losses	720	297	-	-	-	1,017

3 months ended 30 June 2015

	Investment Holding S\$'000	Hotel and Property S\$'000	PVC Pipes and Fittings S\$'000	Others S\$'000	Elimination S\$'000	Total S\$'000
Revenue						
External sales	-	898	4,668	-	-	5,566
Intersegment sales	-	1	-	-	(1)	-
Total sales	-	899	4,668	-	(1)	5,566
Results						
Segment results	(1,405)	(1,421)	253	(26)	-	(2,599)
Interest income	150	6	10	139	(39)	266
Interest expense	-	(39)	-	-	39	-
Share of results of associates	(19)	-	-	-	-	(19)
(Loss)/Profit before tax	(1,274)	(1,454)	263	113	-	(2,352)
Income tax expense	(37)	(84)	(52)	(20)	-	(193)
(Loss)/Profit for the period	(1,311)	(1,538)	211	93	-	(2,545)
Assets						
Segment assets	237,879	197,988	27,067	22,352	(233,071)	252,215
Investment in associates	1,680	-	-	-	-	1,680
Deferred tax assets	-	600	-	-	-	600
Total assets	239,559	198,588	27,067	22,352	(233,071)	254,495
Liabilities						
Segment liabilities	1,886	69,587	1,881	5,584	(49,892)	29,046
Income tax payable	43	888	52	25	-	1,008
Total liabilities	1,929	70,475	1,933	5,609	(49,892)	30,054
Other segment information						
Additions to property, plant and equipment	2	52	37	-	-	91
Additions to property under development	-	87	-	-	-	87
Depreciation and amortisation	38	913	107	13	-	1,071
Loss on disposal of property, plant and equipment	-	103	20	-	-	123
Foreign exchange losses/(gains)	998	(55)	-	-	-	943

BY ORDER OF THE BOARD

LIM WEE TZIANG
COMPANY SECRETARY
12 August 2016

RULE 705(5) – NEGATIVE ASSURANCE

SAN TEH LTD

Confirmation by the Board of Directors

Pursuant to Rule 705(5) of the SGX-ST Listing Manual, we, Kao Chuan Chi and Kao Chuan Trong, being two Directors of San Teh Limited (the “Company”), do hereby confirm on behalf of the Board of Directors of the Company that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the Group’s unaudited interim financial results for the second quarter ended 30 June 2016 to be false or misleading in any material aspect.

On behalf of the Board of Directors:

Kao Chuan Chi
Director

Kao Chuan Trong
Director

Singapore, 12 August 2016