

Second Quarter Financial Statement Announcement for the Period Ended 31 March 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

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	GROUP \$'000	
	3 Months ended 31 Mar 2016	3 Months ended 31 Mar 2015
Revenue	1,978	3,047
Other income including interest income	41	42
Construction costs	(1,081)	(1,619)
Raw materials and consumables used	-	-
Employee benefits expense	(107)	(133)
Depreciation and amortisation charge	(159)	(152)
Rental expense	(39)	(36)
Other expenses	(201)	(110)
Finance costs	(52)	(51)
Share of results of associates	50	-
Profit/(loss) before income tax	430	988
Income tax expense	(15)	(40)
Profit/(loss) for the period after tax	415	948
Other comprehensive income:		
Exchange differences on translating foreign operation and other currency translation differences, net of tax.	(8)	(42)
Other comprehensive income/(loss), net of tax	(8)	(42)
Total comprehensive profit/(loss) for the period	407	906
Profit/(Loss) attributable to:		
Equity holders of the Company	113	397
Non-controlling interests	302	551
	415	948

Total comprehensive income/(loss) attributable to:		
Equity holders of the Company	105	375
Non-controlling interests	302	531
	407	906

NM = not meaningful

Notes to the above income statement:

	GROUP \$'000	
	3 Months ended 31 Mar 2016	3 Months ended 31 Mar 2015
Interest on borrowings	(52)	(51)

Other Operating Income is as follows:

	GROUP \$'000	
	3 Months ended 31 Mar 2016	3 Months ended 31 Mar 2015
Interest income	-	-
Rental income	-	23
Write-back of statute barred debts	24	-
Others	17	19

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

STATEMENT OF FINANCIAL POSITION

	GROUP \$'000		COMPANY \$'000	
	31-Mar-16	30-Sep-15	31-Mar-16	30-Sep-15
ASSETS				
Current assets:				
Cash and bank balances	684	1,427	13	589
Fixed deposits with financial institutions	124	369	-	-
Trade receivables	-	1,005	-	-
Other receivables	246	237	3	3
Construction work-in-progress	1,348	1,841	-	-
Inventories	-	-	-	-
Prepaid land lease	153	169	-	-
Amount due from associates	1,959	1,112	-	-
Total current assets	4,514	6,160	16	592
Non current assets:				
Prepaid land lease	4,656	4,741	-	-
Investments in subsidiaries	-	-	7,386	7,386
Investments in associate	7,461	7,361	7,200	7,200
Amount due from associates	38,122	36,876	18,700	18,700
Other receivables	74	15	15,073	15,019
Property, plant and equipment	5,555	5,305	-	-
Investment properties	2,797	2,821	-	-
Deferred tax asset	7	5	-	-
Total non current assets	58,672	57,124	48,359	48,305
Total assets	63,186	63,284	48,375	48,897
LIABILITIES AND EQUITY				
Current liabilities:				
Trade payables	1,187	722	-	-
Other payables	684	768	229	457
Bank borrowings - secured	2,156	2,504	-	-
Obligation under finance lease	102	112	-	-
Amount due to associate	13	1,325	14	396
Current tax liabilities	134	304	-	-
Total current liabilities	4,276	5,735	243	853
Non current liabilities:				
Obligation under finance lease	-	15	-	-
Bank borrowings - secured	4,503	5,522	-	-
Amount owing to a related party	9,900	9,900	9,900	9,900
Amount due to associate	1,346	-	-	-
Amount due to non-controlling interest	3,180	3,132	2,084	2,037
Trade & Other payables	719	708	141	-
Deferred tax liabilities	50	50	-	-
Total non current liabilities	19,698	19,327	12,125	11,937
Equity				
Share capital	41,182	41,182	41,182	41,182
Translation reserve	(2,723)	(2,750)	-	-
Asset revaluation reserve	936	936	-	-
Accumulated losses	(3,488)	(3,787)	(5,175)	(5,075)
Shareholders interests	35,907	35,581	36,007	36,107
Non-controlling interests	3,305	2,641	-	-
Total equity	39,212	38,222	36,007	36,107
Total liabilities and equity	63,186	63,284	48,375	48,897

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

Amount repayable in one year or less, or on demand

As at 31/3/2016		As at 30/09/2015	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
2,258	-	2,616	-

Amount repayable after one year

As at 31/3/2016		As at 30/9/2015	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
4,503	-	5,537	-

Details of any collateral

Fixed deposits up to amount drawdown by a subsidiary company
 Chattel mortgage on various machineries of a subsidiary company
 Corporate Suretyship of Amplefield Ltd

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

CONSOLIDATED STATEMENT OF CASH FLOW

	GROUP	
	3 Months ended 31 Mar 2016 \$'000	3 Months ended 31 Mar 2015 \$'000
Cash flows from operating activities:		
Profit/(loss) before income tax and share of results of associates	430	988
Adjustments for non cashflow items:		
Depreciation and amortisation	159	152
Share of results of associate	(50)	-
Interest expense	52	51
Interest income	-	-
Operating profit/(loss) before working capital changes	591	1,191
Changes in operating assets and liabilities:		
(Increase)/decrease in inventories	-	-
(Increase)/decrease in construction work-in-progress	(668)	450
(Increase)/decrease in receivables	1,221	157
Amount due from associate	(666)	(76)
(Decrease)/increase in payables	371	(1,762)
Cash generated from operations	849	(40)
Interest paid	(52)	(51)
Interest received	-	-
Income tax paid	(196)	(119)
Net cash from operating activities	601	(210)
Cash flows from investing activities:		
Purchase of property, plant and equipment	(570)	(63)
Investment in associate	-	-
Net cash used in investing activities	(570)	(63)
Cash flows from financing activities:		
Drawdown/(repayment) of term loans, hire purchase and lease creditors	(800)	3,302
Amount due from associate	-	(2,850)
Increase in amount owing to non-controlling interests	48	-
Decrease in fixed deposits pledged	245	232
Net cash used in financing activities	(507)	684
Translation adjustment- exchange difference	40	(79)
Net (decrease)/increase in cash and cash equivalents	(436)	332
Cash and cash equivalent as at beginning of period	1,120	721
Cash and cash equivalent as at end of period	684	1,053
Cash and cash equivalent comprises:		
Cash and bank balances	684	1,053
Fixed deposits with financial institutions	124	538
	808	1,591
Less: Pledged fixed deposits	(124)	(538)
	684	1,053

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2016

	Issued capital	Foreign exchange translation loss	Asset revaluation reserve	Accumulated losses	Total attributable to shareholders of the Company	Non-controlling interests	Total equity
GROUP							
Balance as at 1 Oct 2014	41,182	(3,198)	936	(4,560)	34,360	1,401	35,761
Profit for the period	-	-	-	564	564	756	1,320
Other comprehensive income/(loss)	-	(85)	-	-	(85)	-	(85)
Balance as at 31 Dec 2014	41,182	(3,283)	936	(3,996)	34,839	2,157	36,996
Profit for the period	-	-	-	397	397	551	948
Other comprehensive income/(loss)	-	(22)	-	-	(22)	(20)	(42)
Balance as at 31 Mar 2015	41,182	(3,305)	936	(3,599)	35,214	2,688	37,902
Balance as at 1 Oct 2015	41,182	(2,750)	936	(3,787)	35,581	2,641	38,222
Profit for the period	-	-	-	186	186	362	548
Other comprehensive income/(loss)	-	35	-	-	35	-	35
Balance as at 31 Dec 2015	41,182	(2,715)	936	(3,601)	35,802	3,003	38,805
Profit for the period	-	-	-	113	113	302	415
Other comprehensive income/(loss)	-	(8)	-	-	(8)	-	(8)
Balance as at 31 Mar 2016	41,182	(2,723)	936	(3,488)	35,907	3,305	39,212
COMPANY							
Balance as at 1 Oct 2014	41,182	-	-	(4,856)	36,326	-	36,326
Net loss for Q1 FY2015	-	-	-	(45)	(45)	-	(45)
Balance as at 31 Dec 2014	41,182	-	-	(4,901)	36,281	-	36,281
Net loss for Q2 FY2015	-	-	-	(60)	(60)	-	(60)
Balance as at 31 Mar 2015	41,182	-	-	(4,961)	36,221	-	36,221
Balance as at 1 Oct 2015	41,182	-	-	(5,075)	36,107	-	36,107
Net loss for Q1 FY2016	-	-	-	(50)	(50)	-	(50)
Balance as at 31 Dec 2015	41,182	-	-	(5,125)	36,057	-	36,057
Net loss for Q2 FY2016	-	-	-	(50)	(50)	-	(50)
Balance as at 31 Mar 2016	41,182	-	-	(5,175)	36,007	-	36,007

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 or 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

None

1(d)(iii) and (iv).Statement showing all sales, transfers, disposals, cancellation and/or use of treasury shares as at the end of the current financial year reported on

Information pursuant to clause 1(d)(iii):

	As at 31 Mar 16	As at 30 Sept 15
Total number of issued shares excluding treasury shares	345,881,146	345,881,146

Information pursuant to clause 1(d)(iv):

The Company does not have any treasury shares as at end of the immediately preceding financial year on 30th September 2015 and during the second quarter of the current financial year.

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have not been audited or reviewed by auditors.

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

Not applicable

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

The financial information have been prepared in accordance with the same accounting policies and methods of computation adopted in the audited financial statements of the last financial year.

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

None

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

GROUP		
	Quarter ended 31 Mar 16	Quarter ended 31 Mar 15
Based on the weighted average number of ordinary shares in issue	0.03 cents	0.11 cents
On a fully diluted basis	0.03 cents	0.11 cents

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 period reported on and (b) immediately preceding financial year

	31-Mar-2016	30-Sep-2015
GROUP	11.3 cents	11.0 cents
COMPANY	10.4 cents	10.4 cents

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

The weakness in the oil and commodities markets have affected the global sentiments and economies. This has in turn affected global sentiments and markets causing financial volatility and drop in investments. Against this background, the Group's revenue for Q2 FY16 was S\$2.0 million compared to S\$3.0 million in Q2 FY15. The revenue was due mainly to billings from the Group's property development and construction business in the Philippines. The decrease in revenue was due to lower billings during the current quarter. Meanwhile, in line with the drop in revenue, construction costs dropped from S\$1.6 million in Q2 FY2015 to S\$1.1 million in Q2 FY2016.

The Group made an operating profit after tax of S\$0.4 million in Q2 FY2016 compared to a profit of S\$0.9 million in Q2 FY15. The profits attributable to the shareholders of the company and non-controlling interest are S\$0.1 million and S\$0.3 million respectively for Q2 FY2016.

Bank borrowings decreased from S\$8.2 million as at 31 Sept 2015 to S\$ 6.8 million as at 31 March 2016 or by \$ 1.4 million due mainly to repayment of term loans.

Amount receivable from associate companies increased by S\$1.3 million during the quarter due mainly to progress billings for a development and construction project in the Philippines.

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

None

10. A commentary at the date of the announcement of the 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

The Group will continue to focus its efforts on its core business of property development, construction and facilities provider in the Philippines and Vietnam. Despite the bearish global economy, the economies of Philippines and Vietnam are still expected to perform above average in the near future.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? None

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? None

(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/recommendeded by the Company for the current financial period reported on.

13. If no IPT mandate has been obtained, please make a statement to that effect

The Group has not obtained a general mandate from shareholders for IPTs.

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

N.A.

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

N.A.

15. A breakdown of sales

N.A.

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

N.A.

17. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

The Company has obtained the undertakings from all its directors and executive officers

18. Confirmation by the Board of Directors pursuant to Rule 705(5)

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results for the quarter ended 31 Mar 2016, to be false or misleading

BY ORDER OF THE BOARD

Woon Ooi Jin
Director
12-May-16