



HEETON HOLDINGS LIMITED
Co. Reg. No. 197601387M

HALF YEAR FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR SIX MONTHS ENDED 30 JUNE 2014

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

1(a) **A statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year**

UNAUDITED RESULTS FOR SECOND QUARTER AND HALF-YEAR ENDED 30 JUNE 2014

	Group					
	2Q2014 S\$'000	2Q2013 (Restated) S\$'000	Increase / (Decrease) %	HY2014 S\$'000	HY2013 (Restated) S\$'000	Increase / (Decrease) %
Revenue	22,763	6,095	273.5	25,444	9,008	182.5
Cost of properties sold	(17,649)	(3,019)	484.6	(17,649)	(3,019)	484.6
Other operating income	787	790	(0.4)	1,509	1,569	(3.8)
Personnel expenses	(1,085)	(846)	28.3	(1,893)	(1,617)	17.1
Depreciation of fixed assets	(55)	(63)	(12.7)	(109)	(124)	(12.1)
Other operating expenses	(4,283)	(1,083)	295.5	(5,393)	(1,918)	181.2
Profit from operations	478	1,874	(74.5)	1,909	3,899	(51.0)
Finance expenses	(2,504)	(518)	383.4	(4,501)	(1,054)	327.0
Finance income	899	746	20.5	1,747	1,467	19.1
Share of profits of associated companies	2,899	985	194.3	5,115	1,802	183.9
Gain from fair value adjustment of investment properties	3,000	3,800	(21.1)	3,000	3,800	(21.1)
Profit before tax from operations	4,772	6,887	(30.7)	7,270	9,914	(26.7)
Income tax expense	(328)	(423)	(22.5)	(396)	(757)	(47.7)
Profit for the period, net of tax	4,444	6,464	(31.3)	6,874	9,157	(24.9)
Other comprehensive income						
<u>Items that may be reclassified subsequently to profit or loss:</u>						
Foreign currency translation	1,017	33	2,981.8	499	211	136.5
Total comprehensive income for the period	5,461	6,497	(15.9)	7,373	9,368	(21.3)
Profit attributable to:						
Owners of the parent	4,536	6,465	(29.8)	6,952	9,157	(24.1)
Non-controlling interests	(92)	(1)	100.0	(78)	-	100.0
	4,444	6,464	(31.3)	6,874	9,157	(24.9)
Total comprehensive income attributable to:						
Owners of the parent	5,553	6,498	(14.5)	7,451	9,368	(20.5)
Non-controlling interests	(92)	(1)	100.0	(78)	-	100.0
	5,461	6,497	(15.9)	7,373	9,368	(21.3)

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

UNAUDITED BALANCE SHEETS

	Group		Company	
	30-06-14	31/12/2013	30-06-14	31/12/2013
	\$'000	(Restated)	\$'000	(Restated)
		\$'000		\$'000
Non-Current Assets				
Fixed assets	379	455	172	206
Investment properties	194,205	138,900	-	-
Subsidiaries	-	-	31,670	31,670
Associated companies and joint venture companies	223,674	186,280	5,000	5,000
Other investments	8,805	3,050	-	-
Intangible assets	109	109	-	-
Deferred tax assets	8	8	8	8
	427,180	328,802	36,850	36,884
Current assets				
Development properties	211,248	224,261	69,943	69,055
Trade receivables	2,732	287	97	1
Other receivables	6,298	6,039	1,349	737
Prepayments	224	835	32	307
Amounts due from subsidiaries (non-trade)	-	-	195,675	128,567
Amounts due from related parties (trade)	13	13	1	-
Fixed deposits	46,000	47,124	46,000	47,000
Cash and bank balances	11,701	9,155	2,348	3,550
	278,216	287,714	315,445	249,217
Current Liabilities				
Trade payables	6,821	6,710	1,909	529
Other payables and accruals	3,684	4,728	1,909	1,683
Amounts due to subsidiaries (non-trade)	-	-	27,607	14,958
Amounts due to associated companies (non-trade)	20,351	-	-	-
Lease obligations	38	45	-	4
Short-term bank loans	-	1,000	-	1,000
Bank term loans	143,714	56,365	-	-
Income tax payable	1,391	1,367	65	85
	175,999	70,215	31,490	18,259
Net current assets	102,217	217,499	283,955	230,958
Non-current liabilities				
Other payables and accruals	1,335	960	-	-
Lease obligations	3	21	-	-
Bond	135,000	75,000	135,000	75,000
Bank term loans	80,828	167,191	60,995	60,995
	(217,166)	(243,172)	(195,995)	(135,995)
Net assets	312,231	303,129	124,810	131,847
Share capital and reserves				
Share capital	58,803	58,803	58,803	58,803
Shareholders' contribution	8,596	8,596	-	-
Translation reserve	252	(247)	-	-
Retained earnings	239,441	235,981	66,007	73,044
	307,092	303,133	124,810	131,847
Non-controlling interests	5,139	(4)	-	-
Total equity	312,231	303,129	124,810	131,847

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

Amount repayable in one year or less, or on demand

As at 30/06/2014		As at 31/12/2013	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
143,752	-	56,410	1,000

Amount repayable after one year

As at 30/06/2014		As at 31/12/2013	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
80,831	135,000	167,212	75,000

Details of any collateral

All secured borrowings of the Group are secured by first legal mortgages and assignment of rental and sales proceeds of the investment properties and development properties of the borrowing companies. Lease obligations are secured on the assets purchased under lease financing.

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

UNAUDITED SECOND QUARTER AND HALF-YEAR CASH FLOW STATEMENTS

	Group			
	2Q2014 \$'000	2Q2013 (Restated) \$'000	HY2014 \$'000	HY2013 (Restated) \$'000
Cash flows generated from operating activities				
Profit before tax	4,772	6,887	7,270	9,914
Adjustments for:				
Depreciation of fixed assets	56	62	109	123
Gain from fair value adjustment of investment properties	(3,000)	(3,800)	(3,000)	(3,800)
Share of profits of associated companies	(2,899)	(985)	(5,115)	(1,802)
Interest expense	2,504	518	4,501	1,054
Interest income	(899)	(746)	(1,747)	(1,467)
Exchange differences	21	(102)	21	(79)
Operating cash flows before changes in working capital	555	1,834	2,039	3,943
Decrease (Increase) in development properties	14,417	(2,852)	13,066	(7,577)
Increase in trade receivables	(2,460)	(7)	(2,445)	(42)
Decrease (Increase) in other receivables	(2,773)	(4,605)	28	(4,559)
Decrease (Increase) in prepayments	384	18	611	(6)
(Decrease) Increase in trade payables	2,115	(2,249)	111	(1,332)
Decrease in other payables and accruals	(909)	(33)	(669)	(350)
(Decrease) Increase in amounts due to related parties (non-trade)	-	1,000	-	(550)
Decrease (Increase) in amounts due from related parties, net	(2)	1	-	187
Cash flows from (used in) operations	11,327	(6,893)	12,741	(10,286)
Interest received	899	746	1,747	1,467
Interest paid, excluding amounts capitalised	(2,504)	(518)	(4,501)	(1,054)
Income taxes paid	(544)	(1,039)	(370)	(1,081)
Net cash from (used in) operating activities	9,178	(7,704)	9,617	(10,954)

UNAUDITED SECOND QUARTER AND HALF-YEAR CASH FLOW STATEMENTS (CONT'D)

	Group			
	2Q2014	2Q2013	HY2014	HY2013
	\$'000	(Restated)	\$'000	(Restated)
		\$'000	\$'000	\$'000
Cash flows from (used in) investing activities				
Purchase of fixed assets	(30)	(3)	(33)	(86)
Net cash outflow on acquisition of a subsidiary	-	-	(46,373)	-
Renovation of investment property	(795)	-	(795)	-
Loan to investee company	(35)	(31)	(5,755)	(185)
(Loan to and investment in)/ Net repayment from associated companies	(6,448)	(1,414)	(11,707)	1,456
Net cash (used in) from investing activities	(7,308)	(1,448)	(64,663)	1,185
Cash flows from (used in) financing activities				
Repayment of lease obligations, net	(10)	(23)	(25)	(46)
(Repayment of) / Proceeds from bank loans, net	(7,995)	9,273	(15)	19,932
Proceeds from bond issue	60,000	-	60,000	-
Dividends paid on ordinary shares of the Company	(3,492)	(2,910)	(3,492)	(2,910)
Net cash generated from financing activities	48,503	6,340	56,468	16,976
Net increase (decrease) in cash and cash equivalents	50,373	(2,812)	1,422	7,207
Cash and cash equivalents at beginning of period	7,328	(147)	56,279	(10,166)
Cash and cash equivalents at end of period	57,701	(2,959)	57,701	(2,959)

Note: Cash and cash equivalents

	Group			
	2Q2014	2Q2013	HY2014	HY2013
	\$'000	(Restated)	\$'000	(Restated)
		\$'000	\$'000	\$'000
Fixed deposits	46,000	115	46,000	115
Cash and bank balances	11,701	2,157	11,701	2,157
Bank overdrafts	-	(5,231)	-	(5,231)
Cash and cash equivalents	57,701	(2,959)	57,701	(2,959)

- 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

UNAUDITED STATEMENT OF CHANGES IN EQUITY

Group	Attributable to equity holders of the Company						
	Share Capital S\$'000	Shareholders' Contribution S\$'000	Translation Reserve S\$'000	Retained Earnings S\$'000	Total S\$'000	Non- controlling Interests S\$'000	Total Equity S\$'000
Balance at 1 January 2013	58,803	8,596	(1,474)	220,541	286,466	(3)	286,463
Total comprehensive income for the period	-	-	211	9,157	9,368	-	9,368
Dividends	-	-	-	(2,910)	(2,910)	-	(2,910)
Balance at 30 June 2013	58,803	8,596	(1,263)	226,788	292,924	(3)	292,921
Balance at 1 January 2014	58,803	8,596	(247)	235,981	303,133	(4)	303,129
Total comprehensive income for the period	-	-	499	6,952	7,451	(78)	7,373
Dividends	-	-	-	(3,492)	(3,492)	-	(3,492)
Acquisition of new subsidiary	-	-	-	-	-	5,221	5,221
Balance at 30 June 2014	58,803	8,596	252	239,441	307,092	5,139	312,231
Company							
	Share Capital S\$'000	Retained Earnings S\$'000	Total Equity S\$'000				
Balance at 1 January 2013	58,803	77,290	136,093				
Total comprehensive income for the period	-	453	453				
Dividends	-	(2,910)	(2,910)				
Balance at 30 June 2013	58,803	74,833	133,636				
Balance at 1 January 2014	58,803	73,044	131,847				
Total comprehensive income for the period	-	(3,545)	(3,545)				
Dividends	-	(3,492)	(3,492)				
Balance at 30 June 2014	58,803	66,007	124,810				

- 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

There is no change in the Company's share capital for the period from 1 January 2014 to 30 June 2014.

There are 44,725,994 outstanding convertibles as at 30 June 2014 (Nil as at 30 June 2013) which entitle the holders to subscribe for new ordinary shares at the exercise price of S\$0.70 each.

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 immediate preceding year

The Company did not hold any treasury shares as at 30 June 2014 and 31 December 2013.

The total number of issued ordinary shares (excluding treasury shares) as at 30 June 2014 and 31 December 2013 is 268,615,194.

The Company did not issue any preference shares as at 30 June 2014 and 31 December 2013.

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, transfers, disposal, cancellation and/or use of treasury shares during the period ended 30 June 2014.

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 by the Company's 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 Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as that of the audited financial statements for the year ended 31 December 2013, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 January 2014.

Financial Reporting Standards ("FRS") which became effective for the Group's financial period beginning 1 January 2014 are:

FRS 27 Separate Financial Statements

FRS 28 Investments in Associates and Joint Ventures

FRS 110 Consolidated Financial Statements

FRS 111 Joint Arrangements

FRS 112 Disclosure of Interest in Other Entities

FRS 32 Offsetting Financial Assets and Financial Liabilities

FRS 110, FRS 111 and FRS 112 Amendments to the transition guidance of FRS 110 Consolidated Financial Statements, FRS 111 Joint Arrangements and FRS 112 Disclosure of Interests in Other Entities

FRS 110, FRS 112 and FRS 27 Amendments to FRS 110, FRS 112 and FRS 27: Investment Entities

FRS 36 Amendments to FRS 36: Recoverable Amount Disclosures for Non-financial Assets

FRS 39 Amendments to FRS 39: Novation of Derivatives and Continuation of Hedge Accounting

– Improvements to FRSs (January 2014)

FRS 19 Amendments to FRS 19: Defined Benefit Plans: Employee Contributions

– Improvements to FRSs (February 2014)

INT FRS 121 Levies

Except for FRS 111 and Revised FRS 28 and FRS 112, the adoption of the other standards above have no material impact on the financial statements. The nature of the changes in accounting policy on adoption of FRS 111, Revised FRS 28 and FRS 112 are described 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

FRS 111 Joint Arrangements and Revised FRS 28 Investments in Associates and Joint Ventures

FRS 111 Joint Arrangements and Revised FRS 28 Investments in Associates and Joint Ventures are effective for financial periods beginning on or after 1 January 2014.

FRS 111 classifies joint arrangements either as joint operations or joint ventures. Joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets and obligations for the liabilities of the arrangement whereas joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

FRS 111 requires the determination of joint arrangement's classification to be based on the parties' rights and obligations under the arrangement, with the existence of a separate legal vehicle no longer being the key factor. FRS 111 disallows proportionate consolidation and requires joint ventures to be accounted for using the equity method. The revised FRS 28 was amended to describe the application of equity method to investments in joint ventures in addition to associates.

Management has assessed the impact of the above change in accounting standards on the Group's financials, and as a result, equity accounting for the Company's 3 joint venture companies (Buildhome Pte. Ltd.– 50%, Canberra Development Pte Ltd – 50% and Phileap Pte. Ltd. – 25%) has been applied in accordance with FRS 111 and the revised FRS 28. The change has been applied retrospectively, and accordingly, the financials as at 31 December 2013 have been re-stated.

FRS 112 Disclosure of Interests in Other Entities is effective for financial periods beginning on or after 1 January 2014.

FRS 112 is a new and comprehensive standard on disclosure requirements for all forms of interests in other entities, including joint arrangements, associates, special purpose vehicles and other off balance sheet vehicles. FRS 112 requires an entity to disclose information that helps users of its financial statements to evaluate the nature and risks associated with its interests in other entities and the effects of those interests on its financial statements. As this is a disclosure standard, it has no impact to the financial position and financial performance.

The effects on the Financial Statements for the adoption of the Amendments to FRS 111 are as follows:

(Decrease)/increase in:

Group Balance Sheet

	Group 31-12-13 \$'000
Non-Current Assets	
Fixed assets	(2)
Investment properties	(126,202)
Associated companies and joint venture companies	89,240
Deferred tax assets	(54)
	(37,018)
Current assets	
Development properties	(105,533)
Trade receivables	(3,522)
Other receivables	(10)
Prepayments	(415)
Fixed deposits	(3,463)
Cash and bank balances	(1,971)
	(114,914)
Current Liabilities	
Trade payables	(3,529)
Other payables and accruals	(2,068)
Short-term bank loans	(12,000)
Bank term loans	(65,895)
Income tax payable	(539)
	(84,031)
Net current assets	(30,883)
Non-current liabilities	
Other payables and accruals	(400)
Bank term loans	(67,501)
	67,901
Net assets	-

Consolidated Statement of Comprehensive Income

	6 months ended 30 June 2013 \$'000
(Decrease) / Increase in:	
Revenue	(22,338)
Cost of sales	(17,581)
Other operating income	1,038
Personnel expenses	(62)
Depreciation of fixed assets	-
Other operating expenses	(1,437)
Financial expenses	(1,168)
Financial income	(7)
Share of profits of associated companies	810
Profit before tax from operations	(249)
Income tax expense	(249)
Profit for the period, net of tax	-

6 Earnings 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

EARNINGS PER SHARE

	Group					
	2Q2014 Cents	2Q2013 Cents	Decrease %	HY2014 Cents	HY2013 Cents	Decrease %
Earnings per ordinary share from continuing operations attributable to equity holders of the Company for the period						
(a) On a basic basis	1.69	2.89	(41.5)	2.59	4.09	(36.7)
(b) On a fully diluted basis	1.69	2.89	(41.5)	2.59	4.09	(36.7)

Earnings per share for 2Q2014 has been computed based on 268,615,194 ordinary shares in issue as at 30 June 2014.

Earnings per share for 2Q2013 has been computed based on 223,846,000 ordinary shares in issue as at 30 June 2013.

**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**

	Group		Company	
	30-06-14 Cents	31-12-13 Cents	30-06-14 Cents	31-12-13 Cents
Net asset value per ordinary share based on issued share capital at the end of the period reported on	114.32	112.85	46.46	49.08

The above have been computed based on 268,615,194 ordinary shares in issue as at 30 June 2014 and 31 December 2013.

- 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

Commentary on the Consolidated Income Statements

Turnover comprises rental income from investment properties as well as proceeds from the sales of the Group's residential projects.

The Group's turnover for the half year ended 30 June 2014 ("HY2014") increased by 182.5% to \$25.44 million compared to \$9.01 million for the previous corresponding period ended 30 June 2013 ("HY2013"). This was mainly due to revenue contribution of \$20.17 million from two residential projects, Onze@Tanjong Pagar and the Earlington in London, which was higher than that recognised from the Britton in London in HY2013.

Similarly, cost of properties sold in HY2014 increased by 484.6% over HY2013 as a result of recognition of cost of development for Onze@Tanjong Pagar and the Earlington in London.

Other operating expenses increased by 181.2% to \$5.39 million from \$1.92 million. This was mainly due to sales and marketing expenses of \$1.97 million relating to Onze@Tanjong Pagar and expenses of \$1.0 million incurred for the \$60.0 million bond issued in second quarter of 2014.

Finance expenses increased to \$4.5 million in HY2014 from \$1.05 million in HY2013. This was mainly due to the \$135 million bond interest expense of \$2.36 million and bank loan interest expense of \$943,000 on a development property in which TOP was received in October 2013.

Finance income rose by 19.1% to \$1.75 million, mainly due to an increase in interest-bearing advances made to associated companies in HY2014 as compared to HY2013.

Share of profits from associated companies increased by 183.9% to \$5.12 million. This was mainly attributed to progressive profit recognition of \$4.36 million from The Boutiq and \$798,000 from Sky Green, both residential projects under the Group's associated companies.

The Group recorded a fair value gain of \$3.0 million on two investment properties, Tampines Mart and The Woodgrove in HY2014.

Income tax expense decreased by 47.7% to \$396,000 following the decrease in profit from operations.

Taking into account the above factors, the Group recorded a 24.9% decline in net profit after tax to \$6.87 million for HY2014, compared to \$9.16 million recorded in HY2013.

Commentary on the Consolidated Balance Sheets

Investment properties amounting to \$194.21 million mainly comprised Tampines Mart, The Woodgrove and the Group's new hotel property, Enterprise Hotel in London, United Kingdom. The increase of \$55.31 million was mainly due to (i) the acquisition of Woodley Hotels (Kensington) Limited ("Woodley") during 1Q2014. Woodley is the owner of Enterprise Hotel. (ii) recognition of fair value gain of \$3.0 million in HY2014.

The increase in associated companies and joint venture companies from \$186.28 million to \$223.67 million was mainly due to increase in loan to associated companies as well as equity accounting of the Group's share of profits of \$5.12 million from associated companies during HY2014.

The increase in other investments from \$3.05 million to \$8.81 million was mainly due to the Group's additional investment in China through an investee company.

Development properties, amounting to \$211.25 million, consist of residential property projects in various stages of development.

Trade receivables increased from \$287,000 to \$2.73 million mainly due to accrued receivables for sale of residential properties.

Amounts due to associated companies increased to \$20.35 million as a result of loans from the Group's associated companies.

In June 2014, the Company issued fixed rate 3 year bond of \$60.0 million at coupon rate of 5.9% per annum as part of its \$300 million multicurrency debt issuance programme. The proceeds will be used for several corporate purposes, including refinancing of borrowings, financing investments and for general working capital.

Commentary on the Cash Flow Statements

Cash and cash equivalents increased by \$1.42 million during HY2014. The following were the major movements during the period:

- decrease in development properties of \$13.07 million as a result of sales proceeds received from the completion of Earlington in London;
- proceeds from bond issue amounting to \$60.0 million;
- increase in trade receivables of \$2.45 million mainly due to proceeds receivable on sales of development property;
- net cash outflow of \$46.37 million for the acquisition of Woodley;
- loans of \$5.76 million and \$11.71 million to investee company and associated companies respectively; and
- distribution of final dividend for FY2013 of \$3.49 million.

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

The actual results for the second quarter and half year ended 30 June 2014 of the Group are in line with the statement made in paragraph 10 of the results announcement for the first quarter ended 31 March 2014.

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 -

The cooling measures introduced by the Government in June 2013 continues to impact the local property market. However, the Group remains positive on the longer-term outlook for the Singapore property market.

According to URA latest statistic published on July 2014, prices of private residential properties decreased 1.0% in 2nd Quarter 2014, following the 1.3% decline in the previous quarter. This was the third straight quarter of price decline.

On a positive note, property transaction volume had seen an improvement where developers sold 2,665 private residential units in 2nd Quarter 2014 as compared to the 1,744 units sold in 1st Quarter 2014. However, the total private residential units sold in the first-half of 2014 of 4,409 units was significantly lower than the 9,950 units transacted a year ago.

The Group remains cautious on the property prices and will continue to monitor the market closely for the most appropriate time to launch its development projects and also continue to explore further opportunities locally in Singapore.

Apart from its property development, the Group is also focusing on investment properties such as expanding its hospitality segment in the overseas market. The Group had successfully acquired its first maiden hotel in London, United Kingdom and will be enhancing the assets refurbishment and additions of more rooms keys.

11 Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

Yes.

Name of Dividend	Interim Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Shares (in Cents)	0.50 cents per share (1-Tier tax exempt)
Tax Rate	Nil

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

No.

(c) Date payable

To be announced at a later date.

(d) Books closure date

To be announced at a later date.

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

Not applicable.

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)

The Company has not obtained a general mandate from shareholders for Interested Person Transactions.

14 Negative assurance on interim financial results

The board of directors hereby confirm that, to the best of its knowledge, nothing has come to its attention which may render the financial results for the first half year ended 30 June 2014 to be false or misleading in any material respect.

BY ORDER OF THE BOARD

Toh Giap Eng
CEO & Managing Director
6 August 2014

Low Yee Khim
COO & Executive Director