

FIRST QUARTER 2015 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 31.03.2015	1ST quarter ended 31.03.2014	Increase/ (decrease)
	S\$'000	S\$'000	%
Revenue	6,775	6,405	5.8%
Cost of sales	(6,014)	(5,163)	16.5%
Gross profit	761	1,242	(38.7%)
Other income	664	918	(27.7%)
Administrative expenses	(640)	(553)	15.7%
Sales and marketing expenses	(2,082)	(1,784)	16.7%
Other operating expenses	(124)	(103)	20.4%
Finance costs	-	(12)	(100.0%)
Loss before tax	(1,421)	(292)	386.6%
Income tax credit/(expense)	192	(167)	(215.0%)
Loss for the period	(1,229)	(459)	167.8%
Attributable to:			
Shareholders of the Company	(949)	(308)	208.1%
Non-controlling interests	(280)	(151)	85.4%
	(1,229)	(459)	167.8%

Statement of Comprehensive Income

	1ST quarter ended 31.03.2015	1ST quarter ended 31.03.2014
	S\$'000	S\$'000
Loss for the period	(1,229)	(459)
Other comprehensive income:		
Net fair value gain on investment in quoted equity shares classified as available-for-sale	38	-
Total comprehensive loss for the period	(1,191)	(459)
Total comprehensive loss attributable to:		
Shareholders of the Company	(911)	(308)
Non-controlling interests	(280)	(151)
	(1,191)	(459)

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

	1ST quarter ended 31.03.2015	1ST quarter ended 31.03.2014	Increase/ (decrease)
	S\$'000	S\$'000	%
Interest income	241	71	239.4%
Dividend income from investment in quoted equity shares classified as held for trading	-	5	(100.0%)
Rental income and property management fee from trading properties	373	407	(8.4%)
Fair value gain on quoted equity shares classified as held for trading	27	6	350.0%
Gain on disposal of property, plant and equipment	-	94	(100.0%)
Cost of sales written-back	-	321	(100.0%)
Depreciation of property, plant and equipment	(43)	(27)	59.3%

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 31.03.2015	As at 31.12.2014	As at 31.03.2015	As at 31.12.2014
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	437	480	437	480
Investment in subsidiaries	-	-	46,554	46,554
Investment in quoted equity shares	3,366	3,328	3,366	3,328
Loans to subsidiaries	-	-	100,406	100,129
Deferred tax assets	1,449	1,253	-	-
	5,252	5,061	150,763	150,491
Current assets				
Development properties	449,727	429,673	-	-
Trading properties	26,858	26,858	26,858	26,858
Investment in quoted equity shares	515	488	515	488
Trade receivables	509	5,319	14	12
Deposits and other receivables	219	244	83	1,175
Prepayments	119	177	22	17
Amounts due from subsidiaries	-	-	31,733	37,228
Cash and cash equivalents	93,652	85,848	36,063	29,501
	571,599	548,607	95,288	95,279
Current liabilities				
Trade and other payables	30,739	27,159	754	904
Deferred revenue	110,463	86,574	-	-
Amounts due to subsidiaries	-	-	21,968	21,968
Provision for taxation	512	634	231	206
	141,714	114,367	22,953	23,078
Net current assets	429,885	434,240	72,335	72,201
Non-current liabilities				
Loan from a subsidiary	-	-	2,028	2,028
Trade and other payables	4,200	7,218	122	186
Interest-bearing bank loans	190,208	190,208	-	-
Loans from non-controlling shareholders of subsidiaries	17,487	17,442	-	-
	211,895	214,868	2,150	2,214
Net assets	223,242	224,433	220,948	220,478
Equity attributable to shareholders of the Company				
Share capital	104,951	104,951	104,951	104,951
Reserves	113,668	114,579	115,997	115,527
	218,619	219,530	220,948	220,478
Non-controlling interests	4,623	4,903	-	-
Total equity	223,242	224,433	220,948	220,478

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

Amount repayable in one year or less, or on demand

As at 31.03.2015		As at 31.12.2014	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Unsecured
-	-	-	-

Amount repayable after one year

As at 31.03.2015		As at 31.12.2014	
S\$'000	S\$'000	S\$'000	S\$'000
Secured	Unsecured	Secured	Unsecured
190,208 ⁽ⁱ⁾	17,487 ⁽ⁱⁱ⁾	190,208 ⁽ⁱ⁾	17,442 ⁽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 31.03.2015	1ST quarter ended 31.03.2014
	S\$'000	S\$'000
Cash flows from operating activities		
Loss before tax	(1,421)	(292)
Adjustments for:		
Depreciation of property, plant and equipment	43	27
Fair value gain on quoted equity shares classified as held for trading	(27)	(6)
Interest expense	-	12
Interest income	(241)	(71)
Dividend income from investment in quoted equity shares classified as held for trading	-	(5)
Profit on sale of development properties	(761)	(1,242)
Profit on disposal of property, plant and equipment	-	(94)
Cost of sales written-back	-	(321)
Operating cash flows before changes in working capital	(2,407)	(1,992)
Changes in working capital:		
Trade receivables	(2)	(23)
Deposits and other receivables	-	65
Prepayments	58	(3)
Trade and other payables	(319)	976
Progress payments received on properties developed for sale	33,725	35,651
Development expenditure on properties developed for sale	(22,553)	(11,510)
Net cash generated from operations	8,502	23,164
Interest received	264	55
Interest paid	(837)	(849)
Income tax paid	(125)	(2)
Net cash flows generated from operating activities	7,804	22,368
Cash flows from investing activities		
Purchase of property, plant and equipment	-	(473)
Dividends received	-	1
Proceeds from disposal of property, plant and equipment	-	94
Net cash flows used in investing activities	-	(378)
Cash flows from financing activities		
Proceeds from bank loans	-	2,395
Repayment of bank loans	-	(12,147)
Net cash flows used in financing activities	-	(9,752)
Net increase in cash and cash equivalents	7,804	12,238
Cash and cash equivalents at beginning of the period	85,848	26,553
Cash and cash equivalents at end of the period	93,652	38,791

- 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 2015	104,951	672	113,907	219,530	4,903	224,433
Loss for the period	-	-	(949)	(949)	(280)	(1,229)
Other comprehensive income for the period	-	38	-	38	-	38
Total comprehensive income/(loss) for the period	-	38	(949)	(911)	(280)	(1,191)
At 31 March 2015	104,951	710	112,958	218,619	4,623	223,242
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 for the period	-	-	(308)	(308)	(151)	(459)
At 31 March 2014	104,951	748	119,571	225,270	27,536	252,806

((Cont'd))

Company	Share capital S\$'000	Fair value adjustment reserve S\$'000	Revenue reserve S\$'000	Total S\$'000
At 1 January 2015	104,951	672	114,855	220,478
Profit for the period	-	-	432	432
Other comprehensive income for the period	-	38	-	38
Total comprehensive income for the period	-	38	432	470
At 31 March 2015	104,951	710	115,287	220,948
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 for the period	-	-	277	277
At 31 March 2014	104,951	748	66,804	172,503

- 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 2015, the Company had in issue 400,994,652 (31 December 2014: 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 2015 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 in the financial statements for the current reporting period compared with the audited financial statements for the year ended 31 December 2014 as well as applicable Financial Reporting Standards (FRS) which became effective for financial years beginning on or after 1 January 2015.

- 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 31.03.2015	1 ST quarter ended 31.03.2014
(i) Based on weighted average number of ordinary shares in issue	(0.24) cts	(0.08) cts
- Weighted average number of shares ('000)	400,995	400,995
(ii) Based on fully diluted basis	(0.24) cts	(0.08) 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 31.03.2015	As at 31.12.2014
Group	54.52 cts	54.75 cts
Company	55.10 cts	54.98 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 2014: 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

Revenue for the quarter arose from the progressive recognition of proceeds from the sale of units in Robin Residences. Based on construction progress, an additional 8% of the contracted sale of Robin Residences was recognised as revenue in 1Q2015, bringing the cumulative percentage recognised till 1Q2015 to 40%.

Other income comprised mainly rental income from trading properties and interest income from fixed deposits. The decrease in other income was due mainly to no write-back of cost of sales in 1Q2015. Sales and marketing expenses comprised mainly sales commission, amortisation of showflat costs and other marketing-related costs for development properties. The increase in sales and marketing expenses was a result of amortisation of showflat costs for Robin Residences. Other operating expenses comprised mainly depreciation, and contribution to maintenance fees and property tax incurred for the trading properties.

In accordance with the Group's accounting policy, sales commission and marketing-related costs of Waterwoods continued to be charged as expenses without the corresponding revenue being recognised, thereby resulting in tax losses and the recognition of deferred tax asset in 1Q2015. As an Executive Condominium ("EC") project, profit from sale of Waterwoods will be recorded upon completion of the project.

(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\$0.9 million as a result of the loss reported for 1Q2015.

Development properties increased with additional development costs incurred for Waterwoods and Robin Residences as construction progressed. Trade receivables declined due mainly to collection of progress billings recorded as at 31 December 2014. Increase in deferred revenue was attributable to additional progress billings received from the purchasers of Waterwoods. Part of the retention sum of construction costs was reclassified from non-current liabilities to current liabilities, as this was expected to be paid within the next 12 months.

In 1Q2015, the Group collected S\$33.7 million of progress billings for the sale of its development properties. During the quarter, it made further payments of development expenses including bank interests and sales and marketing expenses. As a result, the Group's cash and cash equivalents increased to S\$93.7 million as at 1Q2015.

The Group's net debt to equity ratio was computed 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 31.03.2015	As at 31.12.2014
		S\$'000	S\$'000
Group's share of interest-bearing bank loans in accordance with shareholding percentages in the respective subsidiaries		161,120	161,120
Less: Group's share of cash and cash equivalents in accordance with shareholding percentages in the respective subsidiaries		(78,960)	(72,816)
Net debt	[A]	82,160	88,304
Equity attributable to Shareholders of the Company	[B]	218,619	219,530
Net debt to equity ratio	[A] / [B]	0.4 times	0.4 times

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

As announced on 4 May 2015, "Profit Guidance for the First Quarter ended 31 March 2015", the Group recorded a loss for 1Q2015.

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 continued to slide by 1.0% in 1Q2015 (4Q2014: decrease of 1.1%). The price index for non-landed private residential properties in the Core Central Region ("CCR"), where the Group's Robin Residences is located, reported a marginal decline of 0.4% in 1Q2015 (4Q2014: decrease of 0.9%). The same price index for Outside Central Region ("OCR"), where the Group's Waterwoods is situated, dropped by 1.1% in 1Q2015 (4Q2014: decrease of 0.8%).

The Group has two development projects in the pipeline. The EC development, Waterwoods, is a 70:30 joint venture between the Company and a subsidiary of UE E&C Ltd. As at the date of this announcement, approximately 91% of the units have been issued an option to purchase, amounting to contracted sales value of about S\$338.4 million. As an EC development, revenue will be recognised only 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. As at the date of this announcement, approximately 28% of the units have been issued an option to purchase, amounting to contracted sales value of about S\$76.5 million. Revenue will be recognised progressively based on the stage of construction. As at 1Q2015, the project was 40% completed.

With regard to BizTech Centre, the Group currently owns 48 strata units with a saleable area of 50,227 square feet in the industrial building. Of this, approximately 90% is tenanted.

With the current cooling measures in place, the Group expects the Singapore property market to continue to be lacklustre with weak purchasing sentiments. The Group continues to monitor the market closely so as to identify an opportune time to market its development projects. It will also remain mindful of the challenges in the business environment, both locally and overseas, as it continues to explore new property development and investment opportunities.

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
8 May 2015

CONFIRMATION BY THE BOARD

We, LEE SZE LEONG 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 1Q2015 financial results to be false or misleading in any material aspect.

On behalf of the Board of Directors

LEE SZE LEONG
Non-executive Chairman

LEE SZE HAO
Chief Executive Officer

Singapore, 8 May 2015