

FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT
PART 1 – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF HALF 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.

Consolidated Statement of Comprehensive Income

	HY 2014 S\$'000	Group HY 2013 S\$'000	Increase / (Decrease) %
Revenue	72,147	65,290	10.5%
Cost of sales	(23,538)	(19,426)	21.2%
Gross profit	48,609	45,864	6.0%
Other items of income			
Interest income	2	3	NM
Other credits	1,018	22	4527.3%
Other items of expense			
Marketing and Distribution costs	(1,209)	(1,196)	1.1%
Administrative expenses	(30,118)	(27,652)	8.9%
Finance costs	(158)	(117)	35.0%
Other operating expenses	(14,522)	(14,256)	1.9%
Other charges	-	(312)	(100.0%)
Profit before tax from Continuing Operations	3,622	2,356	53.7%
Income tax expense	(477)	(310)	53.9%
Profit from Continuing Operations, net of tax	3,145	2,046	53.7%
Other Comprehensive Income/(Loss):			
Exchange difference on translating foreign operations, net of tax	(7)	(34)	NM
Other Comprehensive Income/(Loss) for the period, net of Tax	(7)	(34)	NM
Total comprehensive income for the period	3,138	2,012	56.0%
Profit for the period attributable to:			
Owners of the Parent, Net of Tax	3,145	2,046	53.7%
	3,145	2,046	53.7%
Total comprehensive income for the period attributable to:			
Owners of the Parent	3,138	2,012	56.0%
	3,138	2,012	56.0%

HY: Half Year

NM: Not Meaningful

Notes to Consolidated Statement of Comprehensive Income

	HY 2014 S\$'000	Group HY 2013 S\$'000	Increase/ (Decrease) %
Revenue			
Food and Beverage	67,293	61,375	9.6%
Services income	4,262	3,508	21.5%
Others	592	407	45.5%
	<u>72,147</u>	<u>65,290</u>	10.5%
Administrative and Other Operating Expenses			
Depreciation and amortisation charges	3,306	3,162	4.6%
Employee benefit expenses	24,790	22,571	9.8%
Rental charges	6,052	6,179	(2.1%)
Utilities	3,232	3,239	(0.2%)
Repair and maintenance	943	857	10.0%
Upkeep of motor vehicles	277	218	27.1%
	<u></u>	<u></u>	
Finance Costs			
Interest expense	158	117	35.0%
	<u></u>	<u></u>	
Other Credit / (Charges)			
Gain on disposal of investment subsidiaries	9	-	NM
Intercompany written off	-	22	NM
Gain/(Loss) on disposal of plant and equipment	6	(312)	(101.8%)
Government grant	1,003	-	NM
	<u>1,018</u>	<u>(290)</u>	(450.9%)

HY: Half Year

NM: Not Meaningful

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.

Statements of Financial Position

	<u>Group</u>		<u>Company</u>	
	<u>As at</u> <u>30/06/2014</u> S\$'000	<u>As at</u> <u>31/12/2013</u> S\$'000	<u>As at</u> <u>30/06/2014</u> S\$'000	<u>As at</u> <u>31/12/2013</u> S\$'000
<u>Assets</u>				
<u>Non-Current Assets</u>				
Property, Plant And Equipment, Total	26,309	24,437	709	790
Investments In Subsidiaries	-	-	15,157	15,157
Investments In Associate	-	-	-	-
Investment Properties	561	576	561	576
Intangible Assets	6,071	6,175	-	-
Deferred Tax Assets	615	607	338	338
Other Receivables, Non-Current	-	-	15,544	9,270
Other Assets, Non-Current	2,209	2,353	-	-
Total Non-Current Assets	<u>35,765</u>	<u>34,148</u>	<u>32,309</u>	<u>26,131</u>
<u>Current Assets</u>				
Inventories	1,928	2,232	-	-
Trade And Other Receivables, Current	6,212	5,260	2,419	7,989
Other Assets, Current	4,635	3,954	270	137
Cash And Cash Equivalents	10,856	12,068	1,064	1,063
Total Current Assets	<u>23,631</u>	<u>23,514</u>	<u>3,753</u>	<u>9,189</u>
Total Assets	<u>59,396</u>	<u>57,662</u>	<u>36,062</u>	<u>35,320</u>
<u>Equity And Liabilities</u>				
<u>Equity</u>				
Share Capital	15,284	15,284	15,284	15,284
Retained Earning/ (Accumulated Losses)	3,729	869	1,970	2,626
Foreign Currency Reserve, Total	(73)	(66)	-	-
Total Equity	<u>18,940</u>	<u>16,087</u>	<u>17,254</u>	<u>17,910</u>
<u>Non-Current Liabilities</u>				
Deferred Tax Liabilities	1,123	1,133	-	-
Other Payables, Non-Current	-	-	13,482	11,860
Other Financial Liabilities, Non-Current	4,914	3,488	2,530	957
Other Liabilities, Non-Current	1,548	1,265	-	-
Long-Term Provision	966	934	-	-
Total Non-Current Liabilities	<u>8,551</u>	<u>6,820</u>	<u>16,012</u>	<u>12,817</u>
<u>Current Liabilities</u>				
Income Tax Payable, Current	1,244	912	-	-
Trade And Other Payables, Current	26,918	28,391	600	2,303
Other Financial Liabilities, Current	2,523	3,750	2,196	2,290
Other Liabilities	1,220	1,702	-	-
Total Current Liabilities	<u>31,905</u>	<u>34,755</u>	<u>2,796</u>	<u>4,593</u>
Total Liabilities	<u>40,456</u>	<u>41,575</u>	<u>18,808</u>	<u>17,410</u>
Total Equity And Liabilities	<u>59,396</u>	<u>57,662</u>	<u>36,062</u>	<u>35,320</u>

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

Amount repayable in one year or less, or on demand:

As at 30.06.14		As at 31.12.13	
S\$'000		S\$'000	
Secured	Unsecured	Secured	Unsecured
1,131	1,392	1,844	1,906

Amount repayable after one year:

As at 30.06.14		As at 31.12.13	
S\$'000		S\$'000	
Secured	Unsecured	Secured	Unsecured
1,535	3,379	1,392	2,096

Details of any collaterals:

1. Our properties at Senoko Crescent and Bedok North, with the net book value of S\$683,594 and S\$560,655 respectively as at the end of the current financial period, are mortgaged to the banks as security for term loans and bank over-draft facilities.
2. The banks have a charge over S\$1,052,000 cash fixed deposits placed with the banks for term loans and bank over-draft facilities.
3. Obligations under finance lease are secured by the lessor's charge over the leased assets, which have a net book value of S\$1,247,920 as at the end of the current financial period.
4. Facilities are covered by corporate guarantees from the Company and its subsidiaries.
5. Loans from a financial institution are secured by fixed and floating charges over all assets of certain subsidiaries.

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

Cashflow Statement for the period ending 30/06/2014

	<u>HY 2014</u> <u>S\$'000</u>	<u>HY 2013</u> <u>S\$'000</u>
Cash flows from operating activities		
Profit before income tax	3,621	2,356
Adjustments for:		
Interest expense	158	117
Interest income	(2)	(3)
Depreciation of property, plant and equipment	3,202	3,057
Amortisation of other intangible assets	104	105
Loss on disposal of plant and equipment	(6)	312
Operating profit before working capital changes	7,077	5,944
Trade and other receivables	(952)	(186)
Other assets	(681)	(2,029)
Inventories	304	(125)
Trade and other payables	(1,473)	(1,371)
Other liabilities	(482)	57
Cash generated from operations	3,793	2,290
Income tax paid	(162)	(300)
Net cashflow from operating activities	3,631	1,990
Cash flows from investing activities		
Disposal of plant and equipment	128	218
Purchase of plant and equipment	(5,149)	(3,268)
Other assets, non-current	144	467
Interest received	2	3
Net cashflow used in investing activities	(4,875)	(2,580)
Cash flows from financing activities		
Restricted cash	500	71
Dividend paid	(285)	(2,848)
Decrease in other financial liabilities	(2,811)	(1,285)
Increase in new loan	2,927	1,343
Other liabilities, non current	283	67
Interest paid	(158)	(117)
Net cashflow from (used in) financing activities	456	(2,769)
Net effect of exchange rate changes in consolidating subsidiaries	(7)	(34)
Net decrease in cash and cash equivalents	(795)	(3,393)
Cash and cash equivalents at beginning of period	9,207	10,111
Cash and cash equivalents at end of period	<u>8,412</u>	<u>6,718</u>

Notes to Cash Flow Statement

	<u>HY 2014</u> <u>S\$'000</u>	<u>HY 2013</u> <u>S\$'000</u>
Cash and cash equivalents as per Statement of Financial Position 1(b)(i)	10,856	8,270
Less: Restricted cash	(1,052)	(1,552)
Bank overdrafts	(1,392)	-
Cash and cash equivalents as per above	<u>8,412</u>	<u>6,718</u>

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

**Statements Of Changes In Equity
Group**

	<u>Total Equity S\$ '000</u>	<u>Attributable to Parent Sub-Total S\$ '000</u>	<u>Share Capital S\$ '000</u>	<u>Retained Earnings/ (Accumulated Losses) S\$ '000</u>	<u>Foreign Currency Reserves S\$ '000</u>
Current period:					
Balance as at 1 January 2013	18,057	18,057	15,284	2,713	60
Movement in equity:					
Total comprehensive income for the period	1,588	1,588	-	1,714	(126)
Dividends paid	(3,558)	(3,558)	-	(3,558)	-
Balance as at 31 December 2013	16,087	16,087	15,284	869	(66)
Movement in equity:					
Total comprehensive income for the period	3,138	3,138	-	3,145	(7)
Dividends paid	(285)	(285)	-	(285)	-
Balance as at 30 June 2014	18,940	18,940	15,284	3,729	(73)
Previous period:					
Balance as at 1 January 2012	15,309	15,309	15,284	(38)	63
Movement in equity:					
Total comprehensive income for the period	4,172	4,172	-	4,175	(3)
Dividends paid	(1,424)	(1,424)	-	(1,424)	-
Balance as at 31 December 2012	18,057	18,057	15,284	2,713	60
Movement in equity:					
Total comprehensive income for the period	2,012	2,012	-	2,046	(34)
Dividends paid	(2,848)	(2,848)	-	(2,848)	-
Balance as at 30 June 2013	17,221	17,221	15,284	1,911	26

**Statements Of Changes In Equity
Company**

	<u>Total Equity S\$ '000</u>	<u>Share Capital S\$ '000</u>	<u>Retained Earnings/ (Accumulated Losses) S\$ '000</u>
Current period:			
Balance as at 1 January 2013	18,570	15,284	3,286
Movement in equity:			
Total comprehensive income for the period	2,898	-	2,898
Dividends paid	(3,558)	-	(3,558)
Balance as at 31 December 2013	17,910	15,284	2,626
Movement in equity:			
Total comprehensive income for the period	(371)	-	(371)
Dividends paid	(285)	-	(285)
Balance as at 30 June 2014	17,254	15,284	1,970
Previous period:			
Balance as at 1 January 2012	16,391	15,284	1,107
Movement in equity:			
Total comprehensive income for the period	3,603	-	3,603
Dividends paid	(1,424)	-	(1,424)
Balance as at 31 December 2012	18,570	15,284	3,286
Movement in equity:			
Total comprehensive loss for the period	(554)	-	(554)
Dividends paid	(2,848)	-	(2,848)
Balance as at 30 June 2013	15,168	15,284	(116)

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 well as the number of shares held as treasury shares of the issuer, 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.

As at 30 June 2014, the Company's issued capital is 142,380,400 shares. There has been no change in the Company's share capital between 30 June 2014 and 31 December 2013. There were no outstanding convertibles and treasury shares as at 30 June 2014 and 31 December 2013.

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 30 June 2014, the total number of issued shares was 142,380,400 (31 December 2013: 142,380,400). There were no treasury 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.

Not applicable as there were no treasury shares.

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

The figures have neither been audited nor reviewed by the Company's 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 issuer's most recently audited annual financial statements have been applied.

The accounting policies and methods of computation for the preparation of the financial statements for the 6-month financial period ended 30 June 2014 are consistent with those disclosed in the audited financial statements for the financial year ended 31 December 2013, except for the adoption of the new or revised Singapore Financial Reporting Standards (FRS) that have become effective for financial periods beginning on or after 1 July 2013.

5. If there were 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 new or revised Singapore FRS have become effective on or after 1 July 2013:

- * FRS 27 - Consolidated and Separate Financial Statements (Amendments)
- * FRS 27 - Separate Financial Statements (Revised)
- * FRS 28 - Investments in Associates and Joint Ventures (Revised)
- * FRS 36 - Amendments to FRS 36: Recoverable Amount Disclosures for Non-Financial Assets (relating to goodwill)
- * FRS 110 - Consolidated Financial Statements

The adoption of the new or revised standards from the effective date did not result in material adjustments to the financial position, results of operations, or cash flows for the period ended 30 June 2014 and did not have significant impact on the financial statements of the Group.

6. Earnings per ordinary share of the company for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends:

- (a) based on the weighted average number of ordinary shares in issue; and
- (b) on a fully diluted basis (detailing any adjustments made to the earnings).

Earnings Per Share	(In S\$) Cents	
Period Ended 30 June	<u>2014</u>	<u>2013</u>
Based on the weighted average number of ordinary share in issue (Basic)	<u>2.20</u>	<u>1.41</u>
On a fully diluted basis (Diluted)	<u>2.20</u>	<u>1.41</u>

The following table illustrates the numerators and denominators used to calculate basic and diluted earnings per share:

	<u>Group</u>	
	<u>2014</u>	<u>2013</u>
	S\$'000	S\$'000
<u>Numerator: Earnings attributable to Equity</u>		
Profit for the period attributable to the equity holders of the Company	<u>3,138</u>	<u>2,012</u>
<u>Denominator: Weighted average number of equity shares</u>		
Weighted average number of ordinary shares ('000)	<u>142,380</u>	<u>142,380</u>

The weighted average number of equity shares refers to shares in circulation during the period.
The numerators and denominators used are the same for both basic and diluted earnings per share.

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

<u>Company</u>	As at 30.06.14	As at 31.12.13
Net asset value (S\$'000)	17,254	17,910
No. of ordinary shares (excluding treasury shares)	142,380,400	142,380,400
Net asset value backing per ordinary share (cents)	12.12	12.58

<u>Group</u>	As at 30.06.14	As at 31.12.13
Net asset value (S\$'000)	18,940	16,087
No. of ordinary shares (excluding treasury shares)	142,380,400	142,380,400
Net asset value backing per ordinary share (cents)	13.30	11.30

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 period reported on.

Consolidated Statement of Comprehensive Income

For the financial period ended 30 June 2014 ("1H2014"), the Group's revenue increased by 10.5% to S\$72.15 million compared to the previous corresponding financial period ("1H2013") of S\$65.29 million, mainly due to the contribution of revenue from new food retail outlets, such as the opening of Chinatown Food Street during the financial period. Food catering also experienced growth in revenue during 1H2014. Consequently, the increase in revenue also resulted in an increase in gross profit and cost of sales. However, gross profit margin reduced from 70.2% to 67.4% due to higher raw material costs and sales discounts given in view of the intense competitions during the financial period.

The Group posted a comprehensive income of S\$3.14 million for 1H2014 compared to S\$2.01 million for 1H2013, mainly due to the receipts of a S\$1 million government grant.

As a result of business growth, administrative expenses (inclusive of depreciation expenses) increased by 8.9% in 1H2014. The increase was mainly due to the increase in manpower costs caused by the labour crunch during 1H2014. Finance costs increased due to an increase in interest expenses as additional bank loans were taken up in the second half of 2013 and the current financial period.

Expenses on repair and maintenance and upkeep of motor vehicles increased in tandem with the increase of business activities during 1H2014. Other credit increased mainly due to the government grant of S\$1 million received during 1H2014 as mentioned above. The increase in income tax expenses was the result of an increase in taxable income for 1H2014.

Statements of Financial Position

The increase of S\$1.87 million in Property, Plant and Equipment is attributable to the capitalisation of the costs of investment relating to the Chinatown Food Street completed during 1H2014.

Other Assets (Non-Current and Current) increased by S\$0.54 million during 1H2014 mainly due to prepayments and deposit paid for the new food retail outlets opened during 1H2014 and advance and tender deposits paid for outlets and food courts.

Decrease in Inventories of S\$0.3 million was due to the increase in business activities during 1H2014. Trade and other receivables, current increased by S\$0.95 million during 1H2014 mainly due to an increase in revenue.

Other Financial Liabilities (Non-Current and Current) increased by S\$0.2 million in 1H2014 mainly due to additional hire purchases of new vehicles in the second half of 2013.

Trade and other payables (current) decreased by S\$1.47 million mainly due to payments to subcontractors for the provision of renovation works completed for food retail outlets launched in year 2014, such as Chinatown Food Street.

Other liabilities (non-current and current) decreased by S\$0.2 million in 1H2014 due to a decrease in rental provision of rent-free periods in 1H2014 compared to 1H2013.

The Group has a negative working capital (Total Current Assets less than Total Current Liabilities) for 1H2014. Payments made for dividends during 1H2014 reduced the current assets, while provision of renovation works for new food retail outlets launched during 1H2014 were classified as current liabilities before they were capitalised under Properties, Plant and Equipment after completion.

Consolidated Statement of Cash Flows

The Group's operations in 1H2014 generated a net cash flow of S\$3.63 million from operating activities compared to S\$1.99 million in 1H2013. The increase was due mainly to the receipt of a S\$1 million government grant and the increase in revenue compared to 1H2013.

The increase of cash used in investing activities was mainly due to food establishments launched during 1H2014, such as Chinatown Food Street. Hence, purchase of plant and equipment during 1H2014 also increased. The net cashflow from financing activities of S\$0.49 million was mainly due to new bank loans obtained in 1H2014.

The increase in cash balance compared to 1H2013 was mainly the results of the above.

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

Not applicable as the Group has not previously disclosed to shareholders any forecast or prospect statement relating to the financial period ended 30 June 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 F&B industry will remain challenging and competitive due to rising commercial rents and manpower shortages. The Group will continue to focus on its multiple-brand business model, manage its costs and business expansion prudently to operate with a view of sustaining profitability through cost rationalization, productivity enhancement and improving customer service quality through on-going staff training.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes, the following dividends are proposed for the financial period ended 30 June 2014

Name of Dividend	Proposed Interim Dividend
Dividend Type	Cash
Dividend Amount Per Share	(In S\$) 0.7 cent per ordinary share
Tax Rate	Tax Exempt (One-Tier)

(b) Corresponding Period of the Immediately Preceding Financial Year

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

Yes, the following dividends were proposed for the financial period ended 30 June 2013.

Name of Dividend	Proposed Interim Dividend
Dividend Type	Cash
Dividend Amount Per Share	(In S\$) 0.5 cent per ordinary share
Tax Rate	Tax Exempt (One-Tier)

(c) Date payable

To be advised.

(d) Books closure date

To be advised.

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) of Section B: Rules of Catalist. If no IPT mandate has been obtained, a statement to that effect.

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) (S\$'000)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000) (S\$'000)
Wisteria Hotel Management Pte. Ltd. (A subsidiary of controlling shareholder, Jit Sun Investments Pte. Ltd.)	66	NIL

The Group did not obtain a general mandate from its 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)

14. 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.

Not applicable.

15. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Not applicable.

16. A breakdown of sales

Not applicable.

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

Not applicable.

18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Not applicable.

CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(5) OF SECTION B: RULES OF CATALIST

We, Tan Chor Khoo and Tan Choh Peng, being two directors of 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 which may render the unaudited financial results for the six months ended 30 June 2014 to be false or misleading in any material aspect.

ON BEHALF OF THE BOARD OF DIRECTORS

Tan Chor Khoo
Managing Director

Tan Choh Peng
Executive Director

This announcement has been prepared by the Company and its contents have been reviewed by the Company's Continuing Sponsor, Stamford Corporate Services Pte. Ltd. (the "Sponsor"), for compliance with the relevant rules of Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing manual Section B : Rules of Catalist. The Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST. The Sponsor and SGX-ST assume no responsibility for the contents of this announcement including the correctness of any of the statements or opinions made or reports contained in this announcement.

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