

Third Quarter Financial Statement Announcement for the Period Ended 30/9/2016

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 September				9 months ended 30 September		
Note	2016	2015	Change	2016	2015	Change
Revenue	3,732	6,013	(37.93)	11,199	17,670	(36.62)
Cost of sales	(3,659)	(3,861)	(5.23)	(11,080)	(14,779)	(25.03)
Gross profit	73	2,152	(96.61)	119	2,891	(95.88)
Other operating income	731	683	7.03	2,053	2,087	(1.63)
Income/(Loss) from investments	401	(312)	NM	444	497	(10.66)
Administrative expenses	(1,681)	(1,746)	(3.72)	(5,090)	(5,569)	(8.60)
Distribution costs	(68)	(173)	(60.69)	(267)	(520)	(48.65)
Other operating expenses	(151)	(245)	(38.37)	(454)	(734)	(38.15)
Finance costs	(27)	-	NM	(41)	-	NM
Foreign exchange gains/(losses)	370	1,591	(76.74)	(2,723)	2,450	NM
Share of results of associates	(18)	(70)	(74.29)	(63)	(136)	(53.68)
(Loss)/Profit before tax	(370)	1,880	(119.68)	(6,022)	966	NM
Income tax expense	(281)	(21)	NM	(698)	(405)	72.35
(Loss)/Profit for the period	(651)	1,859	NM	(6,720)	561	NM
Attributable to:						
Owners of the Company	(754)	1,777	NM	(6,971)	323	NM
Non-controlling interests	103	82	25.61	251	238	5.46
	(651)	1,859	NM	(6,720)	561	NM

NM – Not Meaningful

Statement of Comprehensive Income

Group					
S\$'000		%	S\$'000		%
3 months ended 30 September			9 months ended 30 September		
2016	2015	Change	2016	2015	Change
(651)	1,859	NM	(6,720)	561	NM
1,001	3,415	(70.69)	(9,377)	6,143	NM
957	(882)	NM	948	(1,742)	NM
1,958	2,533	(22.70)	(8,429)	4,401	NM
1,307	4,392	(70.24)	(15,149)	4,962	NM
1,150	4,138	(72.21)	(14,886)	4,415	NM
157	254	(38.19)	(263)	547	NM
1,307	4,392	(70.24)	(15,149)	4,962	NM

Other information

Group					
S\$'000		%	S\$'000		%
3 months ended 30 September			9 months ended 30 September		
2016	2015	Change	2016	2015	Change
1,014	1,140	(11.05)	3,013	3,365	(10.46)

NM – Not Meaningful

Note 1

Other operating income:

Rental income
Gain on disposal of property, plant and equipment
Incentive and allowance income
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 September			9 months ended 30 September		
2016	2015	Change	2016	2015	Change
61	57	7.02	172	163	5.52
-	3	(100.00)	-	13	(100.00)
28	-	NM	28	-	NM
-	-	NM	81	-	NM
-	-	NM	78	-	NM
637	608	4.77	1,660	1,860	(10.75)
5	15	(66.67)	34	51	(33.33)
731	683	7.03	2,053	2,087	(1.63)

Note 2

Income/(Loss) from investments:

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

Group					
S\$'000		%	S\$'000		%
3 months ended 30 September			9 months ended 30 September		
2016	2015	Change	2016	2015	Change
270	253	6.72	718	779	(7.83)
-	-	NM	(2)	-	NM
-	4	NM	8	4	NM
73	148	(50.68)	192	414	(53.62)
58	(717)	NM	(472)	(700)	(32.57)
401	(312)	NM	444	497	(10.66)

Note 3

Finance cost:

Interest expense

Group					
S\$'000		%	S\$'000		%
3 months ended 30 September			9 months ended 30 September		
2016	2015	Change	2016	2015	Change
(27)	-	NM	(41)	-	NM
(27)	-	NM	(41)	-	NM

NM – Not Meaningful

Note 4

Group						
S\$'000			%			
S\$'000			%			
3 months ended 30 September			9 months ended 30 September			
2016	2015	Change	2016	2015	Change	
Income tax expense:						
Current	(185)	(130)	42.31	(636)	(512)	24.22
Overseas withholding tax	(9)	(8)	12.50	(25)	(29)	(13.79)
(Under)/Over provision in prior years	(1)	109	NM	121	111	9.01
Deferred tax	(86)	8	NM	(158)	25	NM
	(281)	(21)	NM	(698)	(405)	72.35

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	
	30/9/2016	31/12/2015	30/9/2016	31/12/2015
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets:				
Cash and cash equivalents	42,239	33,884	9,856	12,888
Trade and other receivables	24,953	26,774	27,961	29,534
Inventories	4,377	4,038	-	-
Investment securities	11,488	11,385	6,866	8,348
Total current assets	83,057	76,081	44,683	50,770
Non-current assets:				
Investment in subsidiaries	-	-	163,079	161,719
Investment in associates	374	1,590	-	-
Other investments	1,064	1,132	41	41
Property, plant and equipment	20,337	22,768	1,441	1,513
Investment properties	69,002	73,685	921	941
Property under development	32,806	34,751	-	-
Deferred tax assets	162	337	-	-
Investment securities	5,510	4,562	5,510	4,562
Land use rights	9,375	10,249	-	-
Trade and other receivables	-	14,904	8,468	8,776
Total non-current assets	138,630	163,978	179,460	177,552
Total assets	221,687	240,059	224,143	228,322
LIABILITIES AND EQUITY				
Current liabilities:				
Trade and other payables	15,645	19,559	545	737
Short-term bank borrowings	1,918	-	-	-
Income tax payable	323	1,042	8	14
Provisions	406	-	-	-
Total current liabilities	18,292	20,601	553	751
Non-current liabilities:				
Provision for retirement benefits	453	409	453	409
Total non-current liabilities	453	409	453	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	882	(66)	882	(66)
Foreign currency translation reserve	5,766	14,629	-	-
Statutory reserve	1,039	1,039	-	-
Capital reserve	48	48	-	-
Retained earnings	117,271	125,268	152,328	157,301
	194,933	210,845	223,137	227,162
Non-controlling interests	8,009	8,204	-	-
Total equity	202,942	219,049	223,137	227,162
Total liabilities and equity	221,687	240,059	224,143	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 September 2016		As at 31 December 2015	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	1,918,000	-	-

Amount repayable after one year

As at 30 September 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 Sep 2016	3 months ended 30 Sep 2015	9 months ended 30 Sep 2016	9 months ended 30 Sep 2015
Cash flows from operating activities:				
(Loss)/Profit before tax	(370)	1,880	(6,022)	966
Adjustments for:				
Depreciation of property, plant and equipment	386	679	1,162	2,038
Amortisation of land use rights	81	91	240	262
Depreciation of investment properties	547	370	1,611	1,065
Gain on disposal of property, plant and equipment	-	(3)	-	(13)
Loss on disposal of property, plant and equipment	2	2	150	126
Property, plant and equipment written off	-	26	6	27
Reversal of impairment loss on property, plant and equipment	-	-	(81)	-
Gain on disposal of investment securities	-	(4)	(8)	(4)
Impairment loss on trade receivables	-	13	-	13
Loss on disposal of associate	-	-	2	-
Share of results of associates	18	70	63	136
Provision for retirement benefits	15	14	44	44
Provisions	406	-	406	-
Dividend income from investment securities	(73)	(148)	(192)	(414)
Interest income	(270)	(253)	(718)	(779)
Interest expense	27	-	41	-
Net fair value (gains)/losses on held for trading investment securities	(58)	717	472	700
Foreign currency translation adjustment	(106)	(1,974)	1,229	(3,116)
Operating cash flows before changes in working capital	605	1,480	(1,595)	1,051
Trade and other receivables	6,035	(3,434)	16,830	1,997
Inventories	(512)	993	(339)	1,180
Trade and other payables	439	(34)	(3,914)	(5,083)
Cash from operations	6,567	(995)	10,982	(855)
Interest paid	(27)	-	(41)	-
Income taxes paid	(328)	31	(1,199)	(444)
Net cash from/(used in) operating activities	6,212	(964)	9,742	(1,299)
Cash flows from investing activities:				
Increase in property under development	(75)	(20)	(207)	(653)
Increase in investment properties	(43)	-	(1,444)	-
Purchase of property, plant and equipment	(93)	(113)	(155)	(453)
Purchase of investment securities	(321)	(635)	(4,682)	(970)
Proceeds from disposal of property, plant and equipment	-	4	9	54
Proceeds from disposal of investment securities	-	1,250	3,939	1,250
Proceeds from disposal of associate	-	-	1,049	-
Dividends received from investment securities	67	148	180	408
Interest received	220	376	613	951
Net cash (used in)/from investing activities	(245)	1,010	(698)	587
Cash flows from financing activities:				
Proceeds from bank borrowings	-	-	1,905	-
Dividends paid	-	-	(1,026)	(2,736)
Contribution from non-controlling interests	-	-	68	-
Net cash from/(used in) financing activities	-	-	947	(2,736)
Net increase/(decrease) in cash and cash equivalents	5,967	46	9,991	(3,448)
Cash and cash equivalents at beginning of period	35,993	37,143	33,884	40,014
Effects of exchange rate changes on cash and cash equivalents	279	1,329	(1,636)	1,952
Cash and cash equivalents at end of period	42,239	38,518	42,239	38,518

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 S\$'000	Total equity S\$'000
	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		
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	-	-	-	-	-	-	(6,217)	(6,217)	148	(6,069)
Other comprehensive loss										
Currency translation differences	-	-	-	-	(9,810)	-	-	(9,810)	(568)	(10,378)
Net loss on fair value changes of available-for-sale financial assets	-	-	(9)	-	-	-	-	(9)	-	(9)
Total comprehensive loss for the period	-	-	(9)	-	(9,810)	-	(6,217)	(16,036)	(420)	(16,456)
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
Net (loss)/profit for the period	-	-	-	-	-	-	(754)	(754)	103	(651)
Other comprehensive income										
Currency translation differences	-	-	-	-	947	-	-	947	54	1,001
Net gain on fair value changes of available-for-sale financial assets	-	-	957	-	-	-	-	957	-	957
Total comprehensive income/(loss) for the period	-	-	957	-	947	-	(754)	1,150	157	1,307
Balance at 30 September 2016	71,856	(1,929)	882	48	5,766	1,039	117,271	194,933	8,009	202,942

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 (loss)/profit for the period	-	-	-	-	-	-	(1,454)	(1,454)	156	(1,298)
Other comprehensive income/(loss)										
Currency translation differences	-	-	-	-	2,591	-	-	2,591	137	2,728
Net loss on fair value changes of available-for-sale financial assets	-	-	(860)	-	-	-	-	(860)	-	(860)
Total comprehensive (loss)/income for the period	-	-	(860)	-	2,591	-	(1,454)	277	293	570
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
Net profit for the period	-	-	-	-	-	-	1,777	1,777	82	1,859
Other comprehensive income/(loss)										
Currency translation differences	-	-	-	-	3,243	-	-	3,243	172	3,415
Net loss on fair value changes of available-for-sale financial assets	-	-	(882)	-	-	-	-	(882)	-	(882)
Total comprehensive (loss)/income for the period	-	-	(882)	-	3,243	-	1,777	4,138	254	4,392
Balance at 30 September 2015	71,856	(1,929)	(2,184)	48	18,816	944	133,187	220,738	8,095	228,833

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	-	-	-	(4,092)	(4,092)
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(9)	-	(9)
Total comprehensive loss for the period	-	-	(9)	(4,092)	(4,101)
Dividends paid	-	-	-	(1,026)	(1,026)
Balance at 30 June 2016	71,856	(1,929)	(75)	152,183	222,035
Net profit for the period	-	-	-	145	145
Other comprehensive income					
Net gain on fair value changes of available-for-sale financial assets	-	-	957	-	957
Total comprehensive income for the period	-	-	957	145	1,102
Balance at 30 September 2016	71,856	(1,929)	882	152,328	223,137
Balance at 1 January 2015	71,856	(1,929)	(442)	163,946	233,431
Net profit for the period	-	-	-	311	311
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(860)	-	(860)
Total comprehensive (loss)/income for the period	-	-	(860)	311	(549)
Dividends paid	-	-	-	(2,736)	(2,736)
Balance at 30 June 2015	71,856	(1,929)	(1,302)	161,521	230,146
Net profit for the period	-	-	-	1,084	1,084
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(882)	-	(882)
Total comprehensive (loss)/income for the period	-	-	(882)	1,084	202
Balance at 30 September 2015	71,856	(1,929)	(2,184)	162,605	230,348

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 third quarter ended 30 September 2016.

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

Treasury Shares

As at 30 September 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 September 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 September 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 September		9 months ended 30 September	
	2016	2015	2016	2015
(Loss)/Earnings per ordinary share for the period				
(i) Based on weighted average number of ordinary shares on issue	(0.22) cent	0.52 cent	(2.04) cents	0.09 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	(0.22) cent	0.52 cent	(2.04) cents	0.09 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 30/9/2016	As At 31/12/2015	As At 30/9/2016	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 \$2.3 million from \$6.0 million in 3Q15 to \$3.7 million in 3Q16 mainly because of lower revenue recorded in the hotel and property operation. Consequently, the Group reported a net loss of \$0.7 million in 3Q16 compared to a net profit of \$1.9 million in 3Q15.

Hotel and Property Operation

Hotel and property operation reported a decrease in revenue of \$1.5 million from \$2.5 million in 3Q15 to \$1.0 million in 3Q16 mainly due to lower revenue from the San Teh Commercial Plaza (the "Plaza") at Shanghai Anting and Nantong hotel. As a result, the operation reported a loss of \$0.7 million in 3Q16 as compared to a profit of \$0.5 million in 3Q15.

PVC Pipes and Fittings Operation

Revenue of the PVC pipes and fittings operation decreased from \$3.5 million in 3Q15 to \$2.7 million in 3Q16 owing to lower sales quantity and selling price. Hence, operating profit decreased from \$0.2 million in 3Q15 to \$43,000 in 3Q16.

Others

The Group reported income from investment of \$0.4 million in 3Q16 as compared to loss from investment of \$0.3 million in 3Q15 principally because of the net fair value losses on held for trading investment securities of \$0.7 million recorded in 3Q15.

The decrease in distribution costs was because of the lower revenue recorded in 3Q16.

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 gain of \$0.4 million in 3Q16 due to the strengthening of the US dollar and Renminbi against the Singapore dollar. The currency translation gain of \$1.0 million reported in other comprehensive income was attributable to the weakening of the Singapore dollar against the Renminbi.

Share of losses of associates decreased owing to the lower operating loss incurred by the associated company.

The increase in income tax expense was due to over provision of prior year income tax by a subsidiary in 3Q15.

The decrease in depreciation and amortisation expenses was due to disposal of certain machinery, furniture and fittings of Nantong hotel.

REVIEW OF FINANCIAL POSITION AND CASH FLOW ANALYSIS

Investment in associates decreased due to the disposal of 45% equity interest in Dali San Teh Construction & Installation Engineering Co., Ltd in 2Q16.

Property, plant and equipment decreased due to depreciation charge and disposal of plant and equipment.

Long-term investment securities increased due to higher market value of the investment securities as at 30 September 2016.

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 build-and-transfer ("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 associated company.

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

Income tax payables decreased due to lower taxable profit of the BT project.

Provision is pertaining to the legal claims against Shanghai San Teh Xing Real Estate Co., Ltd (the "SSTX") in connection with the tenancy agreements.

The Group had a net cash inflow of \$6.2 million from its operating activities in 3Q16 as compared to a net cash outflow of \$1.0 million in 3Q15. Net cash used in investing activities of \$0.2 million in 3Q16 was mainly due to purchase of investment securities.

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 third 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

As stated on the announcement released by the Company on 3 November 2016, SSTX is involved in several legal actions in Shanghai, China. The Group has made a provision of \$0.4 million in respect of the above legal claims. The legal proceedings are still on-going.

Marketing for new tenants of the shopping mall at the Plaza at Shanghai Anting and Nantong hotel is still in progress.

Suzhou hotel has signed a Letter of Intent with a hotel management company for the latter to manage the hotel under an international 4-star hotel brand. Further details will be announced once the agreement has been signed.

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

The Group expects its PVC pipes and fittings operation 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 September 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 September 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	-	1,011	2,721	-	-	3,732
Intersegment sales	-	-	-	-	-	-
Total sales	-	1,011	2,721	-	-	3,732
Results						
Segment results	67	(695)	43	(10)	-	(595)
Interest income	131	79	26	74	(40)	270
Interest expense	-	(67)	-	-	40	(27)
Share of results of associates	(18)	-	-	-	-	(18)
Profit/(Loss) before tax	180	(683)	69	64	-	(370)
Income tax expense	(7)	(267)	(5)	(2)	-	(281)
Profit/(Loss) for the period	173	(950)	64	62	-	(651)
Assets						
Segment assets	230,717	178,322	26,008	21,445	(235,341)	221,151
Investment in associates	374	-	-	-	-	374
Deferred tax assets	-	162	-	-	-	162
Total assets	231,091	178,484	26,008	21,445	(235,341)	221,687
Liabilities						
Segment liabilities	1,004	62,016	993	5,524	(51,115)	18,422
Income tax payable	16	273	9	25	-	323
Total liabilities	1,020	62,289	1,002	5,549	(51,115)	18,745
Other segment information						
Additions to property, plant and equipment	2	87	4	-	-	93
Additions to property under development	-	75	-	-	-	75
Additions to investment properties	-	43	-	-	-	43
Depreciation and amortisation	39	880	83	12	-	1,014
Foreign exchange (gains)/losses	(447)	77	-	-	-	(370)

3 months ended 30 September 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	-	2,511	3,502	-	-	6,013
Intersegment sales	-	-	-	-	-	-
Total sales	-	2,511	3,502	-	-	6,013
Results						
Segment results	995	514	203	(15)	-	1,697
Interest income	146	10	11	126	(40)	253
Interest expense	-	(40)	-	-	40	-
Share of results of associates	(70)	-	-	-	-	(70)
Profit before tax	1,071	484	214	111	-	1,880
Income tax expense	(20)	(112)	88	23	-	(21)
Profit for the period	1,051	372	302	134	-	1,859
Assets						
Segment assets	238,326	202,111	27,633	23,242	(234,627)	256,685
Investment in associates	1,645	-	-	-	-	1,645
Deferred tax assets	-	621	-	-	-	621
Total assets	239,971	202,732	27,633	23,242	(234,627)	258,951
Liabilities						
Segment liabilities	1,970	70,695	1,815	5,995	(51,448)	29,027
Income tax payable	40	1,027	22	2	-	1,091
Total liabilities	2,010	71,722	1,837	5,997	(51,448)	30,118
Other segment information						
Additions to property, plant and equipment	-	109	4	-	-	113
Additions to property under development	-	20	-	-	-	20
Depreciation and amortisation	39	979	108	14	-	1,140
Foreign exchange (gains)/losses	(2,019)	428	-	-	-	(1,591)

BY ORDER OF THE BOARD

LIM WEE TZIANG
COMPANY SECRETARY
11 November 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 third quarter ended 30 September 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, 11 November 2016