

Second Quarter Financial Statement Announcement for the Period Ended 30/6/2014

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	%	
Note	3 months ended 30 June			6 months ended 30 June		
	2014	2013	Change	2014	2013	Change
Revenue	13,476	13,698	(1.62)	22,369	21,701	3.08
Cost of sales	(11,972)	(12,121)	(1.23)	(20,424)	(19,637)	4.01
Gross profit	1,504	1,577	(4.63)	1,945	2,064	(5.77)
Other operating income	94	55	70.91	171	105	62.86
Income from investments	852	257	NM	1,112	605	83.80
Administrative expenses	(2,055)	(1,520)	35.20	(3,848)	(3,126)	23.10
Distribution costs	(569)	(665)	(14.44)	(966)	(971)	(0.51)
Other operating expenses	(195)	(207)	(5.80)	(368)	(399)	(7.77)
Finance costs	-	(5)	(100.00)	-	(5)	(100.00)
Foreign exchange (losses)/gains	(304)	1,723	NM	(1,637)	3,350	NM
Share of results of associates	(113)	(44)	NM	(134)	(52)	NM
(Loss)/Profit before tax	(786)	1,171	NM	(3,725)	1,571	NM
Income tax expense	(217)	(145)	49.66	(347)	(219)	58.45
(Loss)/Profit for the period	(1,003)	1,026	NM	(4,072)	1,352	NM
Attributable to:						
Owners of the Company	(1,084)	976	NM	(4,185)	1,284	NM
Non-controlling interests	81	50	62.00	113	68	66.18
	(1,003)	1,026	NM	(4,072)	1,352	NM

NM – Not Meaningful

Statement of Comprehensive Income

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2014	2013	Change	2014	2013	Change
(1,003)	1,026	NM	(4,072)	1,352	NM
(1,055)	2,864	NM	(5,540)	4,332	NM
(1,812)	(876)	NM	(548)	(1,999)	(72.59)
(2,867)	1,988	NM	(6,088)	2,333	NM
(3,870)	3,014	NM	(10,160)	3,685	NM
(3,899)	2,841	NM	(9,997)	3,434	NM
29	173	(83.24)	(163)	251	NM
(3,870)	3,014	NM	(10,160)	3,685	NM

Other information

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2014	2013	Change	2014	2013	Change
805	1,061	(24.13)	1,616	2,064	(21.71)

NM – Not Meaningful

Note 1

Other operating income:

Rental income
Gain on disposal of property, plant and equipment
Sundry income

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2014	2013	Change	2014	2013	Change
64	39	64.10	128	78	64.10
30	-	NM	30	-	NM
-	16	(100.00)	13	27	(51.85)
94	55	70.91	171	105	62.86

Note 2

Income from investments:

Interest income
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 June			6 months ended 30 June		
2014	2013	Change	2014	2013	Change
339	251	35.06	657	568	15.67
158	183	(13.66)	184	183	0.55
213	146	45.89	256	172	48.84
142	(323)	NM	15	(318)	NM
852	257	NM	1,112	605	83.80

Note 3

Finance cost:

Interest expense

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2014	2013	Change	2014	2013	Change
-	(5)	(100.00)	-	(5)	(100.00)
-	(5)	(100.00)	-	(5)	(100.00)

NM – Not Meaningful

Note 4

Income tax expense:

Current
Overseas withholding tax
Over provision in prior years
Deferred tax

Group					
S\$'000		%	S\$'000		%
3 months ended 30 June			6 months ended 30 June		
2014	2013	Change	2014	2013	Change
(299)	(245)	22.04	(470)	(387)	21.45
(13)	(6)	NM	(20)	(11)	81.82
5	24	(79.17)	7	46	(84.78)
90	82	9.76	136	133	2.26
(217)	(145)	49.66	(347)	(219)	58.45

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	
	30/6/2014	31/12/2013	30/6/2014	31/12/2013
	\$'000	\$'000	\$'000	\$'000
ASSETS				
Current assets:				
Cash and cash equivalents	40,854	53,487	10,638	17,045
Trade and other receivables	11,607	10,571	24,747	25,804
Inventories	6,544	6,778	-	-
Investment securities	14,429	11,374	12,431	11,374
Total current assets	<u>73,434</u>	<u>82,210</u>	<u>47,816</u>	<u>54,223</u>
Non-current assets:				
Investment in subsidiaries	-	-	162,873	159,168
Investment in associates	1,091	1,179	-	-
Other investments	1,047	1,087	41	41
Property, plant and equipment	36,656	41,327	1,676	1,731
Investment properties	9,713	996	982	996
Property under development	109,353	107,236	-	-
Deferred tax assets	528	409	-	-
Investment securities	8,615	11,993	8,615	11,993
Land use rights	5,621	3,959	-	-
Other non-current receivables	-	-	10,143	10,449
Total non-current assets	<u>172,624</u>	<u>168,186</u>	<u>184,330</u>	<u>184,378</u>
Total assets	<u>246,058</u>	<u>250,396</u>	<u>232,146</u>	<u>238,601</u>
LIABILITIES AND EQUITY				
Current liabilities:				
Trade and other payables	28,738	20,369	514	1,072
Income tax payable	1,015	917	16	24
Total current liabilities	<u>29,753</u>	<u>21,286</u>	<u>530</u>	<u>1,096</u>
Non-current liabilities:				
Provision for retirement benefits	1,026	990	1,026	990
Total non-current liabilities	<u>1,026</u>	<u>990</u>	<u>1,026</u>	<u>990</u>
Equity attributable to owners of the Company:				
Share capital	71,856	71,856	71,856	71,856
Treasury shares	(1,929)	(1,799)	(1,929)	(1,799)
Fair value adjustment reserve	(1,164)	(616)	(1,164)	(616)
Foreign currency translation reserve	3,064	8,328	-	-
Statutory reserve	878	878	-	-
Capital reserve	48	48	-	-
Retained earnings	135,330	142,251	161,827	167,074
	<u>208,083</u>	<u>220,946</u>	<u>230,590</u>	<u>236,515</u>
Non-controlling interests	7,196	7,174	-	-
Total equity	<u>215,279</u>	<u>228,120</u>	<u>230,590</u>	<u>236,515</u>
Total liabilities and equity	<u>246,058</u>	<u>250,396</u>	<u>232,146</u>	<u>238,601</u>

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 June 2014		As at 31 December 2013	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	-	-	-

Amount repayable after one year

As at 30 June 2014		As at 31 December 2013	
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 June 2014	30 June 2013	6 months ended 30 June 2014	30 June 2013
Cash flows from operating activities:				
(Loss)/Profit before tax	(786)	1,171	(3,725)	1,571
Adjustments for:				
Depreciation of property, plant and equipment	759	1,017	1,529	1,978
Amortisation of other non-current assets	39	37	73	72
Depreciation of investment properties	7	7	14	14
Gain on disposal of property, plant and equipment	(30)	-	(30)	-
Loss on disposal of property, plant and equipment	11	-	11	3
Loss on disposal of land use rights	19	-	19	-
Property, plant and equipment written off	-	-	-	2
Gain on disposal of investment securities	(158)	(183)	(184)	(183)
Share of results of associates	113	44	134	52
Provision for retirement benefits	18	17	36	34
Dividend income from investment securities	(213)	(146)	(256)	(172)
Interest income	(339)	(251)	(657)	(568)
Interest expense	-	5	-	5
Net fair value (gains)/losses on held for trading investment securities	(142)	323	(15)	318
Foreign currency translation adjustment	598	(1,488)	2,162	(3,066)
Operating cash flows before changes in working capital	(104)	553	(889)	60
Trade and other receivables	5,585	(1,192)	(1,296)	(5,596)
Inventories	1,410	1,091	234	299
Trade and other payables	5,880	6,600	8,368	8,650
Cash from operations	12,771	7,052	6,417	3,413
Interest paid	-	(5)	-	(5)
Income taxes paid	(193)	(157)	(349)	(226)
Net cash from operating activities	12,578	6,890	6,068	3,182
Cash flows from investing activities:				
Investment in associate	-	-	(92)	-
Increase in property under development	(12,836)	(20,918)	(17,406)	(30,558)
Purchase of property, plant and equipment	(117)	(20)	(147)	(109)
Purchase of investment securities	(6,876)	(7,257)	(15,934)	(9,160)
Purchase of other investment	-	(1,032)	-	(1,032)
Proceeds from disposal of property, plant and equipment	2,132	-	2,132	-
Proceeds from disposal of investment securities	14,582	4,931	15,873	4,931
Proceeds from disposal of land use rights	206	-	206	-
Proceeds from disposal of cement operation	-	-	-	13,203
Dividends received from investment securities	180	146	223	172
Interest received	335	343	690	863
Net cash used in investing activities	(2,394)	(23,807)	(14,455)	(21,690)
Cash flows from financing activities:				
Proceeds from bank borrowings	-	1,520	-	1,520
Purchase of treasury shares	-	-	(130)	-
Dividends paid	(2,736)	(3,425)	(2,736)	(3,425)
Contribution from non-controlling interests	185	2,050	185	2,050
Net cash (used in)/from financing activities	(2,551)	145	(2,681)	145
Net increase/(decrease) in cash and cash equivalents	7,633	(16,772)	(11,068)	(18,363)
Cash and cash equivalents at beginning of period	33,549	94,906	53,487	95,292
Effects of exchange rate changes on cash and cash equivalents	(328)	1,531	(1,565)	2,736
Cash and cash equivalents at end of period	40,854	79,665	40,854	79,665

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	Total equity
	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 2014	71,856	(1,799)	(616)	48	8,328	878	142,251	220,946	7,174 228,120
Net (loss)/profit for the period	-	-	-	-	-	-	(3,101)	(3,101)	32 (3,069)
Other comprehensive income/(loss)									
Currency translation differences	-	-	-	-	(4,261)	-	-	(4,261)	(224) (4,485)
Net gain on fair value changes of available-for-sale financial assets	-	-	1,264	-	-	-	-	1,264	- 1,264
Total comprehensive income/(loss) for the period	-	-	1,264	-	(4,261)	-	(3,101)	(6,098)	(192) (6,290)
Purchase of treasury shares	-	(130)	-	-	-	-	-	(130)	- (130)
Balance at 31 March 2014	71,856	(1,929)	648	48	4,067	878	139,150	214,718	6,982 221,700
Net (loss)/profit for the period	-	-	-	-	-	-	(1,084)	(1,084)	81 (1,003)
Other comprehensive (loss)/income									
Currency translation differences	-	-	-	-	(1,003)	-	-	(1,003)	(52) (1,055)
Net loss on fair value changes of available-for-sale financial assets	-	-	(1,812)	-	-	-	-	(1,812)	- (1,812)
Total comprehensive (loss)/income for the period	-	-	(1,812)	-	(1,003)	-	(1,084)	(3,899)	29 (3,870)
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	185 185
Dividends paid	-	-	-	-	-	-	(2,736)	(2,736)	- (2,736)
Balance at 30 June 2014	71,856	(1,929)	(1,164)	48	3,064	878	135,330	208,083	7,196 215,279

Group	Attributable to owners of the Company								Non-controlling interests	Total equity
	Share capital	Treasury shares	Fair value adjustment	Capital reserve	Foreign currency translation reserve	Statutory reserve	Retained earnings	Total		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 January 2013	71,856	(1,799)	(860)	48	2,346	798	144,495	216,884	3,342	220,226
Net profit for the period	-	-	-	-	-	-	308	308	18	326
Other comprehensive (loss)/income										
Currency translation differences	-	-	-	-	1,408	-	-	1,408	60	1,468
Net loss on fair value changes of available-for-sale financial assets	-	-	(1,123)	-	-	-	-	(1,123)	-	(1,123)
Total comprehensive (loss)/income for the period	-	-	(1,123)	-	1,408	-	308	593	78	671
Balance at 31 March 2013	71,856	(1,799)	(1,983)	48	3,754	798	144,803	217,477	3,420	220,897
Net profit for the period	-	-	-	-	-	-	976	976	50	1,026
Other comprehensive (loss)/income										
Currency translation differences	-	-	-	-	2,741	-	-	2,741	123	2,864
Net loss on fair value changes of available-for-sale financial assets	-	-	(876)	-	-	-	-	(876)	-	(876)
Total comprehensive (loss)/income for the period	-	-	(876)	-	2,741	-	976	2,841	173	3,014
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	2,050	2,050
Dividends paid	-	-	-	-	-	-	(3,425)	(3,425)	-	(3,425)
Balance at 30 June 2013	71,856	(1,799)	(2,859)	48	6,495	798	142,354	216,893	5,643	222,536

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 2014	71,856	(1,799)	(616)	167,074	236,515
Net loss for the period	-	-	-	(2,006)	(2,006)
Other comprehensive income					
Net gain on fair value changes of available-for-sale financial assets	-	-	1,264	-	1,264
Total comprehensive income/(loss) for the period	-	-	1,264	(2,006)	(742)
Purchase of treasury shares	-	(130)	-	-	(130)
Balance at 31 March 2014	71,856	(1,929)	648	165,068	235,643
Net loss for the period	-	-	-	(505)	(505)
Other comprehensive income					
Net loss on fair value changes of available-for-sale financial assets	-	-	(1,812)	-	(1,812)
Total comprehensive loss for the period	-	-	(1,812)	(505)	(2,317)
Dividends paid	-	-	-	(2,736)	(2,736)
Balance at 30 June 2014	71,856	(1,929)	(1,164)	161,827	230,590
Balance at 1 January 2013	71,856	(1,799)	(860)	167,821	237,018
Net profit for the period	-	-	-	1,239	1,239
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(1,123)	-	(1,123)
Total comprehensive (loss)/income for the period	-	-	(1,123)	1,239	116
Balance at 31 March 2013	71,856	(1,799)	(1,983)	169,060	237,134
Net profit for the period	-	-	-	1,316	1,316
Other comprehensive loss					
Net loss on fair value changes of available-for-sale financial assets	-	-	(876)	-	(876)
Total comprehensive (loss)/income for the period	-	-	(876)	1,316	440
Dividends paid	-	-	-	(3,425)	(3,425)
Balance at 30 June 2013	71,856	(1,799)	(2,859)	166,951	234,149

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 second quarter ended 30 June 2014.

As at 30 June 2014, the Company has 342,024,763 issued ordinary shares, excluding treasury shares.

Treasury Shares

As at 30 June 2014, there were 5,414,000 (2013: 4,982,000) 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 June 2014 was 342,024,763 (31 December 2013: 342,456,763).

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 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.

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 2013, 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 2014. 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 June		6 months ended 30 June	
	2014	2013	2014	2013
Loss/(Earnings) per ordinary share for the period				
(i) Based on weighted average number of ordinary shares on issue	(0.32) cent	0.28 cent	(1.22) cent	0.37 cent
Weighted average number of ordinary shares	342,024,763	342,456,763	342,024,763	342,456,763
(ii) On a fully diluted basis	(0.32) cent	0.28 cent	(1.22) cent	0.37 cent
Adjusted weighted average number of ordinary shares	342,024,763	342,456,763	342,024,763	342,456,763

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 30/6/2014	As At 31/12/2013	As At 30/6/2014	As At 31/12/2013
Net asset value per ordinary share based on issued share capital at the end of the period reported on (S\$)	0.61	0.65	0.67	0.69
Total number of issued shares, excluding treasury shares, at the end of the period reported on	342,024,763	342,456,763	342,024,763	342,456,763

- 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 \$0.2 million from \$13.7 million in 2Q13 to \$13.5 million in 2Q14 mainly due to lower revenue recorded in the PVC pipes and fittings operation. The Group reported a net loss of \$1.0 million in 2Q14 compared to a net profit of \$1.0 million in 2Q13 due mainly to the effect of exchange differences. In 2Q14, the Group reported an exchange loss of \$0.3 million whereas an exchange gain of \$1.7 million was reported in 2Q13.

Hotel and Property Operation

Hotel and property operation reported an increase in revenue of \$0.8 million from \$7.9 million in 2Q13 to \$8.7 million in 2Q14 due to contribution from the build-and-transfer project at Anxi. Despite the higher contribution, loss of the operation remained at \$0.6 million because of the higher operating loss reported by the Nantong hotel.

PVC Pipes and Fittings Operation

Revenue of the PVC pipes and fittings operation decreased from \$5.8 million to \$4.8 million in 2Q14 owing to lower sales quantity and selling price. Consequently, operating profit decreased from \$0.5 million in 2Q13 to \$0.2 million in 2Q14.

Others

Other operating income increased because of higher rental income and gain on disposal of the building of PVC plant at Midu.

Income from investments increased mainly due to net fair value gains on held for trading investment securities of \$0.1 million in 2Q14 compared to a net fair value losses on held for trading investment securities of \$0.3 million in 2Q13.

Administrative expenses increased mainly owing to the higher payroll and related costs during the quarter under review.

The decrease in distribution costs was because of the lower revenue recorded in 2Q14.

No finance costs was reported in 2Q14 as the Group has fully repaid its bank borrowings.

The Group reported an exchange loss of \$0.3 million in 2Q14 mainly due to the weakening of the US dollar and Renminbi against the Singapore dollar. The currency translation loss of \$1.1 million reported in other comprehensive income is attributable to the strengthening of the Singapore dollar against the Renminbi.

Share of losses of associates increased owing to the decline in business of our associated company.

The increase in income tax expense was mainly due to higher taxable profit recorded by the subsidiary at Fujian Anxi that undertakes the BT project.

Net loss on fair value changes of available-for-sale financial assets of \$1.8 million in 2Q14 arose from the lower market value of available-for-sale financial assets as at 30 June 2014.

REVIEW OF FINANCIAL POSITION AND CASH FLOW ANALYSIS

Short-term investment securities increased due to purchase of bonds and equities during the financial period under review.

The decrease in property, plant and equipment was principally due to the depreciation and disposal of the building of PVC plant at Midu.

Investment properties increased due to the reclassification of property at Shanghai Anting from property under development. That property has been leased out to third party hotel operator.

Long-term investment securities decreased due to disposal of equities during the financial period under review.

Land use rights increased due to reclassification of land at Shanghai Anting from property under development.

Trade and other payables increased principally due to temporary advances by a director.

The Group had a net cash inflow of \$12.6 million from its operating activities in 2Q14 as compared to \$6.9 million in 2Q13. Net cash used in investing activities of \$2.4 million in 2Q14 was mainly due to: (i) progress payment of \$12.8 million for the Anting redevelopment project and property projects at Anxi and Dali; (ii) payment of \$6.9 million for the purchase of investment securities; and after netting receipts of \$14.6 million sale proceeds from the disposal of investment securities and \$2.1 million sale proceeds from the disposal of property, plant and equipment.

Net cash used in financing activities of \$2.6 million in 2Q14 was mainly because of the payment of dividends to the shareholders of the Company.

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 second quarter of 2014 is in line with our previous announcements.

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 property projects at Shanghai Anting, Fujian Anxi and Dali Heqing are progressing in accordance to our planned completion schedule. The commercial launch of the 4-storey shopping mall at Shanghai Anting is targeted in the fourth quarter of 2014. The Group will start to recognize rental income in the third quarter of 2014.

The build-and-transfer residential project at Anxi is on schedule for completion in the third quarter of 2014. Upon completion, the ownership of the project will be transferred to a local government affiliated company and we will thereafter begin to receive payment for the project in six half-yearly instalments.

The Group expects its PVC pipes and fittings and hotel operations 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 June 2014.

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 Segment Information

3 months ended 30 June 2014

	Investment Holding	Hotel and Property	PVC Pipes and Fittings	Others	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue					
Total sales	-	8,670	4,809	899	14,378
Intersegment sales	-	(4)	1	(899)	(902)
External sales	-	8,666	4,810	-	13,476
Results					
Segment results	(613)	(569)	159	11	(1,012)
Interest income	135	7	25	172	339
Share of results of associates	(113)	-	-	-	(113)
(Loss)/Profit before tax	(591)	(562)	184	183	(786)
Income tax expense	(25)	(123)	(81)	12	(217)
(Loss)/Profit for the period	(616)	(685)	103	195	(1,003)
Assets					
Segment assets	41,423	162,739	19,872	20,405	244,439
Investment in associates	1,091	-	-	-	1,091
Deferred tax assets	-	493	35	-	528
Total assets	42,514	163,232	19,907	20,405	246,058
Liabilities					
Segment liabilities	1,542	26,273	1,919	30	29,764
Income tax payable	33	888	78	16	1,015
Total liabilities	1,575	27,161	1,997	46	30,779
Other segment information					
Additions to property, plant and equipment	-	109	8	-	117
Additions to property under development	-	12,836	-	-	12,836
Depreciation and amortisation	38	626	129	12	805
Foreign exchange losses/(gains)	355	(51)	-	-	304

3 months ended 30 June 2013

	Investment Holding S\$'000	Hotel and Property S\$'000	PVC Pipes and Fittings S\$'000	Others S\$'000	Total S\$'000
Revenue					
Total sales	-	7,943	6,806	2,010	16,759
Intersegment sales	-	(5)	(1,046)	(2,010)	(3,061)
External sales	-	7,938	5,760	-	13,698
Results					
Segment results	1,107	(551)	488	(75)	969
Interest income	197	3	22	29	251
Interest expense	-	(5)	-	-	(5)
Share of results of associates	(44)	-	-	-	(44)
Profit/(Loss) before tax	1,260	(553)	510	(46)	1,171
Income tax expense	(22)	(61)	(89)	27	(145)
Net profit/(loss) for the period	1,238	(614)	421	(19)	1,026
Assets					
Segment assets	98,570	123,386	19,845	9,990	251,791
Investment in associates	1,099	-	-	-	1,099
Deferred tax assets	-	213	35	-	248
Total assets	99,669	123,599	19,880	9,990	253,138
Liabilities					
Segment liabilities	3,852	20,746	1,131	4,316	30,045
Income tax payable	35	435	85	2	557
Total liabilities	3,887	21,181	1,216	4,318	30,602
Other segment information					
Additions to property, plant and equipment	-	15	7	-	22
Additions to property under development	-	20,918	-	-	20,918
Depreciation and amortisation	38	839	171	13	1,061
Foreign exchange (gains)/losses	(1,732)	(43)	-	52	(1,723)

BY ORDER OF THE BOARD

LIM WEE TZIANG
COMPANY SECRETARY
13 August 2014

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 second quarter ended 30 June 2014 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, 13 August 2014