

Full-Year Financial Statement Announcement for the Year Ended 30 Sept 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

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	GROUP \$'000	
	FY2014	FY2013
Revenue	9,008	6,173
Other income including interest income	177	418
Changes in inventories of finished goods and work-in-progress	-	54
Raw materials and consumables used	-	(2,228)
Development costs	(5,104)	-
Employee benefits expense	(527)	(1,565)
Directors fees	(60)	-
Depreciation and amortisation charge	(387)	(994)
Provision for diminution in investment properties	(100)	-
Other expenses	(534)	(2,921)
Finance costs	(175)	(49)
Fixed assets written off	(48)	-
Share of results of associates	78	(3)
Loss on discontinued activities	(350)	-
Exceptional items - gain on waiver of time barred creditors	-	2,312
Profit before income tax	1,978	1,197
Income tax expense	(157)	(46)
Profit for the year	1,821	1,151
Other comprehensive income, net of tax:		
Actuarial loss on defined benefit plans	-	(4)
Surplus on revaluation of property, plant and equipment	-	-
Translation differences on consolidation	(330)	(536)
Share of other comprehensive income of associates	-	-
Reserves of discontinued operations	-	-
Other comprehensive (loss) income, net of tax	(330)	(540)
Total comprehensive profit for the period	1,491	611
attributable to equity holders of the Company		

Profit attributable to:			
Owners of the Company		614	1,205
Non-controlling interests		1,207	(54)
Profit for the year		1,821	1,151

Total comprehensive income attributable to:			
Owners of the Company		563	670
Non-controlling interests		927	(59)
Total comprehensive income for the year		1,491	611

NM = not meaningful

Notes to the above income statement:

	GROUP \$'000	
	FY2014	FY2013
Interest on borrowings	(175)	(49)

Other Operating Income is as follows:

	GROUP \$'000	
	FY2014	FY2013
Rental income from investment properties		294
Interest income	1	4
Gain on disposal of property, plant and equipment	-	67
Foreign exchange gain	176	-
Others	-	53

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

STATEMENT OF FINANCIAL POSITION				
	GROUP \$'000		COMPANY \$'000	
	30-Sep-14	30-Sep-13	30-Sep-14	30-Sep-13
ASSETS				
Current assets:				
Cash and bank balances	2,382	757	849	35
Fixed deposits with financial institutions	773	1,190	-	-
Trade receivables	1,132	853	-	-
Other receivables	215	243	-	317
Development properties	340	35		
Inventories		434	-	-
Prepaid land lease	153	152		
Amt due from associate - trade	7,653	372	-	-
Total current assets	12,648	4,036	849	352
Non current assets:				
Prepaid land lease	4,571	4815	-	-
Investment in subsidiaries	-	-	7,386	7,386
Investment in associates	5,078	-	5,000	
Amount due from associate	14,135	2,544	11,000	-
Other receivables	33	11	12,487	10,279
Deferred tax asset	7	3		
Property, plant and equipment	5,351	5,750	-	-
Investment properties	3,402	3,470	-	-
Total non current assets	32,577	16,593	35,873	17,665
Total assets	45,225	20,629	36,722	18,017
LIABILITIES AND EQUITY				
Current liabilities:				
Trade payables	2,614	1,049	-	-
Other payables	891	2,013	372	640
Amount due to associate				
Bank borrowings	723	593	-	-
Obligation under finance lease		14		
Current tax liabilities	117	5	-	-
Total current liabilities	4,345	3,674	372	640
Non current liabilities:				
Bank borrowings	3,493	1024		
Amount due to associate	477			
Other payables	109	1,033	-	1,033
Amount due to non-controlling interest	897	913		
Deferred tax liabilities	47	48	-	-
Total non current liabilities	5,023	3,018	-	1,033
Share capital and reserves:				
Issued capital	41,182	20,753	41,182	20,753
Currency translation reserve	(3,099)	(2,769)		
Revaluation reserve	936	936	-	-
Retained losses	(4,604)	(5,218)	(4,832)	(4,409)
Shareholders' interests	34,415	13,702	36,350	16,344
Non-controlling interest	1,442	235	0	0
Total equity	35,857	13,937	36,350	16,344
Total liabilities and equity	45,225	20,629	36,722	18,017

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

Amount repayable in one year or less, or on demand

As at 30/9/2014		As at 30/09/2013	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
723	-	607	-

Amount repayable after one year

As at 30/9/2014		As at 30/9/2013	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
3,493	-	1,024	-

Details of any collateral

Fixed deposits, plant and machinery. Land of associate company, corporate guarantees

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

CONSOLIDATED STATEMENT OF CASH FLOW

GROUP		
	FY2014	FY2013
	\$'000	\$'000
Cash flows from operating activities:		
Profit before income tax	1,978	1,197
Adjustments for non cashflow items:		
Depreciation and amortisation	774	994
Gain on waiver of time barred creditors	-	(2,312)
Fair value loss on investment properties	100	100
Property, plant and equipment written off	48	(67)
Unrealised foreign exchange loss (gain)	(176)	(103)
Loss on discontinued operations	350	-
Share of results of associates	(78)	3
Interest expense	175	49
Interest income	(11)	(4)
Operating gain/(loss) before working capital changes	3,170	(143)
Changes in operating assets and liabilities:		
Decrease in inventories	434	60
Increase in construction work in progress	(305)	(36)
(Increase)/decrease in receivables	(506)	175
Increase/(decrease) in payables	733	294
Amount owing by associates - trade	(7,281)	-
Cash (used in)/generated from operations	(3,755)	350
Interest paid	(175)	(49)
Income tax paid	(40)	(28)
Net cash (used in)/generated from operating activities	(3,970)	273
Cash flows from investing activities:		
Purchase of property, plant and equipment	(505)	(749)
Proceeds on disposal of property, plant and equipment		479
Investment in associates	(5,000)	-
Amount owing by associates	(11,114)	165
Interest received	1	4
Net cash used in investing activities	(16,618)	(101)
Cash flows from financing activities:		
Proceeds from issuance of shares to non-controlling interests	-	
Proceeds from increase in share capital net of costs	20,430	
Decrease (increase) in fixed deposits pledged	417	126
Net increase/(decrease) in bank borrowings	2,599	(241)
Repayment of finance lease obligations	(14)	(19)
Increase in amount due to non-controlling interest	-	938
(Decrease)/increase in amount due to a director	(1,214)	1,033
Amount due from associate	-	(2,216)
Net cash generated from/(used in) financing activities	22,218	(379)
Net decrease in cash and cash equivalents	1,630	(207)
Cash and cash equivalent as at beginning of period	757	980
Effects of exchange rates change on cash and cash equivalents	(5)	(16)
Cash and cash equivalent as at end of period	2,382	757

Cash and cash equivalent comprises:		
Cash and bank balances	2,382	757
Fixed deposits with financial institutions	773	1,190
	3,155	1,947
Less: Pledged fixed deposits	(773)	(1,190)
	2,382	757

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 SEPTEMBER 2014							
	Issued capital	Foreign exchange translation	Revaluation Reserve	Accumulated losses	Total	Non-controlling interest	Total attributable to equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
GROUP							
Balance as at 1 Oct 2011	20,753	(2,136)	985	(4,785)	14,817	6	14,823
Loss for FY2012	-	-	-	(1,634)	(1,634)	-	(1,634)
Other comprehensive income	-	(102)	(49)	-	(151)	-	(151)
Capital contribution by non-controlling interests	-	-	-	-	-	288	288
Balance as at 30 Sept 2012	20,753	(2,238)	936	(6,419)	13,032	294	13,326
Profit for FY2013	-	-	-	1,205	1,205	(54)	1,151
Other comprehensive income	-	(531)	-	(4)	(535)	(5)	(540)
Capital contribution by non-controlling interests	-	-	-	-	-	-	-
Balance as at 30 Sept 2013	20,753	(2,769)	936	(5,218)	13,702	235	13,937
Profit for FY2014	-	-	-	614	614	1,207	1,821
Other comprehensive income	-	(330)	-	-	(330)	-	(330)
Increase in share capital by rights issue, net of costs	20,429	-	-	-	20,429	-	20,429
Balance as at 30 Sept 2014	41,182	(3,099)	936	(4,604)	34,415	1,442	35,857
COMPANY							
Balance as at 1 Oct 2011	20,753	-	-	(3,733)	17,020	-	17,020
Net profit for FY2012	-	-	-	(331)	(331)	-	(331)
Balance as at 30 Sept 2012	20,753	-	-	(4,064)	16,689	-	16,689
Net loss for FY2013	-	-	-	(345)	(345)	-	(345)
Balance as at 30 Sept 2013	20,753	-	-	(4,409)	16,344	-	16,344
Net loss for FY2014	-	-	-	(423)	(423)	-	(423)
Increase in share capital by rights issue, net of costs	20,429	-	-	-	20,429	-	20,429
Balance as at 30 Sept 2014	41,182	-	-	(4,832)	36,350	-	36,350

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 or 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

None

1(d)(iii) and (iv).Statement showing all sales, transfers, disposals, cancellation and/or use of treasury shares as at the end of the current financial year reported on

Information pursuant to clause 1(d)(iii):

	As at 30 Sept 14	As at 30 Sept 13
Total number of issued shares excluding treasury shares	3,458,811,630	691,762,326

Information pursuant to clause 1(d)(iv):

The Company does not have any treasury shares as at end of the immediately preceding financial year on 30th September 2012 and during the current financial year.

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have not been audited or reviewed by auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

The financial information have been prepared in accordance with the same accounting policies and methods of computation adopted in the audited financial statements of the last financial year, except for the adoption of the new or revised Singapore Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") which became effective for the current financial year. The adoption of these FRS and INT FRS did not result in any substantial changes to the Group's accounting policies.

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

None

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

GROUP		
	FY2014	FY2013
Based on the weighted average number of ordinary shares in issue	0.017 cents	0.17 cents
On a fully diluted basis	0.017 cents	0.17 cents

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

	30-Sep-2014	#####
GROUP	1.0 cents	2.00 cents
COMPANY	1.0 cents	2.37 cents

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

The Group's revenue for FY14 was S\$ 9 million compared to S\$ 6.2 million in FY13. The higher revenue reflects mainly progress billings from the Group's new core business of property development, construction and construction management and facilities provider. Meanwhile the Group's manufacturing operations have been treated as discontinued activities from the current financial year. The resulting loss arising from discontinued activities is \$350k .

The Group made a net profit of S\$ 1.8 million for the financial year compared to a profit of S\$ 1.1 million in FY2013. The profits attributable to the shareholders of the company and non-controlling interest in FY2014 are \$0.6 million and \$1.2 million respectively.

Bank borrowings increased by \$2.6 million due mainly to drawdown of loans from a financial institution to finance the Group's construction and development business in the Philippines

The Group has raised net proceeds of \$20.4 million from a rights issue exercise that was completed during the year. From the net proceeds, the Group has invested \$5 million in the shares of Citybuilders Pte Ltd a 40% associate company, and disbursed \$11 million pursuant to a conditional shareholder loan to the same company which is in the business of construction and development. The Group has also utilised \$0.8 million for the purchase of materials and expenses for development of Lima Land in the Philippines as well as \$2.6 million for working capital.

Cash used in operating activities was \$4.4 million in FY2014. This was mainly due to increase in amount receivable from an associate company from progress billings for a development and construction project in the Philippines.

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

None

10. A commentary at the date of the announcement of the 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 Group will focus its efforts on its core business of property development, construction management and facilities provider in the Philippines and Vietnam as it believes that the property and construction markets in these countries are picking up.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? None

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? None

(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/recommendeded by the Company for the current financial period reported on.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

13. 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

	Property development & construction		Facilities Provider		Discontinued operations		Others		Elimination		GROUP	
	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue												
External sales	7,653	0	1,355			6,173					9,008	6,173
Inter-segment sales				193						(193)	-	-
Total revenue	7,653	0	1,355	193			-	-	0	(193)	9,008	6,173
Results												
Segment results/(loss) before finance cost: exceptional items and income	2,544	-	379	(600)	-	(118)	(497)	(345)			2,426	(1,063)
Finance costs	(15)		(34)			(49)	(127)				(176)	(49)
Exceptional items	-			2312		(3)					-	2,312
Share of results of associates	78					(3)					78	(3)
Profit/(loss) before income tax	2,607	-	345	1,712	-	(170)	(624)	(345)	-	-	2,328	1,197
Income tax (expense)/write-back	(110)		(47)			(46)					(157)	(46)
Profit/(loss) for the year from continuing of Loss, net of tax from discontinued operations	2,497	-	298	1,712	-	(216)	(624)	(345)	-	-	2,171	1,151
Profit for the year					(350)	-					(350)	-
											1,821	1,151
Other information												
Segment assets	11,733		16,536	3,691		16,903	16,956	35			45,225	20,629
Segment liabilities	7,202		1,630	961		4,005	372	1,673			9,204	6,639
Capital expenditure	-		505	0	-	749	-	-			505	749
Depreciation and amortisation expense	1		387	2	387	992	-	-			775	994

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

During FY2014, the Group commenced recognising revenue from its property development business amounting to \$7.6 million and facility provider business amounting to \$1.3 million. At the same time, the Group has also discontinued its manufacturing operations. As such the Group has decided to change its segmental presentation format from geographical to business segments

15. A breakdown of sales

	GROUP		
	FY2014	FY2013	
	\$'000	\$'000	% increase/ (decrease)
Sales reported for first half year	2,900	3,002	-3%
Operating (loss) profit after tax before dedi	(389)	(104)	274%
Sales reported for second half year	9,008	3,171	184%
Operating profit after tax before deducting	2,210	1,255	76%

* NM: not meaningful

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

N.A.

BY ORDER OF THE BOARD

Yap Weng Yau
CFO/Director
28-Nov-14