

Full Year Financial Statement and Dividend Announcement for the Year Ended 31/12/2016

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	%
Financial year ended 31 December			
Note	2016	2015	Change
Revenue	14,862	20,168	(26.31)
Cost of sales	(14,819)	(18,482)	(19.82)
Gross profit	43	1,686	(97.45)
Other operating income	1 2,728	3,800	(28.21)
Income/(Loss) from investments	2 1,001	(3,030)	NM
Administrative expenses	3 (9,190)	(8,405)	9.34
Distribution costs	4 (336)	(490)	(31.43)
Other operating expenses	5 (584)	(969)	(39.73)
Finance costs	6 (67)	-	NM
Foreign exchange (losses)/gains	7 (1,541)	1,303	NM
Share of results of associates	8 (83)	(146)	(43.15)
Loss before income tax	(8,029)	(6,251)	28.44
Income tax expense	9 (969)	(676)	43.34
Loss for the year	(8,998)	(6,927)	29.90
Attributable to:			
Owners of the Company	(9,304)	(7,501)	24.04
Non-controlling interests	306	574	(46.69)
	(8,998)	(6,927)	29.90

NM – Not Meaningful

Statement of Comprehensive Income

Statement of Comprehensive Income

Group			
S\$'000		%	
Financial year ended 31 December			
Note	2016	2015	Change
Loss for the year	(8,998)	(6,927)	29.90
Other comprehensive (loss)/income			
Items that may be reclassified subsequently to profit or loss:			
Currency translation differences	(6,629)	1,729	NM
Net fair value gains/(losses) on available-for-sale financial assets	1,071	(3,542)	NM
Net fair value changes on available-for-sale financial assets reclassified to profit or loss	-	3,918	(100.00)
Other comprehensive (loss)/income for the year, net of tax	(5,558)	2,105	NM
Total comprehensive loss for the year	(14,556)	(4,822)	NM
Attributable to:			
Owners of the Company	(14,501)	(5,478)	NM
Non-controlling interests	(55)	656	NM
	(14,556)	(4,822)	NM

NM – Not Meaningful

Other information

Depreciation and amortisation
Impairment loss on trade receivables
Impairment loss on other receivables
Impairment loss on available-for-sale investment securities
Impairment loss on property, plant and equipment
Provision

Group		
S\$'000		%
Financial year ended 31 December		
2016	2015	Change
4,127	4,476	(7.80)
408	263	55.13
49	333	(85.29)
-	3,918	(100.00)
814	-	NM
1,394	-	NM

Note 1

Other operating income:

Rental income
Incentive and allowance income
Reversal of impairment loss on property, plant and equipment
Reversal of allowance for doubtful non-trade receivables
Trade and other payables written off
Project income
Sundry income

Group		
S\$'000		%
Financial year ended 31 December		
2016	2015	Change
231	208	11.06
28	22	27.27
83	30	NM
76	-	NM
36	-	NM
1,863	3,332	(44.09)
411	208	97.60
2,728	3,800	(28.21)

Other operating income decreased due mainly to the lower interest income from the Anxi build-and-transfer ("BT") project. The Group receives interest income from the project based on the outstanding contract sum, the balance of which has reduced following installments payment.

NM – Not Meaningful

Note 2

Income/(Loss) from investments:

Interest income
Gain on liquidation of subsidiary
Loss on disposal of associate
Gain on disposal of investment securities
Dividend income from investment securities
Net fair value losses on held for trading investment securities
Impairment loss on available-for-sale investment securities

Group		
S\$'000		%
Financial year ended 31 December		
2016	2015	Change
1,028	1,018	0.98
9	-	NM
(2)	-	NM
8	3	NM
239	461	(48.16)
(281)	(594)	(52.69)
-	(3,918)	(100.00)
1,001	(3,030)	NM

The Group reported income from investment of \$1.0 million in 2016 as compared to loss from investment of \$3.0 million in 2015 principally because of the impairment loss on available-for-sale investment securities of \$3.9m recorded in 2015.

Note 3

Administrative expenses increased mainly because of the \$1.4 million provision made in respect of the several legal actions involved by Shanghai San Teh Xing Real Estate Co., Ltd (the "SSTX") with its tenants and the property management company. Excluding the provision, the administrative expenses would have been reduced by \$0.6 million.

Note 4

The decrease in distribution costs was because of the lower revenue recorded in 2016.

Note 5

Other operating expenses decreased due to lower depreciation charges.

Note 6

Finance cost:

Interest expense

Group		
S\$'000		%
Financial year ended 31 December		
2016	2015	Change
67	-	NM
67	-	NM

Finance cost is pertaining to the interest expense on short-term bank borrowing obtained by Nantong Santeh Hotel Co., Ltd (the "NSTH").

Note 7

The Group reported an exchange loss of \$1.5 million in 2016 mainly due to the weakening of the Renminbi against the Singapore dollar. The currency translation loss of \$6.6 million reported in other comprehensive income was attributable to the strengthening of the Singapore dollar against the Renminbi.

Note 8

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

NM – Not Meaningful

Note 9

Income tax expense:

Current tax expense
Overseas withholding tax
(Under)/Over provision in prior years
Deferred tax

Group		
S\$'000		%
Financial year ended 31 December		
2016	2015	Change
(665)	(527)	26.19
(33)	(37)	(10.81)
(117)	132	NM
(154)	(244)	(36.89)
(969)	(676)	43.34

The increase in income tax expense was due to under provision of income tax in prior years.

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	Note	Group		Company	
		31/12/2016 \$'000	31/12/2015 \$'000	31/12/2016 \$'000	31/12/2015 \$'000
ASSETS					
Current assets:					
Cash and cash equivalents		43,937	33,884	11,110	12,888
Trade and other receivables	1	23,070	26,774	37,586	29,534
Inventories	2	3,491	4,038	-	-
Investment securities		11,537	11,385	7,057	8,348
Total current assets		82,035	76,081	55,753	50,770
Non-current assets:					
Subsidiaries		-	-	162,157	161,719
Associates	3	361	1,590	-	-
Other investments		1,084	1,132	41	41
Property, plant and equipment	4	19,437	22,768	1,314	1,513
Investment properties		69,456	73,685	914	941
Property under development		33,501	34,751	-	-
Deferred tax assets		168	337	-	-
Investment securities	5	5,633	4,562	5,633	4,562
Trade and other receivables	6	-	14,904	-	8,776
Land use rights		9,472	10,249	-	-
Total non-current assets		139,112	163,978	170,059	177,552
Total assets		221,147	240,059	225,812	228,322
LIABILITIES AND EQUITY					
Current liabilities:					
Trade and other payables	7	14,150	19,559	381	737
Income tax payable	8	271	1,042	84	14
Short-term bank borrowings	9	1,329	-	-	-
Provision	10	1,394	-	-	-
Total current liabilities		17,144	20,601	465	751
Non-current liabilities:					
Provision for retirement benefits		468	409	468	409
Total non-current liabilities		468	409	468	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		1,005	(66)	1,005	(66)
Foreign currency translation reserve		8,361	14,629	-	-
Statutory reserve		1,110	1,039	-	-
Capital reserve		48	48	-	-
Retained earnings		114,867	125,268	153,947	157,301
		195,318	210,845	224,879	227,162
Non-controlling interests		8,217	8,204	-	-
Total equity		203,535	219,049	224,879	227,162
Total liabilities and equity		221,147	240,059	225,812	228,322

Notes:

1. The decrease of current trade and other receivables was mainly because of lower trade receivables amount as a result of lower revenue.
2. Inventory decreased mainly due to lower finished goods carried by the PVC plant at Nantong amid lower sales during the year.
3. Investment in associates decreased due to the disposal of 45% equity interest in Dali San Teh Construction & Installation Engineering Co., Ltd in 2Q16.
4. Property, plant and equipment decreased due to depreciation charge and allowance for impairment loss of plant and equipment.
5. Long-term investment securities increased due to higher market value of the investment securities as at 31 December 2016.
6. 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 BT project.
7. Trade and other payables decreased due to: (i) payment of construction cost of Shanghai Anting project and conversion and refurbishment works of NSTH; and (ii) repayment of amount due to associated company.
8. Income tax payables decreased due to lower taxable profit of the BT project.
9. Short-term bank borrowings of \$1.3 million was obtained by NSTH for the conversion and refurbishment work.
10. Please refer to note 3 of Income Statement, found in Section 1(a) on page 3.

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

Amount repayable in one year or less, or on demand

As at 31 December 2016		As at 31 December 2015	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	1,329,000	-	-

Amount repayable after one year

As at 31 December 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	
	Financial year ended 31 Dec	
	2016	2015
Cash flows from operating activities:		
Loss before tax	(8,029)	(6,251)
Adjustments for:		
Depreciation of property, plant and equipment	1,561	2,619
Amortisation of land use rights	326	341
Depreciation of investment properties	2,240	1,516
Impairment loss on property, plant and equipment	814	-
Reversal of impairment loss on property, plant and equipment	(83)	(30)
Loss on disposal of property, plant and equipment	213	111
Gain on disposal of investment securities	(8)	(3)
Property, plant and equipment written off	12	55
Impairment loss on inventories	-	11
Impairment loss on trade receivables	408	263
Impairment loss on other receivables	49	333
Impairment loss on available-for-sale investment securities	-	3,918
Trade receivables written off	-	16
Trade payables written off	(31)	-
Other payables written off	(5)	-
Gain on liquidation of subsidiary	(9)	-
Loss on disposal of associate	2	-
Share of results of associates	83	146
Provision for retirement benefits	59	59
Provisions	1,394	-
Dividend income from investment securities	(239)	(461)
Interest income	(1,028)	(1,018)
Interest expense	67	-
Net fair value losses on held for trading investment securities	281	594
Effects of exchange rate changes on consolidation of subsidiaries	424	(1,612)
Operating cash flows before changes in working capital	(1,499)	607
Trade and other receivables	18,216	14,485
Inventories	546	1,065
Trade and other payables	(5,372)	(16,491)
Cash generated from operations	11,891	(334)
Interest paid	(67)	-
Income tax paid	(1,540)	(467)
Net cash from/(used in) operating activities	10,284	(801)
Cash flows from investing activities:		
Increase in property under development	(281)	(646)
Increase in investment properties	(1,223)	(1,412)
Increase in land use rights	-	(50)
Purchase of property, plant and equipment	(195)	(471)
Purchase of investment securities	(4,168)	(4,007)
Proceeds from disposal of property, plant and equipment	60	52
Proceeds from disposal of associate	1,049	-
Proceeds from disposal of investment securities	3,620	1,250
Dividends received from investment securities	226	454
Interest received	962	1,031
Net cash from/(used in) investing activities	50	(3,799)

	Group	
	S\$'000	
	Financial year ended 31 Dec	
	2016	2015
Cash flows from financing activities:		
Proceeds from bank borrowings	1,329	-
Dividends paid	(1,026)	(2,736)
Contribution from non-controlling interests	68	-
Net cash from/(used in) financing activities	371	(2,736)
Net increase/(decrease) in cash and cash equivalents	10,705	(7,336)
Cash and cash equivalents at beginning of financial year	33,884	40,014
Effect of exchange rate changes on cash and cash equivalents	(652)	1,206
Cash and cash equivalents at end of financial year	43,937	33,884

The Group had a net cash inflow of \$10.3 million from its operating activities in 2016 as compared to a net cash outflow of \$0.8 million in 2015. Net cash received from investing activities of \$50,000 in 2016 was mainly due to receipts of \$4.7 million sale proceeds from the disposal of investment securities and associate offset by payment of \$4.2 million for the purchase of investment securities.

Net cash from financing activities of \$0.4 million in 2016 was mainly because of the \$1.3 million proceeds from short-term bank borrowings offset by payment of \$1.0 million dividends to the shareholders of the Company.

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	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 2016	71,856	(1,929)	(66)	48	14,629	1,039	125,268	210,845	8,204	219,049
Net (loss)/profit for the year	-	-	-	-	-	-	(9,304)	(9,304)	306	(8,998)
Other comprehensive (loss)/income for the year										
Currency translation differences	-	-	-	-	(6,268)	-	-	(6,268)	(361)	(6,629)
Net fair value gains on available-for-sale financial assets	-	-	1,071	-	-	-	-	1,071	-	1,071
Total comprehensive income/(loss) for the year	-	-	1,071	-	(6,268)	-	(9,304)	(14,501)	(55)	(14,556)
Dividends paid	-	-	-	-	-	-	(1,026)	(1,026)	-	(1,026)
Transfer to statutory reserve	-	-	-	-	-	71	(71)	-	-	-
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	68	68
Balance at 31 December 2016	71,856	(1,929)	1,005	48	8,361	1,110	114,867	195,318	8,217	203,535

Attributable to owners of the Company

Group	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	Non-controlling interests S\$'000	Total equity 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 year	-	-	-	-	-	-	(7,501)	(7,501)	574	(6,927)
Other comprehensive income/(loss) for the year										
Currency translation differences	-	-	-	-	1,647	-	-	1,647	82	1,729
Net fair value losses on available-for-sale financial assets	-	-	(3,542)	-	-	-	-	(3,542)	-	(3,542)
Net fair value changes of available-for-sale financial assets reclassified to profit or loss	-	-	3,918	-	-	-	-	3,918	-	3,918
Total comprehensive income/(loss) for the year	-	-	376	-	1,647	-	(7,501)	(5,478)	656	(4,822)
Transfer to statutory reserve	-	-	-	-	-	95	(95)	-	-	-
Dividend paid	-	-	-	-	-	-	(2,736)	(2,736)	-	(2,736)
Balance at 31 December 2015	71,856	(1,929)	(66)	48	14,629	1,039	125,268	210,845	8,204	219,049

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 year	-	-	-	(2,328)	(2,328)
Other comprehensive income for the year					
Net fair value gains on available-for-sale financial assets	-	-	1,071	-	1,071
Total comprehensive income/(loss) for the year	-	-	1,071	(2,328)	(1,257)
Dividends paid	-	-	-	(1,026)	(1,026)
Balance at 31 December 2016	71,856	(1,929)	1,005	153,947	224,879
Balance at 1 January 2015	71,856	(1,929)	(442)	163,946	233,431
Net loss for the year	-	-	-	(3,909)	(3,909)
Other comprehensive (loss)/income for the year					
Net fair value losses on available-for-sale financial assets	-	-	(3,542)	-	(3,542)
Net fair value changes of available-for-sale financial assets reclassified to profit or loss	-	-	3,918	-	3,918
Total comprehensive income/(loss) for the year	-	-	376	(3,909)	(3,533)
Dividends paid	-	-	-	(2,736)	(2,736)
Balance at 31 December 2015	71,856	(1,929)	(66)	157,301	227,162

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 fourth quarter ended 31 December 2016.

As at 31 December 2016, the Company has 342,024,763 issued ordinary shares, excluding treasury shares.

Treasury Shares

As at 31 December 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 31 December 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 31 December 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	
	Financial year ended 31 December	
	2016	2015
Loss per ordinary share for the year		
(i) Based on weighted average number of ordinary shares on issue	(2.72) cent	(2.19) cents
Weighted average number of ordinary shares	342,024,763	342,024,763
(ii) On a fully diluted basis	(2.72) cent	(2.19) cents
Adjusted weighted average number of ordinary shares	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 31/12/2016	As At 31/12/2015	As At 31/12/2016	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	0.66	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 \$5.3 million from \$20.2 million in 2015 to \$14.9 million in 2016 mainly because of lower revenue recorded in the PVC pipes and fittings operation. Net loss increased from \$6.9 million in 2015 to \$9.0 million in 2016.

Hotel and Property Operation

Hotel and property operation reported a decrease in revenue of \$0.7 million from \$4.9 million in 2015 to \$4.2 million in 2016 mainly due to lower revenue from the San Teh Commercial Plaza at Shanghai Anting and Suzhou hotel. Loss of the operation increased by \$2.5 million to \$6.0 million mainly due to: (i) lower interest income from the BT project; and (ii) provision for the legal claims against SSTX.

PVC Pipes and Fittings Operation

Revenue of the PVC pipes and fittings operation decreased from \$15.2 million in 2015 to \$10.7 million in 2016 owing to lower sales quantity and selling price. Hence, operating profit decreased from \$0.9 million in 2015 to \$0.7 million in 2016.

- 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 financial year 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**

After extensive market studies, the Group has finalised a strategic plan to re-develop the Suzhou hotel so as to unlock the vast potentials of its site. The hotel is located along the famous Lake Taihu with a land area of approximately 67,000 sqm. It will be redeveloped into a cluster consisting of an international resort hotel, health management centre, outdoor traditional chinese medicine spa garden, outdoor adventure centre and children playground. The Group has signed a hotel management contract with Yagao Meihua Hotel Management Co., Ltd for the latter to manage the hotel under the Novotel brand. The redevelopment work is expected to start in second quarter of 2017 and initial operation is targeted to commence in first quarter of 2018.

Due to the challenging market conditions, the progress in securing tenants for the shopping mall at Shanghai Anting Commercial Plaza has been slow. The Group has recently engaged a real estate consultancy company as our marketing agent to secure new tenants.

NSTH has commenced arbitration proceedings against Shanghai Yi Ya Investment Management Co., Ltd, the hotel operator for NSTH. The arbitration proceedings is still on-going. Marketing for new tenants of the shopping mall of NSTH is still in progress.

The construction of the Dali Heqing project is still put on hold as the legal proceedings 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? Yes

Recommended First and Final Dividend

Name of Dividend	First and Final
Dividend Type	Cash
Dividend Amount per Share (in cents)	0.3 cent per ordinary share
Tax Rate	Tax exempt (1-Tier)

(b) *Corresponding Period of the Immediately Preceding Financial Year*

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

Name of Dividend	First and Final
Dividend Type	Cash
Dividend Amount per Share (in cents)	0.3 cent per ordinary share
Tax Rate	Tax exempt (1-Tier)

(c) *Date payable*

The date payable will be announced at a later date.

(d) *Books closure date*

The books closure date will be announced at a later date.

12 If no dividend has been declared/recommended, a statement to that effect

N/A

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).

PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

15 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

Period ended 31 December 2016

	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	-	4,166	10,696	-	-	14,862
Intersegment sales	-	10	1,080	-	(1,090)	-
Total sales	-	4,176	11,776	-	(1,090)	14,862
Results						
Segment results	(3,559)	(5,974)	658	(32)	-	(8,907)
Interest income	532	279	89	289	(161)	1,028
Interest expense	-	(228)	-	-	161	(67)
Share of results of associates	(83)	-	-	-	-	(83)
(Loss)/Profit before tax	(3,110)	(5,923)	747	257	-	(8,029)
Income tax expense	(184)	(680)	(39)	(66)	-	(969)
(Loss)/Profit for the year	(3,294)	(6,603)	708	191	-	(8,998)
Assets						
Segment assets	232,494	178,055	22,600	21,918	(234,449)	220,618
Investment in associates	361	-	-	-	-	361
Deferred tax assets	-	168	-	-	-	168
Total assets	232,855	178,223	22,600	21,918	(234,449)	221,147
Liabilities						
Segment liabilities	861	63,427	569	5,629	(53,145)	17,341
Income tax payable	90	105	-	76	-	271
Total liabilities	951	63,532	569	5,705	(53,145)	17,612
Other segment information						
Additions to property, plant and equipment	13	238	10	-	-	261
Additions to property under development	-	281	-	-	-	281
Additions to investment properties	-	1,223	-	-	-	1,223
Depreciation and amortisation	148	3,580	349	50	-	4,127
Foreign exchange losses	766	775	-	-	-	1,541

Period ended 31 December 2015

	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	-	4,925	15,243	-	-	20,168
Intersegment sales	-	2	-	-	(2)	-
Total sales	-	4,927	15,243	-	(2)	20,168
Results						
Segment results	(4,433)	(3,509)	900	(81)	-	(7,123)
Interest income	632	34	43	469	(160)	1,018
Interest expense	-	(160)	-	-	160	-
Share of results of associates	(146)	-	-	-	-	(146)
(Loss)/Profit before tax	(3,947)	(3,635)	943	388	-	(6,251)
Income tax expense	(53)	(499)	(23)	(101)	-	(676)
(Loss)/Profit for the year	(4,000)	(4,134)	920	287	-	(6,927)
Assets						
Segment assets	235,187	188,830	26,249	22,705	(234,839)	238,132
Investment in associates	1,590	-	-	-	-	1,590
Deferred tax assets	-	337	-	-	-	337
Total assets	236,777	189,167	26,249	22,705	(234,839)	240,059
Liabilities						
Segment liabilities	2,259	62,606	923	5,846	(51,666)	19,968
Income tax payable	25	899	18	100	-	1,042
Total liabilities	2,284	63,505	941	5,946	(51,666)	21,010
Other segment information						
Additions to property, plant and equipment	2	381	88	-	-	471
Additions to property under development	-	646	-	-	-	646
Additions to investment properties	-	3,746	-	-	-	3,746
Depreciation and amortisation	153	3,839	430	54	-	4,476
Foreign exchange (gains)/losses	(1,938)	635	-	-	-	(1,303)

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

Refer to paragraph 8 above.

17 A breakdown of sales

		Group		
		Year ended 31/12/2016	Year ended 31/12/2015	% Increase/ (Decrease)
		S\$'000	S\$'000	
(a)	Sales reported for first half year	7,467	12,909	(42.16)
(b)	Operating loss after tax before deducting non-controlling interests reported for first half year	(6,069)	(1,298)	NM
(c)	Sales reported for second half year	7,395	7,259	1.87
(d)	Operating loss after tax before deducting non-controlling interests reported for second half year	(2,929)	(5,629)	(47.97)

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

	Latest full year 31/12/2016 S\$'000	Previous full year 31/12/2015 S\$'000
Ordinary	1,026	1,026
Preference	-	-
Total:	1,026	1,026

19 Disclosure of person occupying a managerial position in the issuer or any of its principle subsidiaries who is a relative of a director or chief executive office 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.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Kao Chuan Trong	38	Mr Kao Chuan Trong is the son of Mrs Kao Ching Fong nee Pan, the Director and substantial shareholder of the Company.	Mr Kao Chuan Trong was appointed as an Executive Director on 31 December 2007. He was appointed as the Managing Director on 1 March 2011. He oversees the operation of the Group.	Nil
Kao Chuan Chi	42	Mr Kao Chuan Chi is the son of Mrs Kao Ching Fong nee Pan, the Director and substantial shareholder of the Company.	Mr Kao Chuan Chi was appointed as an Executive Director on 13 July 2009. He was appointed as the Executive Chairman cum Chief Executive Officer (“CEO”) on 1 September 2014. He is responsible for the overall management, day-to-day operations, strategic direction and business development of the Group.	Nil
Chang Yen-Chun	42	Mr Chang Yen-Chun is the nephew of Mrs Kao Ching Fong nee Pan, the Director and substantial shareholder of the Company. He is also the cousin of Mr Kao Chuan Chi and Mr Kao Chuan Trong, the Executive Chairman cum CEO and Managing Director of the Company respectively.	Mr Chang Yen-Chun was appointed as the Deputy General Manager on 1 February 2013. He is responsible for the Administration Department of Dali San Teh Xing Real Estate Co., Ltd (DSTX)	Nil

BY ORDER OF THE BOARD

LIM WEE TZIANG
COMPANY SECRETARY
28 February 2017