



Half Year and Second Quarter Financial Statements Announcement

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

1(a) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, for the half year and second quarter ended 30 June 2015 together with comparative statements for the corresponding period of the immediately preceding financial year

These figures have not been audited.

CONSOLIDATED INCOME STATEMENT

	Note	Group			Group		
		S\$000		%	S\$000		%
		Six months ended			Three months ended		
		30 Jun 2015	30 Jun 2014	Increase / (Decrease)	30 Jun 2015	30 Jun 2014	Increase / (Decrease)
Revenue	1	158,712	291,919	(46)	78,892	112,392	(30)
Cost of sales		(146,361)	(280,409)	(48)	(73,869)	(107,264)	(31)
Gross profit	1	12,351	11,510	7	5,023	5,128	(2)
Other operating income	2	144	88	64	111	30	270
Distribution costs	3	(3,032)	(3,083)	(2)	(1,370)	(1,612)	(15)
Administrative expenses	4	(8,771)	(7,973)	10	(4,770)	(4,273)	12
Other operating expenses	5	(805)	(245)	229	(186)	(122)	52
(Loss) Profit from operations		(113)	297	NM	(1,192)	(849)	40
Valuation gain on investment properties	6	9,488	-	NM	9,488	-	NM
Finance income		643	759	(15)	327	386	(15)
Finance costs	7	(2,405)	(2,660)	(10)	(1,166)	(1,333)	(13)
Foreign exchange (loss) gain	8	(208)	(88)	136	52	(12)	NM
Profit (loss) before income tax		7,405	(1,692)	NM	7,509	(1,808)	NM
Income tax expense		(17)	(34)	(50)	(7)	(19)	(63)
Profit (loss) for the period / quarter		7,388	(1,726)	NM	7,502	(1,827)	NM
<u>Profit (Loss) attributable to:</u>							
Equity holders of the Company		6,498	(1,587)	NM	6,856	(1,759)	(490)
Non-controlling interests	9	890	(139)	NM	646	(68)	NM
		7,388	(1,726)	NM	7,502	(1,827)	NM

NM – Not meaningful

THAKRAL CORPORATION LTD AND SUBSIDIARIES

	Note	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
		Six months ended			Three months ended		
		30 Jun 2015	30 Jun 2014		30 Jun 2015	30 Jun 2014	
Profit (loss) for the period / quarter		7,388	(1,726)	NM	7,502	(1,827)	NM
Other comprehensive (loss) income							
<i>Items that may be reclassified subsequently to profit or loss</i>							
Translation (loss) gain arising on consolidation	10	(1,581)	182	NM	(1,740)	(58)	NM
Change in fair value of available-for-sale investments	11	192	-	NM	56	-	NM
Other comprehensive (loss) income for the period / quarter, net of tax		(1,389)	182	NM	(1,684)	(58)	NM
Total comprehensive income (loss) for the period / quarter		5,999	(1,544)	(489)	5,818	(1,885)	(409)
<u>Total comprehensive (loss) income attributable to:</u>							
Equity holders of the Company		5,462	(1,300)	NM	5,792	(1,795)	(423)
Non-controlling interests		537	(244)	NM	26	(90)	NM
		5,999	(1,544)	(489)	5,818	(1,885)	(409)

Notes to the Consolidated Income Statement and Consolidated Statement of Comprehensive Income:

Note 1:

The Investment Division's revenues for the six months ended 30 June 2015 grew by 50%, while overall Group turnover declined by 46% to S\$158.7 million compared to S\$291.9 million achieved in the comparative period mainly due to the Group reducing sales of certain fast-moving low-margin items. Group gross profit margin improved to 7.8% from 3.9% previously.

Revenue included investment income comprising dividends and interest income amounting to S\$3.8 million (6 months ended 30 Jun 14: S\$2.1 million).

Note 2:

Other operating income comprises:

	S\$'000		% Increase / (Decrease)	S\$'000		% Increase / (Decrease)
	Six months ended			Three months ended		
	30 Jun 2015	30 Jun 2014		30 Jun 2015	30 Jun 2014	
Tax subsidy	103	5	NM	85	-	NM
Net gain on disposal of property, plant and equipment	14	-	NM	14	-	NM
Commission income	4	28	(86)	1	9	(89)
Others	23	55	(58)	11	21	(48)
Total	144	88	64	111	30	270

- i. Commission income declined due to the lower level of logistical support business in the period.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Notes to the Consolidated Income Statement and Consolidated Statement of Comprehensive Income:

Note 3:

Distribution costs comprise:

	S\$'000		%	S\$'000		%
	Six months ended			Three months ended		
	30 Jun 2015	30 Jun 2014	Increase / (Decrease)	30 Jun 2015	30 Jun 2014	Increase / (Decrease)
Staff costs	(1,762)	(1,653)	7	(905)	(853)	6
Advertising & promotion	(181)	(331)	(45)	71	(226)	NM
Transportation	(388)	(369)	5	(181)	(184)	(2)
Travelling expenses	(215)	(224)	(4)	(113)	(116)	(3)
Others	(486)	(506)	(4)	(242)	(233)	4
Total	(3,032)	(3,083)	(2)	(1,370)	(1,612)	(15)

- i. Advertising and promotion expenses declined due to marketing support received from suppliers during the latest quarter.

Note 4:

Administration expenses comprise:

	S\$'000		%	S\$'000		%
	Six months ended			Three months ended		
	30 Jun 2015	30 Jun 2014	Increase / (Decrease)	30 Jun 2015	30 Jun 2014	Increase / (Decrease)
Staff costs (including executive directors)	(5,682)	(5,008)	13	(3,104)	(2,489)	25
Directors' fees	(281)	(243)	16	(140)	(122)	15
Professional fees	(636)	(591)	8	(351)	(361)	(3)
Rent & rates	(505)	(438)	15	(260)	(231)	13
Travelling expenses	(142)	(179)	(21)	(89)	(91)	(2)
Insurance	(152)	(171)	(11)	(72)	(81)	(11)
Reversal (Allowance) for doubtful debts	1	(375)	NM	-	(346)	(100)
Withholding tax	(482)	(264)	83	(254)	(136)	87
Others	(892)	(704)	27	(500)	(416)	20
Total	(8,771)	(7,973)	10	(4,770)	(4,273)	12

- i. Staff costs went up due to the performance bonus provision for the Investment Division's executive directors
 ii. Director's fees increased on account of the appointment of an additional non-executive director as well as the increase in fees approved by shareholders.
 iii. Rent and rates increased mainly on account of the expenses relating to the subsidiary in East Timor.
 iv. Travelling expenses were lower due to cost savings as well as reduced travel by Directors and management personnel in the period.
 v. Insurance costs reduced from savings in premiums.
 vi. Withholding tax relates to tax accruals on income from Investment Division projects currently in progress.
 vii. The increase in others is mainly due to expenses arising from the reorganization of shareholdings in the Investment Division subsidiaries as well as the reversal of certain accruals that had been made in the previous corresponding period.

Note 5:

Other operating expenses comprise:-

	S\$'000		%	S\$'000		%
	Six months ended			Three months ended		
	30 Jun 2015	30 Jun 2014	Increase / (Decrease)	30 Jun 2015	30 Jun 2014	Increase / (Decrease)
Depreciation	(238)	(245)	(3)	(118)	(122)	(3)
Loss on derivative financial instruments	(567)	-	NM	(68)	-	NM
Total	(805)	(245)	229	(186)	(122)	52

- i. The loss on derivative financial instruments includes the book loss and fair valuation loss on the hedge for the capital invested in the Japanese property holding vehicle.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Notes to the Consolidated Income Statement and Consolidated Statement of Comprehensive Income:

Note 6:

The Group revalued its Investment Properties in Hong Kong in the latest quarter, giving rise to the unrealized valuation gain.

Note 7:

Finance costs were lower mainly on account of the lower level of debt outstanding for the GLNG houses during the current period in comparison to the previous corresponding period.

Note 8:

Foreign exchange translation loss in the period arose mainly from the translation of monetary assets and liabilities, denominated in foreign currencies, outstanding as at the end of the period.

Note 9:

The increase in non-controlling interests arises from a combination of the improved profitability of the Investment Division as well as allocation of a higher level of profits to the minority shareholders following the completion of the reorganization of shareholdings in TCAP and TCH, both indirect subsidiaries of the Company.

Note 10:

These unrealized translation differences arose due to fluctuations in exchange rates of the foreign currencies in which the net assets of the Group's overseas operations are denominated.

Note 11:

The amount represents Thakral Japan Properties Pte Ltd (TJP)'s fair value gain on its available-for-sale investment in the Japanese property holding vehicle (of which the relevant portion is allocated to the non-controlling interests in TJP.)

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

	Note	Group (S\$ '000) as at		Company (S\$ '000) as at	
		30 Jun 2015	31 Dec 2014	30 Jun 2015	31 Dec 2014
ASSETS					
Current assets					
Cash and bank balances	1	15,497	19,206	278	194
Trade receivables	2	11,149	12,625	-	-
Other receivables and prepayments	3	7,686	9,601	29	60
Bills receivable		-	57	-	-
Loans receivable	4	20,107	15,643	-	-
Derivative financial instrument	5	-	401	-	-
Inventories	6	23,000	27,704	-	-
Assets held for sale	7	53,804	7,457	-	-
Total current assets		131,243	92,694	307	254
Non-current assets					
Property, plant and equipment	7	1,827	5,245	13	16
Investment properties	4	44,819	80,638	-	-
Subsidiaries		-	-	151,478	120,738
Loans receivable	4	18,563	19,009	-	-
Pledged fixed deposits	1	22,560	22,130	-	-
Interest receivable on pledged fixed deposits	3	1,318	813	-	-
Derivative financial instrument	5	886	-	-	-
Available-for-sale investments	5	12,852	12,633	-	-
Total non-current assets		102,825	140,468	151,491	120,754
Total assets		234,068	233,162	151,798	121,008
LIABILITIES AND EQUITY					
Current liabilities					
Trade payables	8	4,656	7,913	-	-
Bills payables and trust receipts	8	16,414	12,973	-	-
Bank loans and overdrafts	9	67,259	50,691	-	-
Other payables	10	12,360	15,530	308	368
Provisions		2,858	3,041	46	46
Income tax payable		77	79	-	-
Total current liabilities		103,624	90,227	354	414
Non-current liabilities					
Amount owing to subsidiaries		-	-	61,202	29,273
Loans from banks and a financial institution	9	18,215	36,751	-	-
Deferred tax liability		475	429	-	-
Total non-current liabilities		18,690	37,180	61,202	29,273
Total liabilities		122,314	127,407	61,556	29,687
Capital, reserves and non-controlling interests					
Issued capital		72,579	72,579	72,579	72,579
Reserves	11	21,437	25,182	17,663	18,742
Equity attributable to equity holders of the Company		94,016	97,761	90,242	91,321
Non-controlling interests	11	17,738	7,994	-	-
Total equity		111,754	105,755	90,242	91,321
Total liabilities and equity		234,068	233,162	151,798	121,008

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
S\$ 71,532,000	S\$ 12,141,000	S\$ 47,654,000	S\$ 16,010,000

Please also see notes (8 & 9) on page 9

Details of any collateral

Charge over properties in Hong Kong and pledge on rental proceeds; pledged bank deposits of S\$28.1 million; Company's corporate guarantee

Mortgages over the land owned by certain Australian subsidiaries in Gladstone, general fixed and floating charges over the assets of these subsidiaries as well as the subsidiaries that lease the residential properties to the lessees

Amount repayable after one year

As at 30 June 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
S\$ 13,933,000	S\$ 4,282,000	S\$ 32,581,000	S\$ 4,170,000

Please also see note (9) on page 9

Details of any collateral

Mortgages over the land owned by certain Australian subsidiaries in Gladstone, general fixed and floating charges over the assets of these subsidiaries as well as the subsidiaries that lease the residential properties to the lessees

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year**CONSOLIDATED STATEMENT OF CASH FLOWS**

	(S\$ '000)		(S\$ '000)	
	Six months ended		Three months ended	
	30 Jun 2015	30 Jun 2014	30 Jun 2015	30 Jun 2014
OPERATING ACTIVITIES				
Profit (Loss) before income tax	7,405	(1,692)	7,509	(1,808)
Adjustments for:				
Depreciation expense	238	245	118	122
Dividend income and investment income from unquoted investments	(3,829)	(2,088)	(1,964)	(1,001)
Interest expense	2,405	2,660	1,166	1,333
Interest income	(643)	(759)	(327)	(386)
Gain on disposal of property, plant and equipment	(14)	-	(16)	-
Expense on derivative financial instruments	1,453	-	(40)	-
Unrealised (gain) loss on outstanding derivative financial instrument	(886)	-	108	-
Valuation gain on investment properties	(9,488)	-	(9,488)	-
Net foreign exchange loss (gain)	115	(89)	(2)	(163)
Provision for employee benefits	84	118	29	62
Allowance (Reversal) for inventories	1,775	(264)	1,694	152
(Reversal) Allowance for doubtful trade receivables	(1)	362	-	346
Allowance for doubtful other receivables	-	13	-	-
Operating cash flows before movements in working capital	(1,386)	(1,494)	(1,213)	(1,343)
Trade receivables	1,647	13,615	56	933
Other receivables and prepayments	2,532	19,731	(3,169)	3,442
Inventories	3,376	4,928	359	20,054
Trade payables	(3,374)	(12,210)	2,115	(7,214)
Other payables and provisions	(3,330)	(142)	(697)	(375)
Cash (used in) generated from operations	(535)	24,428	(2,549)	15,497
Income tax paid	(18)	(119)	-	(15)
Interest paid	(2,122)	(2,416)	(1,032)	(1,192)
Interest received	59	2,034	34	688
Net cash (used in) from operating activities	(2,616)	23,927	(3,547)	14,978
INVESTING ACTIVITIES				
Additions to property, plant and equipment	(62)	(172)	(17)	(132)
Proceeds from disposal of property, plant and equipment	45	-	45	-
Proceeds from disposal of available-for-sale investments	2	-	-	-
Repayment of loans receivable - current and non-current	1,723	8,764	-	6,617
Additions to loans receivable - current and non-current	(3,803)	(3,002)	(2,300)	(3,002)
Acquisition of derivative financial instruments	(1,159)	-	-	-
Proceeds from exercise of derivative financial instruments	85	-	-	-
Net cash (used in) from investing activities	(3,169)	5,590	(2,272)	3,483
FINANCING ACTIVITIES				
Cash from non-controlling shareholders	2	-	2	-
Dividend paid to non-controlling shareholders	-	(205)	-	-
Dividend paid	-	(2,617)	-	(2,617)
Decrease (increase) in fixed deposits with maturities exceeding three months	4,136	(4,026)	(8)	(4,102)
(Increase) Decrease in pledged bank deposits	(4,179)	6,647	(37)	5,607
Increase (Decrease) in bills payable and trust receipts	3,244	(3,588)	1,632	256
New bank loans raised	5,320	4,422	-	2,871
Repayments of bank loans	(6,857)	(8,643)	(2,045)	(6,371)
Net cash from (used in) financing activities	1,666	(8,010)	(456)	(4,356)
Net (decrease) increase in cash and cash equivalents	(4,119)	21,507	(6,275)	14,105
Cash and cash equivalents at beginning of the period / quarter	13,497	25,933	15,828	33,248
Net effect of exchange rate changes in the balance of cash held in	(98)	(119)	(273)	(32)
Cash and cash equivalents at end of the period / quarter	9,280	47,321	9,280	47,321
Cash and cash equivalents were represented by:-				
Fixed deposits with maturities less than 3 months, cash and bank	9,702	47,321	9,702	47,321
Bank overdrafts	(422)	-	(422)	-
	9,280	47,321	9,280	47,321

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Notes to the Statements of Financial Position and Consolidated Statement of Cash Flows:

Note 1:

Cash and bank balances are comprised of:

	30-Jun-15	31-Dec-14
Cash and cash equivalents	S\$9.7 million	S\$13.5 million
Fixed deposits with maturities exceeding three months	S\$0.3 million	S\$4.3 million
Fixed deposits that have been pledged to banks against Bills payables and trust receipts (see note 8 below)	S\$1.2 million	S\$1.4 million
Fixed deposits that have been pledged to banks against bank loans	S\$26.9 million	S\$22.1 million
Total (including non-current fixed deposits)	S\$38.1 million	S\$41.3 million

The significant reduction in cash and cash equivalents from 30 Jun 2014 is mainly due to the investments made in the Australian real estate projects and Japanese commercial properties.

Note 2:

The reduction in Trade receivables is due to collections.

Note 3:

Other receivables and prepayments reduced mainly due to lower advances to suppliers for the purchase of goods. Other receivables include the interest receivable on fixed deposits with maturities of less than one year. Interest accrued on deposits with maturities over 1 year is included under non-current assets.

Note 4:

The increase in Loans receivable under current assets during the period is mainly due to the reclassification of amounts expected to be recouped from Australian projects within the next 12 months.

The Group consolidates the investment properties and the relevant bank loans for the two GLNG projects on its statement of financial position. The recourse of the bank for the loans provided remains limited to the GLNG projects only.

Note 5:

The Group had invested in commercial properties in Japan during the last quarter of 2014 through a pooled investment structure which accounted for this as an available-for-sale investment.

TJP had taken a short-term forex option to hedge its capital in the Japanese property investment vehicle in 2014 which expired in the current period. The Group subsequently entered into a longer term arrangement. The derivative financial instrument represents the mark-to-market values of the relevant options as at the respective period end.

Note 6:

The decline in inventories was mainly from clearance of certain inventory items by the units in China and Hong Kong and additional allowance made during the latest quarter.

Note 7:

Assets held for sale are comprised of:

	30-Jun-15	31-Dec-14
	S\$'000	S\$'000
Investment Properties	50,528	7,457
Properties, plant and equipment (Leasehold land and buildings)	3,276	-
Total	53,804	7,457

The Investment Properties include the warehouse properties in Hong Kong as well as the GLNG houses in Australia which are intended to be sold within the next 12 months. Leasehold land and buildings represent the warehouse currently in use by the Group in Hong Kong.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Notes to the Statements of Financial Position and Consolidated Statement of Cash Flows:

Note 8:

Aggregate Trade payables and Bills payable and trust receipts remained about level with those as at the year end.

Note 9:

The Investment Division is committed under loan terms to sell some houses in the GLNG projects commencing 2015 and use the proceeds to pay down bank debt. The related investment properties and loans are disclosed under current assets / liabilities. Assets held for sale along with the current portion of the relevant bank loans increased upon the reclassification of additional properties to be sold during the next 12 months, including the warehouse properties in Hong Kong (previously included in Investment Properties and Property, plant and equipment) and its corresponding long-term bank loan.

Note 10:

Other payables reduced on disbursement of investor funds held for project expenses by the Investment Division.

Note 11:

Following the reorganization of shareholdings in the Investment Division subsidiaries, the Group recognized a negative capital reserve of S\$9.2 million based on the valuation of the transaction. Non-controlling interests relating to the Investment Division accordingly increased to S\$10.8 million as at 30 June 2015 (from S\$1.0 million as at 31 December 2014). The remaining S\$6.9 million relates to the non-controlling interests in the Japanese commercial properties.

Note 12:

The inflow of cash from financing activities in comparison to the outflow arising during the previous corresponding period was mainly due to the net repayments of trust receipt loans made in the earlier period.

THAKRAL CORPORATION LTD AND SUBSIDIARIES

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

STATEMENT OF CHANGES IN EQUITY

Six months ended 30 June 2015

S\$'000

Group	Issued capital	Capital reserve	Asset revaluation reserve	Investment revaluation reserve	Options reserve	Foreign currency translation reserve	Retained earnings	Attributable to equity holders of the Company	Non-controlling interests	Total
Balance at 1 Jan 2015	72,579	-	3,278	122	252	(30,019)	51,549	97,761	7,994	105,755
Total comprehensive income for the quarter										
(Loss) Profit for the quarter	-	-	-	-	-	-	(358)	(358)	244	(114)
Other comprehensive income (loss) for the quarter	-	-	-	68	-	(40)	-	28	267	295
	-	-	-	68	-	(40)	(358)	(330)	511	181
Transactions with owners, recognised directly in equity										
Transfer from options reserve to retained earnings on cancellation / lapse of share options	-	-	-	-	(196)	-	196	-	-	-
Balance at 31 Mar 2015	72,579	-	3,278	190	56	(30,059)	51,387	97,431	8,505	105,936
Total comprehensive income for the quarter										
Profit for the quarter	-	-	-	-	-	-	6,856	6,856	646	7,502
Other comprehensive income (loss) for the quarter	-	-	-	28	-	(1,092)	-	(1,064)	(620)	(1,684)
	-	-	-	28	-	(1,092)	6,856	5,792	26	5,818
Transactions with owners, recognised directly in equity										
Transfer from options reserve to retained earnings on cancellation / lapse of share options	-	-	-	-	(5)	-	5	-	-	-
Capital reserve arising from the reorganisation of shareholding in Investment Division's subsidiaries	-	(9,207)	-	-	-	-	-	(9,207)	9,207	-
Balance at 30 Jun 2015	72,579	(9,207)	3,278	218	51	(31,151)	58,248	94,016	17,738	111,754

Six months ended 30 June 2014

S\$'000

Group	Issued capital	Asset revaluation reserve	Options reserve	Foreign currency translation reserve	Retained earnings	Attributable to equity holders of the Company	Non-controlling interests	Total
Balance at 1 Jan 2014	72,579	3,125	263	(27,873)	54,267	102,361	4,467	106,828
Total comprehensive income for the quarter								
Profit (loss) for the quarter	-	-	-	-	172	172	(71)	101
Other comprehensive (loss) income for the quarter	-	(11)	-	334	-	323	(83)	240
	-	(11)	-	334	172	495	(154)	341
Balance at 31 Mar 2014	72,579	3,114	263	(27,539)	54,439	102,856	4,313	107,169
Total comprehensive loss for the quarter								
Loss for the quarter	-	-	-	-	(1,759)	(1,759)	(68)	(1,827)
Other comprehensive loss for the quarter	-	(27)	-	(9)	-	(36)	(22)	(58)
	-	(27)	-	(9)	(1,759)	(1,795)	(90)	(1,885)
Transactions with owners, recognised directly in equity								
Dividend	-	-	-	-	(2,617)	(2,617)	-	(2,617)
Balance at 30 Jun 2014	72,579	3,087	263	(27,548)	50,063	98,444	4,223	102,667

THAKRAL CORPORATION LTD AND SUBSIDIARIES

Six months ended 30 June 2015

Company

Balance as at 1 Jan 2015

Loss for the quarter, representing total comprehensive loss for the quarter
 Transactions with owners, recognised directly in equity
 Transfer from options reserve to retained earnings on cancellation / lapse of share options

Balance as at 31 Mar 2015

Loss for the quarter, representing total comprehensive loss for the quarter
 Transactions with owners, recognised directly in equity
 Transfer from options reserve to retained earnings on cancellation / lapse of share options

Balance as at 30 Jun 2015

S\$'000

Issued capital	Options reserve	Retained earnings	Total
72,579	252	18,490	91,321
-	-	(1,007)	(1,007)
-	(196)	196	-
72,579	56	17,679	90,314
-	-	(72)	(72)
-	(4)	4	-
72,579	52	17,611	90,242

Six months ended 30 June 2014

Company

Balance as at 1 Jan 2014

Profit for the quarter, representing total comprehensive income for the quarter

Balance as at 31 Mar 2014

Profit for the quarter, representing total comprehensive income for the quarter
 Transactions with owners, recognised directly in equity
 Dividend

Balance as at 30 Jun 2014

S\$'000

Issued capital	Options reserve	Retained earnings	Total
72,579	263	24,525	97,367
-	-	356	356
72,579	263	24,881	97,723
-	-	171	171
-	-	(2,617)	(2,617)
72,579	263	22,435	95,277

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Since the beginning of the year, 3,600,000 and 415,000 share options expired and lapsed respectively during the period.

The number of shares that may be issued on exercise of all the outstanding options under the 2001 Scheme is as follows:-

	As at 30 Jun 2015	As at 31 Dec 2014
Outstanding options	70,000	5,415,000

Except for the reduction in the number of shares in issue following the reverse share split ("share-consolidation") on a 20:1 basis, there was no change in the share capital of the Company during the period.

The Company did not have any treasury shares as at 30 June 2015 and 31 December 2014.

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.

Following the completion of the share consolidation on 11 May 2015, the total number of issued shares was 130,860,616 and 2,617,213,668 as at 30 June 2015 and 31 December 2014 respectively.

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

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

These 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)

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

Except as disclosed in item 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial year as those of the audited financial statements for the year ended 31 December 2014.

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

On 1 January 2015, the Group adopted all the new and revised FRSs and Interpretations of FRS that are effective from that date and are relevant to its operations. The Group was mainly affected by the following new / revised FRSs and amendments to FRS:-

Improvements to Financial reporting Standards (January 2014)

Improvements to Financial reporting Standards (February 2014)

The adoption of the above does not result in significant changes to the Group and Company's accounting policies and has no material effect on the amounts reported for the current or prior years.

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

	Six months ended 30 Jun 2015	Six months ended 30 Jun 2014
(i) Basic earnings (loss) per share	4.97 cents	(1.21) cents
(ii) Fully diluted earnings (loss) per share	4.97 cents	(1.21) cents

	Three months ended 30 Jun 2015	Three months ended 30 Jun 2014
(i) Basic earnings (loss) per share	5.24 cents	(1.34) cents
(ii) Fully diluted earnings (loss) per share	5.24 cents	(1.34) cents

Basic earnings (loss) per share is computed on the profit (loss) for the periods after taxation and deduction of non-controlling interests divided by 130,860,616 being the adjusted weighted average number of shares in issue during the six months ended 30 June 2015 and 130,860,616 being the weighted average number of shares in issue on an adjusted post share-consolidation basis during the six months ended 30 June 2014 respectively. The diluted earnings per share for the half year ended 30 June 2015 is computed on the profit for the period after taxation and deduction of non-controlling interests divided by 130,860,616 being the weighted adjusted average number of shares in issue during the period. The diluted loss per share for the period ended 30 June 2014 is computed on the loss for the period after taxation and deduction of non-controlling interests divided by 130,860,616 being the adjusted weighted average number of shares in issue on an adjusted post share-consolidation basis during the period. The figure based on the adjusted post share-consolidation number of shares for the prior period has been provided for comparison purposes only.

7. Net asset value (for the issuer and group) per ordinary share based on issued shares excluding treasury shares of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year

Net Asset Value

	As at 30 Jun 2015	As at 31 Dec 2014
Group	71.84 cents	74.71 cents
Company	68.96 cents	69.78 cents

The net asset value per share as at 31 December 2014 above is computed on the adjusted post share-consolidation basis and is provided to facilitate comparison only.

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.

Review – Half year ended 30 June 2015

The Group reported a net profit for the half year ended 30 June 2015 (H1-FY15) of S\$7.4 million, largely from an unrealized valuation gain on investment properties of S\$9.5 million. This revaluation was done on the Group's warehouse properties in Hong Kong from which the Group intends to realize value arising from the change of use from industrial to residential in the area. The Group is currently exploring various options and an announcement shall be made at the appropriate time.

Revenue at the Group's Investment Division grew by 50% to S\$10.5 million for the half year ended 30 June 2015 (H1-FY15) from S\$7.0 million achieved in the previous corresponding period.

As previously advised, the Group reduced reliance on low margin fast selling items at the Lifestyle Division. Revenue at the Lifestyle division declined by 48% to S\$148.2 million for H1-FY15 compared to S\$284.9 million for the previous corresponding period. The Division continues to expand its brand portfolio and build out its range of new products. A recent addition in July 2015 was the SIXPAD training gear launched by footballer, Cristiano Ronaldo, in Shanghai. The slowdown in the Chinese economy and the seasonally slow 2nd quarter continued to hamper the ability of this Division to turn-around due to the slow take-up of the new lifestyle brands and products launched in the last twelve months.

Group turnover for the period was S\$158.7 million compared to S\$291.9 million achieved in the prior period.

Gross profit increased by 7% to S\$12.4 million, primarily due to the better performance of the Investment Division. This also included a dividend from the Japanese properties of S\$0.4 million. Additional inventory provisions of about S\$1.8 million were necessitated in the period due to aging inventory resulting from the weak consumer market. Gross profit margin also improved to 7.8% for the period from 3.9% in the previous corresponding period.

Loss from operations for the period was S\$0.1 million against the profit of S\$0.3 million achieved in the previous period.

Finance Income and Costs

Finance income declined to S\$0.6 million from S\$0.8 million in the previous corresponding period.

Finance costs declined to S\$2.4 million in the current period from S\$2.7 million previously mainly due to the lower debt outstanding on the GLNG houses in the current year.

Expenses

Overall Distribution expenses of S\$3.0 million for the current period reduced slightly compared to the S\$3.1 million incurred previously in view of marketing support received from principals in the period. However, the Group continues advertising and promotional spend for the Lifestyle Division's new products and brands to develop market awareness. Additional expenditure on marketing has been budgeted for the distribution of SIXPAD.

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Administration expenses increased by 10% to S\$8.8 million from S\$8.0 million in the previous corresponding period due to the performance bonus provision for the Investment Division's executive directors.

Other operating expenses also increased due to the book loss and mark to market loss of S\$0.5 million on the hedge for the capital invested in the Japanese property holding vehicle.

Attributable Profit

Profit attributable to shareholders was S\$6.5 million against a loss of S\$1.6 million incurred in the previous corresponding period. This increase was principally due to the valuation gain recorded on the investment properties reclassified as held for sale. While the Lifestyle Division reported weak results, the Investment Division delivered an improved performance and contributed materially to the profits attributable to equity holders for the period which was achieved despite the higher allocation of profits to the non-controlling interests arising from the reorganization of shareholdings in the Group's Investment Division subsidiaries.

Working Capital and Cash Flow

Inventories reduced to S\$23.0 million as at 30 June 2015 from S\$27.7 million as at 31 December 2014 mainly due to on-going clearance of certain products by the subsidiaries in China and Hong Kong. The inventory turnover period for the latest half-year was 31 days compared to 20 days for the previous corresponding period.

Trade receivables also declined to S\$11.1 million as at 30 June 2015 from S\$12.6 million as at 31 December 2014. The trade receivables turnover period for the current six months was 14 days compared to 12 days for the previous corresponding period.

Other receivables and prepayments reduced to S\$7.7 million as at 30 June 2015 from S\$9.6 million as at 31 December 2014 mainly due to lower advances to suppliers.

Under terms previously agreed with the lender, the Investment Division is committed to sell some of the houses in the GLNG projects commencing 2015 and use the proceeds to pay down bank debt. The relevant properties and related loans are classified under current assets and liabilities respectively. Assets held for sale increased to S\$53.8 million from the reclassification of properties to be sold during the next 12 months as well as the warehouse properties in Hong Kong (previously included in Investment Properties and Property, plant and equipment). Accordingly, current bank loans increased to S\$67.3 million as at 30 June 2015 (including the long-term bank loan on the Hong Kong properties) from S\$50.7 million as at 31 December 2014, net of repayments made during the current period.

Following the reorganization of shareholdings in the Investment Division subsidiaries, the Group recognized a negative capital reserve of S\$9.2 million based on the valuation of the transaction. Non-controlling interests relating to the Investment Division accordingly increased to S\$10.8 million as at 30 June 2015 (from S\$1.0 million as at 31 December 2014).

There was an overall operational cash outflow of S\$2.6 million for the half year compared to an inflow of S\$23.9 million during the previous corresponding period. This was mainly due to the significantly larger net reduction in working capital components in the previous period as well as the receipt of accrued interest on medium-term fixed deposits with banks in that period.

Net Asset Value

The Company completed the consolidation of 20 existing shares for 1 ordinary share on 11 May 2015. On a post-consolidation basis, Net Asset Value per share declined to 71.84 cents as at 30 June 2015 from 74.71 cents (on an adjusted post share-consolidation basis for comparison purposes only) as at 31 December 2014. The accretion in value arising from the revaluation of the Investment properties was offset by the impact of the reorganization of shareholdings in the Investment Division subsidiaries as well as the foreign currency translation loss for the period.

Performance Summary

Investments

This division continued to grow strongly with revenues up 50% to S\$10.5 million for the half year compared to S\$7.0 million achieved in the previous corresponding period. Segment result of S\$6.8 million was about 35% higher than S\$5.0 million recorded in the previous corresponding period. The Division is in the process of entering into several new transactions as well as establishing a new platform in a new asset class. Financial close of its major project, Stage 1 of the iconic Fortitude Valley project, comprising 651 apartments and retail, was achieved in April 2015. Investment Division arranged external capital of A\$40 million alongside its own capital. The project is fully sold. One of its projects

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in Newstead, Brisbane which was initially to be developed in two stages is now being developed in a single stage due to the strong sales achieved in the first stage. Other projects are under evaluation and announcements shall be made at the appropriate time. The Investment Division will also realise substantial cash on the completion of the Union Balmain project in Q3 2015.

Lifestyle

As noted above, revenues declined to S\$148.2 million for the first half year compared to S\$284.9 million while segment loss widened to S\$5.3 million from S\$3.2 million previously. This division continues to be impacted by a challenging environment in its principal and export markets as well as from the slower than expected pick-up in sales of its new lifestyle brands and products. The Division won sole distributorship for China for the SIXPAD training gear endorsed by Cristiano Ronaldo – sales of this have been encouraging so far.

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

The performance of the Investment Division met management's expectations. The Lifestyle Division's efforts to generate positive results from its new brands and products is taking considerably longer than expected and return to profitability will take some more time.

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.

Strong economic conditions coupled with the highest rates of migration in New South Wales and Victoria have seen these states, which are more sheltered from the mining sector downturn, record the strongest housing demand. Index data shows that property prices in Australian cities grew by 2% in the second quarter of 2015 and are now 9.8% higher than a year ago. Mortgage rates are expected to remain low and the market, particularly on the east coast, would continue to grow. The dramatic differential in affordability in some areas near Sydney as well as certain pockets in Brisbane relative to Sydney and Melbourne is expected to drive more buyers to these areas. While the Group remains well positioned to participate in projects in some of these markets, concerns of a housing bubble are rising. The Group is well advanced with its plans to diversify into other asset classes and segments of the real estate market that will diversify the Investment Division's source of revenues and capital growth in the medium and long term.

The Group's Lifestyle Division remains very cautious for the current financial year in view of the slowing Chinese economy as well as the weak global economy which would continue to impact on its performance. The division continues its efforts to return to profitability.

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

(The Company had paid an interim dividend of 0.1 cent per share on 15 April 2014 from retained earnings as at 31 December 2013).

(c) Date payable

Not applicable

(d) Books closure date

Not applicable

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

Subsequent to 30 June 2015, the directors do not recommend any payment of dividend.

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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

Name of interested person	Aggregate value of all interested person transactions during the period ended 30 June 2015 (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than S\$100,000)
Thakral Brothers Pte Ltd and subsidiaries	S\$'000	S\$'000
Purchases, net of returns	-	16,703
Sales, net of returns	-	558
Profit share for purchasing services	221	-
Mr. Jaginder Singh Pasricha		
Acquisition of Shares in TCAP and issue of Shares in TCH	4,375	-

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

14. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

The Group, which operates in three geographical segments being Australia, the People's Republic of China (including Hong Kong) and others (India, Japan and Singapore), has 3 main core divisional activities as follows:

- a) Investment ("INV") - includes real estate investments in Australia and property investments in People's Republic of China (including Hong Kong) and Japan
- b) Lifestyle ("LIFE") – comprises distribution of lifestyle products in India, Japan, Peoples' Republic of China (including Hong Kong), Singapore and in various export markets
- c) Others ("OTH") - those other activities which do not fall into the above categories

Group's reportable segments

S\$'000

Six months ended 30 June 2015

	INV	LIFE	OTH	TOTAL
Revenue				
External sales	10,525	148,187	-	158,712
Result				
Segment result	6,799	(5,287)	(833)	679
Unallocated corporate expenses				(792)
Valuation gain on investment properties				9,488
Finance income				643
Finance costs				(2,405)
Foreign exchange loss				(208)
Profit before income tax				7,405
Income tax expense				(17)
Profit for the period				7,388

Other information				
Capital expenditure:				
Property, plant and equipment	5	57	-	62
Depreciation expense	59	176	3	238

Assets				
Segment assets	156,893	76,856	319	234,068
Total assets				234,068
Liabilities				
Segment liabilities	53,448	67,969	345	121,762
Income tax payable				77
Deferred tax liability				475
Total liabilities				122,314

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S\$'000

Six months ended 30 June 2014

	INV	LIFE	OTH	TOTAL
Revenue				
External sales	6,997	284,922	-	291,919
Result				
Segment result	5,035	(3,209)	(804)	1,022
Unallocated corporate expenses				(725)
Finance income				759
Finance costs				(2,660)
Foreign exchange loss				(88)
Loss before income tax				(1,692)
Income tax expense				(34)
Loss for the period				(1,726)

Other information				
Capital expenditure:				
Property, plant and equipment	-	171	1	172
Depreciation expense	56	186	3	245

Assets				
Segment assets	134,131	97,821	302	232,254
Total assets				232,254
Liabilities				
Segment liabilities	63,003	65,737	383	129,123
Income tax payable				73
Deferred tax liability				391
Total liabilities				129,587

Geographical information

S\$'000

Geographical segments:	Revenue		Capital expenditure		Non-current assets *	
	30 Jun		30 Jun		30 Jun	
	2015	2014	2015	2014	2015	2014
People's Republic of China (including Hong Kong)	146,082	280,076	49	53	2,969	24,223
Australia	5,982	4,437	5	-	42,498	68,878
Others	6,648	7,406	8	119	1,179	1,379
	158,712	291,919	62	172	46,646	94,480

The basis of the information stated under geographical segment above is the aggregate of the relevant figures from companies incorporated in those countries

* Non-current assets other than financial instruments

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

See item 8 on review of performance

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Negative confirmation pursuant to Rule 705(5)

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial statements for the 6 months ended 30 June 2015 to be false or misleading in any material aspect.

ON BEHALF OF THE BOARD

Kartar Singh Thakral
Director

Inderbethal Singh Thakral
Director
5 August 2015

BY ORDER OF THE BOARD

Chan Wan Mei
Tay Chee Wah
Company Secretaries
5 August 2015