

Full Year Financial Statement and Dividend Announcement for the Period Ended 31/12/2014

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

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year

Group			
		S\$'000	%
Financial year ended 31 December			
Note	2014	2013	Change
Revenue	41,091	46,112	(10.89)
Cost of sales	(36,782)	(41,327)	(11.00)
Gross profit	4,309	4,785	(9.95)
Other operating income	1,208	2,404	(49.75)
Income from investments	2,130	1,751	21.64
Administrative expenses	(9,955)	(6,558)	51.80
Distribution costs	(1,396)	(2,033)	(31.33)
Other operating expenses	(767)	(783)	(2.04)
Finance costs	-	(5)	(100.00)
Foreign exchange gains	1,495	3,127	(52.19)
Share of results of associates	(168)	(476)	(64.71)
(Loss)/Profit before tax	(3,144)	2,212	NM
Income tax expense	(751)	(717)	4.74
(Loss)/Profit for the year	(3,895)	1,495	NM
Attributable to:			
Owners of the Company	(3,849)	1,261	NM
Non-controlling interests	(46)	234	NM
	(3,895)	1,495	NM

NM – Not Meaningful

Statement of Comprehensive Income

	Group		
	S\$'000		%
	Financial year ended 31 December		
	2014	2013	Change
(Loss)/Profit for the year	(3,895)	1,495	NM
Other comprehensive income			
Items that may be reclassified subsequently to income statement:			
Currency translation differences	4,889	6,261	(21.91)
Net gain on fair value changes of available-for-sale financial assets	174	244	(28.69)
Other comprehensive income for the year, net of tax	5,063	6,505	(22.17)
Total comprehensive income for the year	1,168	8,000	(85.40)
Attributable to:			
Owners of the Company	979	7,487	(86.92)
Non-controlling interests	189	513	(63.16)
	1,168	8,000	(85.40)

Other information

	Group		
	S\$'000	%	
	Financial year ended 31 December		
	2014	2013	Change
Depreciation and amortisation	3,665	4,180	(12.32)
Impairment loss on other receivables	1,157	-	NM
Impairment loss on inventories	307	-	NM
Impairment loss on property, plant & equipment	438	-	NM
Reversal of impairment loss on property, plant & equipment	-	(2,157)	(100.00)

NM – Not Meaningful

Note 1

Other operating income:

Rental income	257	195	31.79
Gain on disposal of property, plant and equipment	51	-	NM
Compensation income	9	12	(25.00)
Incentive and allowance income	14	2	NM
Reversal of impairment loss on property, plant and equipment	-	2,157	(100.00)
Sundry income	877	38	NM
	1,208	2,404	(49.75)

Group		
S\$'000		%
Financial year ended 31 December		
2014	2013	Change
257	195	31.79
51	-	NM
9	12	(25.00)
14	2	NM
-	2,157	(100.00)
877	38	NM
1,208	2,404	(49.75)

Note 2

Income from investments:

Interest income	1,159	1,221	(5.08)
Gain on disposal of investment securities	161	174	(7.47)
Dividend income from investment securities	484	343	41.11
Net fair value gains on held for trading investment securities	326	13	NM
	2,130	1,751	21.64

Group		
S\$'000		%
Financial year ended 31 December		
2014	2013	Change
1,159	1,221	(5.08)
161	174	(7.47)
484	343	41.11
326	13	NM
2,130	1,751	21.64

Note 3

Finance cost:

Interest expense

Group		
S\$'000		%
Financial year ended 31 December		
2014	2013	Change
-	(5)	(100.00)
-	(5)	(100.00)

NM – Not Meaningful

Note 4

Income tax expense:

Current tax expense
Overseas withholding tax
Over provision in prior years
Deferred tax

Group		
S\$'000		%
Financial year ended 31 December		
2014	2013	Change
(866)	(994)	(12.88)
(38)	(66)	(42.42)
9	57	(84.21)
144	286	(49.65)
(751)	(717)	4.74

NM – Not Meaningful

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

AS AT	Group		Company	
	31/12/2014	31/12/2013	31/12/2014	31/12/2013
	\$'000	\$'000	\$'000	\$'000
ASSETS				
Current assets:				
Cash and cash equivalents	40,014	53,487	15,735	17,045
Trade and other receivables	12,074	10,571	28,245	25,804
Inventories	5,114	6,778	-	-
Investment securities	7,967	11,374	7,967	11,374
Total current assets	65,169	82,210	51,947	54,223
Non-current assets:				
Subsidiaries	-	-	161,721	159,168
Associates	1,715	1,179	-	-
Other investments	1,119	1,087	41	41
Property, plant and equipment	37,184	41,327	1,622	1,731
Investment properties	58,292	996	969	996
Property under development	77,913	107,236	-	-
Deferred tax assets	572	409	-	-
Investment securities	9,351	11,993	9,351	11,993
Other non-current receivables	-	-	8,837	10,449
Land use rights	10,419	3,959	-	-
Total non-current assets	196,565	168,186	182,541	184,378
Total assets	261,734	250,396	234,488	238,601
LIABILITIES AND EQUITY				
Current liabilities:				
Trade and other payables	33,714	20,369	680	1,072
Income tax payable	1,063	917	27	24
Total current liabilities	34,777	21,286	707	1,096
Non-current liabilities:				
Provision for retirement benefits	350	990	350	990
Total non-current liabilities	350	990	350	990
Equity attributable to owners of the Company:				
Share capital	71,856	71,856	71,856	71,856
Treasury shares	(1,929)	(1,799)	(1,929)	(1,799)
Fair value adjustment reserve	(442)	(616)	(442)	(616)
Foreign currency translation reserve	12,982	8,328	-	-
Statutory reserve	944	878	-	-
Capital reserve	48	48	-	-
Retained earnings	135,600	142,251	163,946	167,074
	219,059	220,946	233,431	236,515
Non-controlling interests	7,548	7,174	-	-
Total equity	226,607	228,120	233,431	236,515
Total liabilities and equity	261,734	250,396	234,488	238,601

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

Amount repayable after one year

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

Details of any collateral

None

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group	
	S\$'000	
	Financial year ended 31 Dec	
	2014	2013
Cash flows from operating activities:		
(Loss)/Profit before tax	(3,144)	2,212
Adjustments for:		
Depreciation of property, plant and equipment	3,122	4,006
Amortisation of other non-current assets	215	147
Depreciation of investment properties	328	27
Impairment loss on property, plant and equipment	438	-
Reversal of impairment loss on property, plant and equipment	-	(2,157)
Gain on disposal of property, plant and equipment	(51)	-
Loss on disposal of property, plant and equipment	47	5
Loss on disposal of land use rights	20	-
Gain on disposal of investment securities	(161)	(174)
Property, plant and equipment written off	1	6
Impairment loss on inventories	307	-
Impairment loss on trade receivables	3	-
Impairment loss on other receivables	1,157	-
Share of results of associates	168	476
Provision for retirement benefits	58	70
Dividend income from investment securities	(484)	(343)
Interest income	(1,159)	(1,221)
Interest expense	-	5
Net fair value gains on held for trading investment securities	(326)	(13)
Foreign currency translation adjustment	(1,311)	(2,424)
Operating cash flows before changes in working capital	(772)	622
Trade and other receivables	(2,966)	(1,054)
Inventories	1,357	(486)
Trade and other payables	12,648	1,559
Cash generated from operations	10,267	641
Interest paid	-	(5)
Income tax paid	(780)	(529)
Net cash from operating activities	9,487	107
Cash flows from investing activities:		
Investment in associate	(635)	(499)
Increase in property under development	(32,307)	(61,834)
Purchase of property, plant and equipment	(13)	(478)
Purchase of other investment	-	(1,045)
Purchase of investment securities	(1,906)	(11,914)
Proceeds from disposal of property, plant and equipment	2,379	2
Proceeds from disposal of land use rights	221	-
Proceeds from disposal of Cement Operation	-	13,203
Proceeds from disposal of investment securities	8,667	15,819
Dividends received from investment securities	420	343
Interest received	1,373	1,737
Net cash used in investing activities	(21,801)	(44,666)

	Group	
	S\$'000	
	Financial year ended 31 Dec	
	2014	2013
Cash flows from financing activities:		
Proceeds from bank borrowings	-	1,540
Repayment of bank borrowings	-	(1,540)
Purchase of treasury shares	(130)	-
Dividends paid	(2,736)	(3,425)
Contribution from non-controlling interests	185	3,319
Net cash used in financing activities	<u>(2,681)</u>	<u>(106)</u>
Net decrease in cash and cash equivalents	(14,995)	(44,665)
Cash and cash equivalents at beginning of financial year	53,487	95,292
Effect of exchange rate changes on cash and cash equivalents	1,522	2,860
Cash and cash equivalents at end of financial year	<u><u>40,014</u></u>	<u><u>53,487</u></u>

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 2014	71,856	(1,799)	(616)	48	8,328	878	142,251	220,946	7,174	228,120
Net loss for the year	-	-	-	-	-	-	(3,849)	(3,849)	(46)	(3,895)
Other comprehensive income										
Currency translation differences	-	-	-	-	4,654	-	-	4,654	235	4,889
Net gain on fair value changes of available-for-sale financial assets	-	-	174	-	-	-	-	174	-	174
Total comprehensive income/(loss) for the year	-	-	174	-	4,654	-	(3,849)	979	189	1,168
Purchase of treasury shares	-	(130)	-	-	-	-	-	(130)	-	(130)
Dividends paid	-	-	-	-	-	-	(2,736)	(2,736)	-	(2,736)
Transfer to statutory reserve	-	-	-	-	-	66	(66)	-	-	-
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	185	185
Balance at 31 December 2014	71,856	(1,929)	(442)	48	12,982	944	135,600	219,059	7,548	226,607

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 2013	71,856	(1,799)	(860)	48	2,346	798	144,495	216,884	3,342	220,226
Net profit for the year	-	-	-	-	-	-	1,261	1,261	234	1,495
Other comprehensive income										
Currency translation differences	-	-	-	-	5,982	-	-	5,982	279	6,261
Net gain on fair value changes of available-for-sale financial assets	-	-	244	-	-	-	-	244	-	244
Total comprehensive income for the year	-	-	244	-	5,982	-	1,261	7,487	513	8,000
Transfer to statutory reserve	-	-	-	-	-	80	(80)	-	-	-
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	3,319	3,319
Dividend paid	-	-	-	-	-	-	(3,425)	(3,425)	-	(3,425)
Balance at 31 December 2013	71,856	(1,799)	(616)	48	8,328	878	142,251	220,946	7,174	228,120

Company	Share capital S\$'000	Treasury shares S\$'000	Fair value adjustment reserve S\$'000	Retained earnings S\$'000	Total Equity S\$'000
Balance at 1 January 2014	71,856	(1,799)	(616)	167,074	236,515
Net loss for the year	-	-	-	(392)	(392)
Other comprehensive income					
Net gain on fair value changes of available-for-sale financial assets	-	-	174	-	174
Total comprehensive income/(loss) for the year	-	-	174	(392)	(218)
Purchase of treasury shares	-	(130)	-	-	(130)
Dividends paid	-	-	-	(2,736)	(2,736)
Balance at 31 December 2014	71,856	(1,929)	(442)	163,946	233,431
Balance at 1 January 2013	71,856	(1,799)	(860)	167,821	237,018
Net profit for the year	-	-	-	2,678	2,678
Other comprehensive income					
Net gain on fair value changes of available-for-sale financial assets	-	-	244	-	244
Total comprehensive income for the year	-	-	244	2,678	2,922
Dividends paid	-	-	-	(3,425)	(3,425)
Balance at 31 December 2013	71,856	(1,799)	(616)	167,074	236,515

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 2014.

As at 31 December 2014, the Company has 342,024,763 issued ordinary shares, excluding treasury shares.

Treasury Shares

As at 31 December 2014, there were 5,414,000 (2013: 4,982,000) treasury shares held by the Company.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

The total number of issued ordinary shares excluding treasury shares as at 31 December 2014 was 342,024,763 (31 December 2013: 342,456,763).

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

There were no sales, transfer, disposal, cancellation and/or use of treasury shares as at 31 December 2014.

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

The figures have not been audited or reviewed.

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

N/A

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 December 2013, except as disclosed in paragraph 5 below.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Group has adopted the new and revised Financial Reporting Standards (FRS) and Interpretations of FRS (INT FRS) that are relevant to its operations and effective for annual periods beginning on or after 1 January 2014. The adoption of these new/revised FRS and INT FRS did not result in any substantial change to the Group's and Company's accounting policies or have any significant impact on the financial statements.

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

	Group	
	Financial year ended 31 December	
	2014	2013
Earnings per ordinary share for the year		
(i) Based on weighted average number of ordinary shares on issue	(1.12) cent	0.37 cent
Weighted average number of ordinary shares	342,105,544	342,456,763
(ii) On a fully diluted basis	(1.12) cent	0.37 cent
Adjusted weighted average number of ordinary shares	342,105,544	342,456,763

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

	Group		Company	
	As At 31/12/2014	As At 31/12/2013	As At 31/12/2014	As At 31/12/2013
Net asset value per ordinary share based on issued share capital at the end of the period reported on (S\$)	0.64	0.65	0.68	0.69
Total number of issued shares, excluding treasury shares, at the end of the period reported on	342,024,763	342,456,763	342,024,763	342,456,763

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:
(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

PERFORMANCE REVIEW

Revenue of the Group decreased by \$5.0 million from \$46.1 million in 2013 to \$41.1 million in 2014 mainly due to lower revenue recorded in the hotel and property operation. The Group reported a net loss of \$3.9 million in 2014 compared to a net profit of \$1.5 million in 2013 principally due to: (i) decrease in exchange gain of \$1.6 million; (ii) impairment loss of \$1.9 million charged in 2014; and (iii) reversal of \$2.2 million impairment loss pertaining to the fixed assets of PVC plant at Midu in 2013 (the "Reversal").

Hotel and Property Operation

Hotel and property operation reported a decrease in revenue of \$7.5 million from \$29.6 million in 2013 to \$22.1 million in 2014 due to lower contribution from the build-and-transfer (“BT”) project at Anxi as the project is now at completion stage. Consequently, loss of the operation increased by \$0.3 million to \$3.0 million in 2014.

PVC Pipes and Fittings Operation

Revenue of the PVC pipes and fittings operation increased from \$16.5 million to \$19.0 million in 2014 owing to higher sales quantity. The operation reported a loss of \$0.4 million in 2014 as compared to a profit of \$3.0 million in 2013 mainly because of the Reversal and higher loss incurred by the Midu plant, which was closed down in the second quarter of 2014.

Others

Other operating income decreased because of the Reversal, offset by the receipt of \$0.8 million keyman insurance payout in 2014 upon the demise of the late Executive Chairman.

Income from investments increased due to higher dividend income from investment securities and higher net fair value gains on held for trading investment securities.

Administrative expenses increased due to: (i) payroll and staff cost increased by \$0.9 million which included the medical expenses incurred for the treatment of the illness of the late Executive Chairman; (ii) impairment loss on other receivables of \$1.2 million; (iii) impairment loss of \$0.4 million pertaining to the fixed assets of PVC plant at Midu and Nantong Hotel; and (iv) impairment loss on inventory of \$0.3 million.

The decrease in distribution costs was because of the lower revenue recorded in 2014.

No finance costs was reported in 2014 as the Group has fully repaid its bank borrowings.

The Group reported an exchange gain of \$1.5 million in 2014 mainly due to the strengthening of the US dollar and Renminbi against the Singapore dollar. The currency translation gain of \$4.9 million reported in other comprehensive income is attributable to the weakening of the Singapore dollar against the Renminbi.

Share of losses of associates decreased owing to the lower operating loss incurred by an associate.

Net gain on fair value changes of available-for-sale financial assets of \$0.2 million in 2014 arose from the higher market value of available-for-sale financial assets as at 31 December 2014.

The decrease in depreciation and amortization was due to certain property, plant and equipment that had been fully depreciated.

REVIEW OF FINANCIAL POSITION AND CASH FLOW ANALYSIS

Trade and other receivables increased mainly because of the deposit paid to the main contractor of the property project at Dali.

Inventory decreased mainly due to the sale of raw materials of PVC plant at Midu.

Short-term and long-term investment securities decreased due to disposal of bonds and equities during the year.

Investment in associates increased as the associate increased its share capital and all the shareholders contributed the additional paid up capital on a pro-rata basis.

The increase of investment properties and land use rights and the decrease of property under development were due to the reclassification of properties and land at the San Teh Commercial Plaza (the “Plaza”) at Shanghai Anting.

Trade and other payables increased principally due to temporary advances by the late Executive Chairman.

The Group had a net cash inflow of \$9.5 million from its operating activities in 2014 as compared to \$0.1 million in 2013. Net cash used in investing activities of \$21.8 million in 2014 was mainly due to progress payment of \$32.3 million for the Anting redevelopment project and property projects at Anxi and Dali and after netting receipts of \$8.7 million sale proceeds from the disposal of investment securities and \$2.4 million sale proceeds from the disposal of property, plant and equipment.

Net cash used in financing activities of \$2.7 million in 2014 was mainly because of the payment of dividends to the shareholders of the Company.

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

The Group's performance in the financial year 2014 is in line with our previous announcements.

10 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The Plaza project was successfully completed in 2014. The hotel space of the Plaza is leased out to a leading business hotel operator in China. The shopping mall was open in December with more than 60% occupancy rate and contract has been secured to lease out the whole Small Office Home Office building to a local government agency. The Group expects rental income from the Plaza to increase significantly in 2015.

To turnaround the loss making performance of the Nantong hotel, the Group has ceased the hotel operation and entered into a contract to lease out the entire hotel space comprising 6th to 24th floors of the hotel building to the same hotel operator as the Plaza. The ground to the 5th floors will be converted into shopping mall for letting. Conversion and refurbishment works for this area is expected to commence in the second quarter. The Group expects to progressively recognize rental income from the hotel space and the shopping mall from third quarter onwards. On the Suzhou hotel, the Group expects the operating environment to remain challenging.

The BT project at Anxi has been completed subject to inspection and acceptance by the other contract party, which is a local government affiliated entity. Total contract value for the project is approximately \$45.0 million and will be received in six instalments over the next 3 years, with the first one falling due in March 2015.

The construction of the Dali Heqing project is put on hold as the Group is taking legal action against the main contractor for non-performance of contract.

Following the closure of the Midu plant, the Group will focus on expanding the business to further improve the performance of the PVC pipes and fittings operation at the Nantong plant.

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)	0.8 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)	0.8 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.

PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

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

Period ended 31 December 2014

	Investment Holding S\$'000	Hotel and Property S\$'000	PVC Pipes and Fittings S\$'000	Others S\$'000	Total S\$'000
Revenue					
Total sales	-	22,076	19,094	2,661	43,831
Intersegment sales	-	(13)	(66)	(2,661)	(2,740)
External sales	-	22,063	19,028	-	41,091
Results					
Segment results	(706)	(3,000)	(379)	(50)	(4,135)
Interest income	422	27	60	650	1,159
Share of results of associates	(168)	-	-	-	(168)
(Loss)/Profit before tax	(452)	(2,973)	(319)	600	(3,144)
Income tax expense	(88)	(226)	(300)	(137)	(751)
(Loss)/Profit for the year	(540)	(3,199)	(619)	463	(3,895)
Assets					
Segment assets	42,561	186,205	18,386	12,295	259,447
Investment in associates	1,715	-	-	-	1,715
Deferred tax assets	-	572	-	-	572
Total assets	44,276	186,777	18,386	12,295	261,734
Liabilities					
Segment liabilities	2,127	30,310	1,570	57	34,064
Income tax payable	33	790	92	148	1,063
Total liabilities	2,160	31,100	1,662	205	35,127
Other segment information					
Additions to property, plant and equipment	-	274	28	-	302
Additions to property under development	-	32,307	-	-	32,307
Depreciation and amortisation	152	2,917	543	53	3,665
Foreign exchange gains	(1,405)	(75)	-	(15)	(1,495)

Period ended 31 December 2013

	Investment Holding	Hotel and Property	PVC Pipes and Fittings	Others	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue					
Total sales	-	29,662	17,905	6,775	54,342
Intersegment sales	-	(40)	(1,415)	(6,775)	(8,230)
External sales	-	29,622	16,490	-	46,112
Results					
Segment results	1,449	(2,750)	3,029	(256)	1,472
Interest income	748	68	101	304	1,221
Interest expense	-	(5)	-	-	(5)
Share of results of associates	(476)	-	-	-	(476)
Profit/(Loss) before income tax	1,721	(2,687)	3,130	48	2,212
Income tax expense	(126)	(395)	(226)	30	(717)
Profit/(Loss) for the year	1,595	(3,082)	2,904	78	1,495
Assets					
Segment assets	50,612	156,766	21,778	19,652	248,808
Investment in associates	1,179	-	-	-	1,179
Deferred tax assets	-	373	36	-	409
Total assets	51,791	157,139	21,814	19,652	250,396
Liabilities					
Segment liabilities	2,065	18,232	1,026	36	21,359
Income tax payable	43	779	74	21	917
Total liabilities	2,108	19,011	1,100	57	22,276
Other segment information					
Additions to property, plant and equipment	-	365	115	-	480
Additions to property under development	-	61,834	-	-	61,834
Depreciation and amortisation	152	3,311	666	51	4,180
Foreign exchange (gains)/losses	(3,718)	442	-	149	(3,127)
Reversal of impairment loss on property, plant and equipment	-	-	(2,157)	-	(2,157)

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

Refer to paragraph 8 above.

16 A breakdown of sales

		Group		
		Year ended 31/12/2014	Year ended 31/12/2013	% Increase/ (Decrease)
		S\$'000	S\$'000	
(a)	Sales reported for first half year	22,369	21,701	3.08
(b)	Operating (loss)/profit after tax before deducting non-controlling interests reported for first half year	(4,072)	1,352	NM
(c)	Sales reported for second half year	18,722	24,411	(23.31)
(d)	Operating profit after tax before deducting non-controlling interests reported for second half year	177	143	23.78

17 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 31/12/2014 S\$'000	Previous full year 31/12/2013 S\$'000
Ordinary	2,736	2,736
Preference	-	-
Total:	2,736	2,736

18 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	36	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	40	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.	Mr Kao Chuan Chi was previously responsible for the management of hotel, property and PVC pipes and fittings operations of the Group.
Chang Yen-Chun	40	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)	Mr Chang Yen-Chun was previously responsible for the management of San Teh Pipes & Fittings Industry (Dali) Co., Ltd.
Kao Ming Hung	46	Mr Kao Ming Hung 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 Kao Ming Hung was appointed as the Deputy General Manager on 13 January 2014. He is assisting the Executive Director of San Teh Ltd and General Manager of DSTX in managing the operation of DSTX. He is responsible for the Sales and Marketing Department.	Nil

BY ORDER OF THE BOARD

LIM WEE TZIANG
COMPANY SECRETARY
27 February 2015