

First Quarter Financial Statement Announcement for the Period Ended 31 December 2015

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

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

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	GROUP \$'000	
	3 Months ended 31 Dec 2015	3 Months ended 31 Dec 2014
Revenue	2,095	3,997
Other income including interest income	17	29
Construction costs	(1,141)	(2,158)
Raw materials and consumables used	-	-
Employee benefits expense	(74)	(132)
Depreciation and amortisation charge	(158)	(153)
Rental expense	(39)	(36)
Other expenses	(99)	(116)
Finance costs	(83)	(31)
Share of results of associates	50	-
Profit/(loss) before income tax	568	1,400
Income tax expense	(20)	(80)
Profit/(loss) for the period after tax	548	1,320
Other comprehensive income:		
Exchange differences on translating foreign operation and other currency translation differences, net of tax.	35	(85)
Other comprehensive income/(loss), net of tax	35	(85)
Total comprehensive profit/(loss) for the period	583	1,235

Profit/(Loss) attributable to:		
Equity holders of the Company	186	564
Non-controlling interests	362	756
	548	1,320

Total comprehensive income/(loss) attributable to:		
Equity holders of the Company	221	479
Non-controlling interests	362	756
	583	1,235

NM = not meaningful

Notes to the above income statement:

	GROUP \$'000	
	3 Months ended 31 Dec 2015	3 Months ended 31 Dec 2014
Foreign exchange gain	-	-
Interest on borrowings	(83)	(31)

Other Operating Income is as follows:

	GROUP \$'000	
	3 Months ended 31 Dec 2015	3 Months ended 31 Dec 2014
Interest income	-	2
Others	17	27

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

STATEMENT OF FINANCIAL POSITION

	GROUP \$'000		COMPANY \$'000	
	31-Dec-15	30-Sep-15	31-Dec-15	30-Sep-15
ASSETS				
Current assets:				
Cash and bank balances	1,120	1,427	199	589
Fixed deposits with financial institutions	369	369	-	-
Trade receivables	1,281	1,005	-	-
Other receivables	186	237	3	3
Construction work-in-progress	680	1,841	-	-
Inventories	-	-	-	-
Prepaid land lease	153	169	-	-
Amount due from associates	1,959	1,112	-	-
Total current assets	5,748	6,160	202	592
Non current assets:				
Prepaid land lease	4,701	4,741	-	-
Investments in subsidiaries	-	-	7,386	7,386
Investments in associate	7,411	7,361	7,200	7,200
Amount due from associates	37,082	36,876	18,700	18,700
Other receivables	74	15	15,070	15,019
Property, plant and equipment	5,144	5,305	-	-
Investment properties	2,797	2,821	-	-
Deferred tax asset	7	5	-	-
Total non current assets	57,216	57,124	48,356	48,305
Total assets	62,964	63,284	48,558	48,897
LIABILITIES AND EQUITY				
Current liabilities:				
Trade payables	890	722	-	-
Other payables	902	768	364	457
Bank borrowings - secured	2,432	2,504	-	-
Obligation under finance lease	112	112	-	-
Amount due to associate	985	1,325	58	396
Current tax liabilities	312	304	1	-
Total current liabilities	5,633	5,735	423	853
Non current liabilities:				
Obligation under finance lease	-	15	-	-
Bank borrowings - secured	5,017	5,522	-	-
Amount owing to a related party	9,900	9,900	9,900	9,900
Amount due to non-controlling interest	3,132	3,132	2,037	2,037
Trade & Other payables	427	708	141	-
Deferred tax liabilities	50	50	-	-
Total non current liabilities	18,526	19,327	12,078	11,937
Equity				
Share capital	41,182	41,182	41,182	41,182
Translation reserve	(2,716)	(2,750)	-	-
Asset revaluation reserve	936	936	-	-
Accumulated losses	(3,600)	(3,787)	(5,125)	(5,075)
Shareholders interests	35,802	35,581	36,057	36,107
Non-controlling interests	3,003	2,641	-	-
Total equity	38,805	38,222	36,057	36,107
Total liabilities and equity	62,964	63,284	48,558	48,897

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

Amount repayable in one year or less, or on demand

As at 31/12/2015		As at 30/09/2015	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
2,544	-	2,616	-

Amount repayable after one year

As at 31/12/2015		As at 30/09/2015	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
5,017	-	5,537	-

Details of any collateral

Fixed deposits up to amount drawdown by a subsidiary company
 Chattel mortgage on various machineries of a subsidiary company
 Corporate Suretyship of Amplefield Ltd

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

CONSOLIDATED STATEMENT OF CASH FLOW

GROUP

	3 Months ended 31 Dec 2015 \$'000	3 Months ended 31 Dec 2014 \$'000
Cash flows from operating activities:		
Profit/(loss) before income tax and share of results of associates	568	1,400
Adjustments for non cashflow items:		
Depreciation and amortisation	158	153
Share of results of associate	(50)	-
Interest expense	83	31
Interest income	-	(2)
Operating profit/(loss) before working capital changes	759	1,582
Changes in operating assets and liabilities:		
(Increase)/decrease in inventories	-	-
(Increase)/decrease in construction work-in-progress	1,161	(255)
(Increase)/decrease in receivables	(225)	(398)
Amount due from associate	(1,394)	-
(Decrease)/increase in payables	22	(507)
Cash generated from operations	323	422
Interest paid	(83)	(31)
Interest received	-	2
Income tax paid	(12)	-
Net cash from operating activities	228	393
Cash flows from investing activities:		
Purchase of property, plant and equipment	-	(100)
Investment in associate	-	-
Net cash used in investing activities	-	(100)
Cash flows from financing activities:		
Drawdown/(repayment) of term loans, hire purchase and lease creditors	(592)	1,074
Amount due from associate	-	(3,798)
Increase in amount owing to non-controlling interests	-	823
Decrease in fixed deposits pledged	-	-
Net cash used in financing activities	(592)	(1,901)
Translation adjustment- exchange difference	57	(51)
Net (decrease)/increase in cash and cash equivalents	(307)	(1,659)
Cash and cash equivalent as at beginning of period	1,427	2,380
Cash and cash equivalent as at end of period	1,120	721

Cash and cash equivalent comprises:		
Cash and bank balances	1,120	721
Fixed deposits with financial institutions	369	770
	1,489	1,491
Less: Pledged fixed deposits	(369)	(770)
	1,120	721

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 DECEMBER 2015

	Issued capital	Foreign exchange translation loss	Asset revaluation reserve	Accumulated losses	Total attributable to shareholders of the Company	Non-controlling interests	Total equity
GROUP							
Balance as at 1 Oct 2014	41,182	(3,198)	936	(4,560)	34,360	1,401	35,761
Profit for the period	-	-	-	564	564	756	1,320
Other comprehensive income/(loss)	-	(85)	-	-	(85)	-	(85)
Balance as at 31 Dec 2014	41,182	(3,283)	936	(3,996)	34,839	2,157	36,996
Balance as at 1 Oct 2015	41,182	(2,750)	936	(3,787)	35,581	2,641	38,222
Profit for the period	-	-	-	186	186	362	548
Other comprehensive income/(loss)	-	35	-	-	35	-	35
Balance as at 31 Dec 2015	41,182	(2,715)	936	(3,601)	35,802	3,003	38,805
COMPANY							
Balance as at 1 Oct 2014	41,182	-	-	(4,856)	36,326	-	36,326
Net loss for Q1 FY2015	-	-	-	(45)	(45)	-	(45)
Balance as at 31 Dec 2014	41,182	-	-	(4,901)	36,281	-	36,281
Balance as at 1 Oct 2015	41,182	-	-	(5,075)	36,107	-	36,107
Net loss for Q1 FY2016	-	-	-	(50)	(50)	-	(50)
Balance as at 31 Dec 2015	41,182	-	-	(5,125)	36,057	-	36,057

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

None

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

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

	As at 31 Dec 15	As at 30 Sept 15
Total number of issued shares excluding treasury shares	345,881,146	345,881,146

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

The Company does not have any treasury shares as at end of the immediately preceding financial year on 30th September 2015 and during the first quarter of the current financial year.

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

The figures have not been audited or reviewed by auditors.

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

Not applicable

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

The financial information have been prepared in accordance with the same accounting policies and methods of computation adopted in the audited financial statements of the last financial year.

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

GROUP		
	Quarter ended 31 Dec 15	Quarter ended 31 Dec 14
Based on the weighted average number of ordinary shares in issue	0.16 cents	0.016 cents
On a fully diluted basis	0.16 cents	0.016 cents

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

	31-Dec-2015	30-Sep-2015
GROUP	11.2 cents	11.0 cents
COMPANY	10.4 cents	10.4 cents

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

The steep and prolonged downturn in the oil and commodities markets has affected the economies of producer countries. This has in turn affected global sentiments and markets causing financial volatility and drop in investments. Against this background, the Group's revenue for Q1 FY16 was S\$2.0 million compared to S\$4.0 million in Q1 FY15. The revenue was due mainly to billings from the Group's property development and construction business in the Philippines. The decrease in revenue was due to lower billings during the current quarter. Meanwhile, in line with the drop in revenue, construction costs dropped from S\$2.2 million in Q1 FY2015 to S\$1.1 million in Q1 FY2016.

The Group made an operating profit after tax of S\$0.5 million in Q1 FY2016 compared to a profit of S\$1.3 million in Q1 FY15. The profits attributable to the shareholders of the company and non-controlling interest are S\$0.2 million and S\$0.4 million respectively

Bank borrowings decreased from S\$8.2 million as at 31 Sept 2015 to S\$7.6 million as at 31 Dec 2015 or by \$0.6 million during the quarter due mainly to repayment of term loans.

Amount receivable from associate companies increased by S\$1.4 million during the quarter due mainly to progress billings for a development and construction project in the Philippines.

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

None

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

The Group will continue to focus its efforts on its core business of property development, construction and facilities provider in the Philippines and Vietnam. Despite the bearish global economy, the economies of Philippines and Vietnam are still expected to perform above average in the near future. This will augur well for the continued growth in the Group's businesses.

11. Dividend

(a) Current Financial Period Reported On

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

(b) Corresponding Period of the Immediately Preceding Financial Year

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

(c) Date payable

Not applicable

(d) Books closure date

Not applicable

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

No dividend has been declared/recommendeded by the Company for the current financial period reported on.

13. If no IPT mandate has been obtained, please make a statement to that effect

The Group has not obtained a general mandate from shareholders for IPTs.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

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

N.A.

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

N.A.

15. A breakdown of sales

N.A.

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

N.A.

17. Directors confirmation

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results for the quarter ended 31 Dec 2015, to be false or misleading

BY ORDER OF THE BOARD

Woon Ooi Jin

Director

5-Feb-16