LOW KENG HUAT (SINGAPORE) LIMITED (Reg. No. 196900209G)

Unaudited First Quarter ("Q1") Financial Statements For the Period Ended 30 April 2011

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENT OF QUARTERLY RESULTS

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

	Note	3 months ended 30/04/2011 $'000	3 months ended 30/04/2010 $'000	Increase / (Decrease) %
Revenue	1	39,796	89,820	(56)
Cost of sales		(7,743)	(70,561)	(89)
Gross profit	2	32,053	19,259	66
Other income/(loss)	3	625	1,340	(53)
Concessionary income/(loss)	4	(201)	(125)	61
Rental income		25	24	4
Distribution costs		(217)	(202)	7
Administrative costs	5	(4,090)	(4,762)	(14)
Changes in fair value of derivative financial instrument	6	(705)	(171)	312
Other operating expenses	7	(2,000)	(235)	751
Finance costs		(173)	(124)	40
Profit/(loss) from operations		25,317	15,004	69
Share of results of associated companies and joint ventures	8	2,193	5,492	(60)
Profit/(loss) before taxation		27,510	20,496	34
Taxation	9	(5,027)	(1,183)	325
Profit/(loss) after taxation for the period		22,483	19,313	16
Attributable to:				
Owners of the parent	10	21,564	18,985	14
Non-controlling interests		919	328	180
		22,483	19,313	16
Earnings per share (cents)				
- basic		2.92	2.57	
- diluted		2.92	2.57	

n.m.: Not Meaningful

A statement of comprehensive income (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	3 months ended 30/04/2011 $'000	3 months ended 30/04/2010 $'000	Increase/ (Decrease) %
Net profit for the period	22,483	19,313	16
Other comprehensive income			
Fair value gain/(loss) on available-for-sale financial assets recognised directly to equity	137	3,109	(96)
Fair value (gain)/loss on available-for-sale financial assets recycled to income statement on derecognition	(408)	(845)	(52)
Exchange differences on translation of the financial statements of foreign entities (net)	1,053	813	30
Other comprehensive income/(loss) for the period, net of tax	782	3,077	(75)
Total comprehensive income for the period	23,265	22,390	4
Total comprehensive income attributable to:			
Owners of the parent	22,357	21,899	2
Non-controlling interests	908	491	85
Total comprehensive income for the period	23,265	22,390	4

n.m.: Not Meaningful

1(a)(ii) Notes to the income statement

1 Group revenue decreased by $50.0M to $39.8M in Q1 current year from $89.8M in Q1 previous year. The decrease in revenue was mainly due to decrease in construction activity. Development revenue and investment revenue were not significant.

2 Gross profit increased by $12.8M to $32.1M in Q1 current quarter from $19.3M in Q1 previous year. The increase was mainly due to increased contributions from construction projects, nex at Serangoon Central Mall and 6 Battery Road and adjustment of profits upon finalisation of accounts for completed projects, Meritus Mandarin hotel and Hard Rock Hotel at Sentosa.

3 Other income decreased by $0.7M to $0.6M in Q1 current year from $1.3M in Q1 previous year. The decrease was mainly due to lower gain on disposal of quoted equity investment in Q1 current year.

4 The loss of concessionary income is derived from the gaming centre operations in Duxton Hotel Saigon which opened for business in November 2006. The licence for operating the gaming centre was withdrawn by the Vietnamese government in April 2010. The hotel remains open and is running as per normal business operations. The Vietnamese authorities had rejected our appeal and tax the gaming centre on revenue declaration method instead of fixed tax method based on number of gaming machines. The concessionary loss increased by $0.1M over Q1 previous year mainly due to under provision of depreciation charge for gaming centre in Q1 previous year.

5 Administrative costs decreased by $0.7M to $4.1M in Q1 current year from $4.8M in Q1 previous year. The decrease in administrative costs was mainly due to decreases in profit share to Managing and Deputy Managing directors. The provision for profit share was made in accordance with service contracts.

6 The Group uses interest rate swap to manage its exposure to interest rate movements by swapping the borrowings from floating rates to fixed rates. The interest rate swap settles on a quarterly basis. The fair value of the swap entered into as at 30 April 2011 are based on quoted market prices for equivalent instruments at the balance sheet date. The Group does not designate this interest rate swap as hedging instrument and the movements in fair value of $0.7M loss for Q1 current year has been recognised in the income statement.

7 Other operating expenses increased by $1.8M to $2.0M in Q1 current year from $0.2M in Q1 previous year. The increase was mainly due to impairment loss and decrease in fair value of investments in Q1 current year and reduction in exchange gain on shareholder loans in Q1 current year.

8 Share of results of associated companies and joint ventures decreased by $3.3M to $2.2M in Q1 current year from $5.5M in Q1 previous year. The decrease was mainly due to the completion of South Bank and Duchess Residences. South Bank and Duchess Residences obtained T.O.P. in April 2010 and January 2011 respectively. The Minton was launched in May 2010 and out of a total of 1,145 units, 603 units were sold as at 5 June 2011.

9 The basis of tax computation is set out below:

	3 months ended 30/04/2011	**3 months ended 30/04/2010**	**Increase/ (Decrease)**
	$'000	$'000	%
Income tax expense			
- tax credit/(charge)			
- current	(3,889)	-	n.m.
- foreign tax	(1,138)	(1,183)	(4)
	(5,027)	(1,183)	325

On 6 September 2010, the interest of the parent company, General Corporation Berhad, was acquired by Consistent Record Sdn Bhd. In accordance with the Singapore tax regulations, the Company and the Group may lose its ability to carry forward its unabsorbed capital allowances and unutilised tax losses as a result of this change in ownership at the parent company level. The Company has applied to the Inland Revenue Authority of Singapore to carry forward such capital allowances and tax losses.

Based on the tax status known to-date, the Company has unutilised tax losses amounting to approximately $26.3M. The Group has unutilised tax losses and unabsorbed capital allowances amounting to approximately $26.9M and $0.2M respectively as at 30 April 2011. These losses are subject to agreement with the tax authorities.

As at the date of this announcement, it is uncertain whether the Company and the Group will be successful in applying for its unabsorbed capital allowances and unutilised tax losses to be carried forward. The Company has provided in full the potential tax liability if our application is not approved by the tax authority. As a result, income tax expense increased by $3.8M to $5.0M in Q1 current year from $1.2M in Q1 previous year.

10 Net profit attributable to shareholders increased by $2.6M to $21.6M in Q1 current year from $19.0M in Q1 previous year. The increase was mainly due to higher construction profit offset by lower profits from development and hotel segments.

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

	Group 30/04/2011 $'000	Group 31/01/2011 $'000	Note	Company 30/04/2011 $'000	Company 31/01/2011 $'000
ASSETS					
Non-current assets					
Investment properties	10,753	10,936	1	7,615	7,780
Property, plant and equipment	65,005	64,675	1	5,748	5,906
Subsidiaries	-	-		240,195	146,871
Associated companies and joint ventures	141,250	192,423	2	123,816	175,113
Development properties	160,151	-	3	-	-
Long-term equity investments	68,251	70,276	4	1,554	1,589
Deferred tax assets	493	497		-	-
	445,903	338,807		378,928	337,259
Current assets					
Inventories	377	359		-	-
Work-in-progress	848	1,325		60	458
Trade and other receivables	75,027	86,104	5	45,435	37,864
Short-term quoted equity investments	5,943	1,976	6	-	-
Cash and cash equivalents	74,680	120,323	7	60,101	106,081
	156,875	210,087		105,596	144,403
Total assets	602,778	548,894		484,524	481,662
EQUITY AND LIABILITIES					
Capital and reserves					
Share capital	161,863	161,863		161,863	161,863
Reserves	8,524	8,795	8	610	645
Retained profits	180,503	158,939		144,313	123,178
Exchange fluctuation account	4,658	3,594	9	14	14
	355,548	333,191		306,800	285,700
Non-controlling interests	13,576	13,456		-	-
Total equity	369,124	346,647		306,800	285,700
Non-current liabilities					
Bank borrowings	49,000	-	10	-	-
Other payables	247	249		-	-
Deferred tax liabilities	17	28		-	-
Derivative financial instrument	1,811	1,106	11	1,811	1,106
	51,075	1,383		1,811	1,106
Current liabilities					
Trade and other payables	158,164	180,914	12	144,881	167,846
Amount owing to subsidiaries	-	-		11,962	11,901
Advance received from a joint venture	2	2		2	2
Amount owing to a minority shareholder of subsidiaries (non-trade)	2,037	1,946		-	-
Provision for directors' fee	261	200		261	200
Provision for taxation	22,115	17,802	13	18,807	14,907
	182,579	200,864		175,913	194,856
Total liabilities	233,654	202,247		177,724	195,962
Total equity and liabilities	602,778	548,894		484,524	481,662

Notes to the balance sheets

1 The net book value of investment properties decreased by $0.1M to $10.8M as at 30 April 2011 from $10.9M as at 31 January 2011. The decrease was mainly due to depreciation. The net book value of property, plant and equipment increased by $0.3M to $65.0M as at 30 April 2011 from $64.7M as at 31 January 2011. The increase was mainly due to additions in property, plant and equipment in Q1 current year due to renovations at Duxton Perth.

2 Associated companies and joint ventures decreased by $51.1M to $141.3M as at 30 April 2011 from $192.4M as at 31 January 2011. The decrease was mainly due to dividends received and repayment of shareholder loans.

3 The Group successfully tendered for a DBSS project at Upper Serangoon Road in November 2010. The project will be launched in later part of 2011 and is expected to yield about 650 units.

4 Long-term quoted equity investments decreased by $2.0M to $68.3M as at 30 April 2011 from $70.3M as at 31 January 2011. The decrease was mainly due to decrease in fair value of available-for-sale financial assets. These quoted equity investments were made with the objective of optimising cash holdings and earning higher returns compared to the current near zero interest rate offered by banks.

5 Trade and other receivables decreased by $11.1M to $75.0M as at 30 April 2011 from $86.1M as at 31 January 2011 due to lower construction activities offset by tender deposit for land. Subsequent to 30 April 2011, $5.7M was collected from owners.

6 Short-term quoted equity investments increased by $3.9M to $5.9M as at 30 April 2011 from $2.0M as at 31 January 2011. The increase was mainly due to purchase of quoted investments.

7 Cash and cash equivalents decreased by $45.6M to $74.7M as at 30 April 2011 from $120.3M as at 31 January 2011. Working capital was negative $25.7M as at 30 April 2011 compared to $9.2M as at 31 January 2011. There was no gearing as at 30 April 2011 since cash and cash equivalents exceeded bank borrowings by $25.7M.

8 Reserves decreased by $0.3M to $8.5M as at 30 April 2011 from $8.8M as at 31 January 2011 due to decrease in fair value reserves for long-term equity investments.

9 Exchange fluctuation account increased by $1.1M to $4.7M as at 30 April 2011 from $3.6M as at 31 January 2011 mainly due to exchange rate impact on the United States dollar and Australian dollar account balances.

10 Bank borrowings of $49.0M was due to draw down of bank loan to finance purchase of land for DBSS project at Upper Serangoon Road.

11 Trade and other payables decreased by $22.7M to $158.2M as at 30 April 2011 from $180.9M as at 31 January 2011 mainly due to decrease in accruals for completed projects. Subsequent to 30 April 2011, $3.6M was paid to vendors.

12 The Group uses interest rate swap to manage its exposure to interest rate movements by swapping the borrowings from floating rates to fixed rates. The interest rate swap settles on a quarterly basis. The fair value of the swap entered into as at 30 April 2011 are based on quoted market prices for equivalent instruments at the balance sheet date. The Group does not designate this interest rate swap as a hedging instrument and the movements in fair value loss of $0.7M has been recognised in the income statement.

13 Provision for taxation increased by $4.3M to $22.1M as at 30 April 2011 from $17.8M as at 31 January 2011. Please refer to Note 9 of paragraph 1(a)(ii).

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

	30/04/2011		31/01/2011	
	Secured	Unsecured	Secured	Unsecured
	$'000	$'000	$'000	$'000
Amount repayable in one year or less, or on demand	-	-	-	-
Amount repayable after one year	49,000	-	-	-
	49,000	-	-	-

Details of any collateral

The bank borrowings is secured by the mortgage on the borrowing subsidiary's development property and assignment of all rights and benefits with respect to the development property.

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

	3 months ended 30/04/2011 $'000	3 months ended 30/04/2010 $'000
Cash Flow from Operating Activites		
Profit before taxation	27,510	20,496
Adjustments for:		
Share of results of associated companies and joint ventures	(2,193)	(5,492)
Depreciation of property, plant and equipment	1,360	830
Depreciation of investment properties	184	184
(Gain)/loss on disposal of		
- property, plant and equipment	-	1
- investment properties	1	1
Fair value (gain)/loss recycled from fair value reserve to profit or loss on derecognition of available-for-sale financial assets	(408)	(845)
Impairment loss on available-for-sale financial assets	682	120
Fair value loss/(gain) on financial assets at fair value through profit or loss	521	-
Changes in fair value of derivative financial instrument	705	171
Interest expense	173	124
Interest income	(138)	(207)
Operating profit before working capital changes	28,397	15,383
Inventories and work-in-progress	531	17
Receivables	11,321	(14,661)
Payables	(22,616)	(1,668)
Cash generated from/(used in) operations	17,633	(929)
Interest paid	(175)	(125)
Income tax paid	(738)	(588)
Net cash generated from/(used in) operating activities	16,720	(1,642)
Amount carried forward	16,720	(1,642)

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

	3 months ended 30/04/2011 $'000	3 months ended 30/04/2010 $'000
Amount brought forward	16,720	(1,642)
Cash Flows from Investing Activites		
Acquisition of development properties	(160,022)	-
Acquisition of property, plant and equipment	(741)	(126)
Acquisition of quoted equity investments	(4,491)	-
Acquisition of investment property	(6)	(52)
Interest received	138	128
Advances received from/(made to) joint ventures and associated companies	(972)	(3,200)
Dividends from associated companies and joint ventures	37,240	2,000
Proceeds disposal of quoted equity investments	1,483	8,407
Proceeds from disposal of investment properties	-	112
Proceeds from return on loan of joint ventures and associated companies	16,919	-
Net cash generated from/(used in) investing activities	(110,452)	7,269
Cash Flow from Financing Activites		
Dividends paid to minority shareholders of a subsidiary	(788)	-
Proceeds from bank borrowings	49,000	-
Repayment of bank borrowings	-	(6,001)
Net cash generated from/(used in) financing activities	48,212	(6,001)
Net increase/(decrease) in cash and cash equivalents	(45,520)	(374)
Cash and cash equivalents at beginning of the period	120,323	122,709
Exchange differences on translation of cash and cash equivalents at beginning of the period	(123)	(49)
Cash and cash equivalents at end of the period	74,680	122,286

The Group has unused bank facilities of $156.0M as of 30 April 2011.

The Group generated a net decrease of $45.5M cash flow in Q1 current year compared to net decrease of $0.4M cash flow in Q1 previous year. The net decrease in cash and cash equivalents was due to net cash used in investing activities of $110.4M offset by net cash generated from operating activities of $16.7M and financing activities of $48.2M respectively.

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 year

	Share capital	Fair value reserve	Retained profit	Exchange fluctuation account	Total
	$'000	$'000	$'000	$'000	$'000
The Company					
Balance at 01/02/2011	161,863	645	123,178	14	285,700
Total comprehensive income and loss for the period	-	(35)	21,135	-	21,100
Balance at 30/04/2011	161,863	610	144,313	14	306,800
Balance at 01/02/2010	161,863	572	67,662	(279)	229,818
Total comprehensive income and loss for the period	-	62	16,670	586	17,318
Balance at 30/04/2010	161,863	634	84,332	307	247,136

	Share capital	Fair value reserve	Retained profit	Exchange fluctuation account	Sub-total	Non-controlling interests	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
The Group							
Balance at 01/02/2011	161,863	8,795	158,939	3,594	333,191	13,456	346,647
Total comprehensive income and loss for the period	-	(271)	21,564	1,064	22,357	908	23,265
Dividends paid	-	-	-	-	-	(788)	(788)
Balance at 30/04/2011	161,863	8,524	180,503	4,658	355,548	13,576	369,124
Balance at 01/02/2010	161,863	3,237	99,361	4,255	268,716	11,824	280,540
Total comprehensive income and loss for the period	-	2,264	18,985	650	21,899	491	22,390
Balance at 31/04/2010	161,863	5,501	118,346	4,905	290,615	12,315	302,930

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

There was no change in the company's share capital as at 30 April 2011 compared to 30 April 2010.

There were no outstanding executives' share options granted as at 30 April 2011 and 30 April 2010.

There was no treasury share held or issued as at 30 April 2011 and 30 April 2010.

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

	As at 30-04-2011	**As at 31-01-2011**
Number of issued shares excluding treasury shares	738,816,000	738,816,000

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, transfers, disposal, cancellation and / or use of treasury shares as at 30 April 2011.

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2400 (Engagements to Review Financial Statements), or an equivalent standard)

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)

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 Group had applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the Group's most recently audited financial statements, except for those as disclosed under paragraph 5.

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 adopted the new/revised FRS and Interpretations of FRS ("INT FRS") that are effective for annual periods beginning on or after 1 February 2011. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in respective FRS and INT FRS.

The adoption of new/revised FRS and INT FRS did not result in any substantial changes to the Group's accounting policies nor any significant impact on the Group's financial statements, except as disclosed below.

FRS 24 (Revised) Related Party Disclosures

The revised FRS 24 clarifies the definition of a related party to simplify the identification of such relationships and to eliminate inconsistencies in its application. The revised FRS 24 expands the definition of a related party and would treat two entities as related to each other whenever a person (or a close member of that person's family) or a third party has control or joint control over the entity, or has significant influence over the entity. The revised standard also introduces a partial exemption of disclosure requirements for government-related entities. As this is a disclosure standard, it will have no impact on the financial position or financial performance of the Group when implemented in 2011.

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

	3 months ended 30-04-2011	3 months ended 31-01-2011
Earnings per ordinary share for the period based on net profit attributable to shareholders of the Company:		
(i) Based on weighted average number of ordinary shares in issue	2.92 cents	2.57 cents
(ii) On a fully diluted basis	2.92 cents	2.57 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

	Group		Company	
	30-04-2011	31-01-2011	30-04-2011	31-01-2011
Net asset value per ordinary share	48 cents	45 cents	42 cents	39 cents
Net tangible assets backing per ordinary share	48 cents	45 cents	42 cents	39 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, 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**

Construction

Construction revenue decreased by 64.4% to $27.3M in Q1 current year from $76.6M in Q1 previous year. The decrease was due to the completion of nex at Serangoon Central Mall. Net profit before tax & non-controlling interests for construction segment increased by $11.8M to $22.9M in Q1 current year from $11.1M in Q1 previous year. The improved profit performance was due to higher contributions from construction project at 6 Battery Road and write back of project costs for completed projects Meritus Mandarin hotel, Hard Rock Hotel at Sentosa and nex at Serangoon Central Mall on finalisation of accounts. In May 2011, the Group has secured a $66.3M Addition and Alterations contract to existing Chinatown Point. The project is expected to be completed by November 2012.

Hotel & F&B business

Revenue for hotel & F&B businesses decreased by 5.5% to $12.0M in Q1 current year from $12.7M in Q1 previous year mainly due to lower revenue from Duxton Perth, Duxton Saigon and F&B business. The lower revenue in Duxton Perth and Duxton Saigon was due to lower occupancy rate offset by higher average room rate while the lower revenue from F&B business was due to cessation of operations of Chijmes Hall, Capella and Upper Club in Q3 previous year. Net profit before tax and non-controlling interests for hotel segment decreased by $0.3M to $3.1M in Q1 current year from $3.4M in Q1 previous year. The decrease was mainly due to decrease in revenue, increase in administrative costs and concessionary loss in gaming centre.

Development

Contributions from associated companies and joint ventures decreased by 61.4% to $2.2M in Q1 current year from $5.7M in Q1 previous year. The decrease was mainly due to decreased profit contributions from Duchess Residences offset by increased profit contribution from The Minton. Duchess Residence obtained T.O.P. in January 2011 while The Minton was launched in May 2010. The Minton sold 603 units as at 5 June 2011 out of a total of 1,145 units. The Group successfully tendered for a DBSS project at Upper Serangoon Road in November 2010. The project will be launched in later part of 2011 and is expected to yield about 650 units. In addition the Group successfully tendered in April 2011 for a URA land parcel at Paya Lebar Road/Eunos Road 8 via a joint venture with Guthrie GTS and Sun Venture groups of companies where we hold majority stake. The proposed development for the site with gross floor area of 671,452 square feet will comprise of office and retail components. The project is estimated to be completed by year 2018 and will complement the other developments already located or planned for Paya Lebar Central which include Certis Cisco Centre, Singapore Post Centre and the National Continuing Education and Training Centre (CET) East Campus.

Investments

The Group's current investments are investment properties mainly in Singapore and Malaysia as well as some quoted equity investments. Net profit/(loss) before tax and non-controlling interest in investment segment decreased by $1.0M to negative $0.6M in Q1 current year from $0.4M in Q1 previous year mainly due to impairment of long-term quoted equity investment and fair value loss on short-term quoted equity investment offset by gain on disposal of quoted equity investments.

Net profit attributable to shareholders

Net profit attributable to shareholders increased by 13.7% to $21.6M in Q1 current year compared to $19.0M in Q1 previous year. The increase was mainly due to higher profit from construction segment offset by lower profits from development, investment and hotel segments.

Balance Sheet

The Group remains in a strong financial position. Group shareholders' funds increased by 6.7% to $355.5M as at 30 April 2011 from $333.2M as at 31 January 2011. The Group's bank borrowings was $49.0M as at 30 April 2011. Cash and cash equivalents decreased by 37.9% to $74.7M as at 30 April 2011 from $120.3M as at 31 January 2011. The Group has no gearing since cash and cash equivalents exceeded bank borrowings.

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

Not applicable.

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

In May 2011, the Singapore government has announced significant increases in land supply and public housing projects to cool the property market. We expect these supplies will lead to lower land tender prices. Construction costs will also likely increase. We remain cautious and will continue to be selective in our projects tendering. We will also continue to invest in business that will generate consistent revenue and profitability streams.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared/recommended for the current financial period reported on? No

Name of Dividend	:	NIL
Dividend Type	:	NIL
Dividend Amount	:	NIL
Tax Rate	:	NIL

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

Name of Dividend	:	NIL
Dividend Type	:	NIL
Dividend Amount	:	NIL
Tax Rate	:	NIL

(c) Date payable

Not applicable

(d) Books closure date

Not applicable

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

Not applicable

13. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments

The group's construction business is conducted primarily in Singapore.

Its on-going development business is mainly in Singapore and it is expanding this business to Malaysia.

The group has 2 hotels, viz. Duxton Hotel Perth in Australia and Duxton Hotel Saigon in Vietnam. While the licence for operating electronic gaming centre held by Duxton Hotel Saigon was suspended in November 2008, the hotel remains open and is running as per normal business operations.

The main investments are investment properties in Singapore, Malaysia and Shanghai as well as some quoted equity investments.

Please refer to paragraph 8 above on changes in turnover and profit.

14. Confirmation by Directors

We, Low Keng Boon and Low Poh Kuan, being two directors of the Group, do hereby confirm on behalf of the directors of the company that, to the best of our knowledge, nothing has come to the attention of the board of directors, which may render the unaudited consolidated financial results for the 3 months ended 30 April 2011 to be false or misleading in any material aspect.

On behalf of the Board of Directors,

Low Keng Boon Managing Director	Low Poh Kuan Executive Director

BY ORDER OF THE BOARD

Low Keng Boon
Managing Director

13 June 2011