



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

Unaudited Full Year Financial Statements For the Period Ended 31 January 2010

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENT OF FULL YEAR 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 31/01/10	3 months ended 31/01/09	Increase/ (Decrease)	FY ended 31/01/10	FY ended 31/01/09	Increase/ (Decrease)
		\$'000	\$'000	%	\$'000	\$'000	%
Revenue	1	145,379	126,510	15	595,451	274,602	117
Cost of sales		(131,651)	(120,098)	10	(542,134)	(249,915)	117
Gross profit	2	13,728	6,412	114	53,317	24,687	116
Other income/(loss)	3	3,824	291	n.m.	9,598	1,976	386
Concessionary income/(loss)	4	(717)	(1,730)	(59)	(738)	(2,171)	(66)
Rental income		10	82	(88)	262	969	(73)
Distribution costs		(264)	(357)	(26)	(1,004)	(1,249)	(20)
Administrative costs	5	(5,108)	(4,195)	22	(18,003)	(15,268)	18
Changes in fair value of derivative financial instrument	6	(1,013)	-	n.m.	(1,013)	-	n.m.
Other operating expenses		(1,730)	(1,325)	31	(4,636)	(4,184)	11
Finance costs		(179)	(288)	(38)	(1,288)	(1,380)	(7)
Profit/(loss) from operations		8,551	(1,110)	n.m.	36,495	3,380	980
Share of results of associated companies and joint ventures	7	7,644	7,845	(3)	31,431	31,672	(1)
Profit before taxation		16,195	6,735	140	67,926	35,052	94
Taxation	8	(656)	(459)	43	(3,650)	(4,372)	(17)
Profit after taxation for the period		15,539	6,276	148	64,276	30,680	110
Attributable to:							
Equity holders of the company	9	15,045	5,997	151	62,926	29,351	114
Minority interests		494	279	77	1,350	1,329	2
		15,539	6,276	148	64,276	30,680	110
Earnings per share (cents)							
- basic		2.04	0.81		8.52	3.97	
- diluted		2.04	0.81		8.52	3.97	

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 31/01/10	3 months ended 31/01/09	Increase/ (Decrease)	FY ended 31/01/10	FY ended 31/01/09	Increase/ (Decrease)
	\$'000	\$'000	%	\$'000	\$'000	%
Net profit for the period	15,539	6,276	148	64,276	30,680	110
Other comprehensive income:						
Fair value gain/(loss) on available-for-sale financial assets recognised directly to equity	3,985	(4,275)	n.m.	9,247	(3,840)	n.m.
Fair value (gain)/loss on available-for-sale financial assets recycled to income statement on derecognition	(2,979)	4,702	n.m.	(6,872)	(229)	n.m.
Exchange differences on translation of the financial statements of foreign entities (net)	(63)	1,416	n.m.	6,673	(6,647)	n.m.
Other comprehensive income/(loss) for the period, net of tax	943	1,843	(49)	9,048	(10,716)	n.m.
Total comprehensive income for the period	16,482	8,119	103	73,324	19,964	267
Total comprehensive income attributable to:						
Equity holders of the company	16,013	6,853	134	70,216	19,952	252
Minority interests	469	1,266	(63)	3,108	12	n.m.
Total comprehensive income for the period	16,482	8,119	103	73,324	19,964	267

n.m.: Not Meaningful

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

- Group revenue increased by \$320.8M to \$595.4M during FY ended 31 January 2010 from \$274.6M during FY ended 31 January 2009. It increased by \$18.9M to \$145.4M during 3 months ended 31 January 2010 from \$126.5M during 3 months ended 31 January 2009. These increases in revenue were due to the increase in construction revenue offset by the decrease in hotel revenue. Development revenue and investment revenue were not significant.
- Gross profit increased by \$28.6M to \$53.3M during FY ended 31 January 2010 from \$24.7M during FY ended 31 January 2009. It increased by \$7.3M to \$13.7M during 3 months ended 31 January 2010 from \$6.4M during 3 months ended 31 January 2009. These increases were mainly due to the increased contributions from construction segment for projects Meritus Mandarin Hotel, Hard Rock Hotel at Sentosa and nex at Serangoon Central Mall.
- Other income increased by \$7.6M to \$9.6M during FY ended 31 January 2010 from \$2.0M during FY ended 31 January 2009. It increased by \$3.5M to \$3.8M during 3 months ended 31 January 2010 from \$0.3M during 3 months ended 31 January 2009. These increases were mainly due to the gain on disposal of equity investment.
- This loss is derived from the gaming centre operations in Duxton Hotel Saigon which opened for business in November 2006. Our licence for operating the gaming centre was suspended by the Vietnamese government in November 2008. We have submitted our appeal to the authorities to re-instate the licence but its outcome remains unknown as of 31 January 2010. The hotel remains open and is running as per normal business operations. Concessionary loss decreased by \$1.5M to \$0.7M during FY ended 31 January 2010 from \$2.2M during FY ended 31 January 2009. It decreased by \$1.0M to \$0.7M during 3 months ended 31 January 2010 from \$1.7M during 3 months ended 31 January 2009. These decreases were due to write off of amount owing to a third party offset by higher provision of taxation.

- 5 Administrative costs increased by \$2.7M to \$18.0M during FY ended 31 January 2010 from \$15.3M during FY ended 31 January 2009. It increased by \$0.9M to \$5.1M during 3 months ended 31 January 2010 from \$4.2M during 3 months ended 31 January 2009. The increase was mainly due to increases in profit share which increased in tandem with the increased profit performance of the Group. The provision of 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 31 January 2010 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 \$1.0M loss has been recognised in the income statement.
- 7 There was no significant change in the share of results of associated companies and joint ventures during FY ended 31 January 2010 when compared to FY ended 31 January 2009. one-north Residence obtained T.O.P. in July 2009 while Southbank and Duchess Residence will be completed in 2010.
- 8 The basis of tax computation is set out below:

	3 months ended 31/01/10	3 months ended 31/01/09	Increase/ (Decrease)	FY ended 31/01/10	FY ended 31/01/09	Increase/ (Decrease)
	\$'000	\$'000	%	\$'000	\$'000	%
Income tax						
- tax credit/ (charge)						
- current	(521)	(175)	198	(522)	(176)	196
- (over)/ under provision	85	151	(44)	322	128	151
- foreign tax	(220)	(578)	(62)	(3,450)	(4,467)	(23)
- deferred taxation	-	110	n.m.	-	110	n.m.
- change in tax rate	-	33	n.m.	-	33	n.m.
	<u>(656)</u>	<u>(459)</u>	43	<u>(3,650)</u>	<u>(4,372)</u>	(17)

Income tax decreased by \$0.7M to \$3.7M during FY ended 31 January 2010 from \$4.4M during FY ended 31 January 2009. It increased by \$0.2M to \$0.7M during 3 months ended 31 January 2010 from \$0.5M during 3 months ended 31 January 2009. The tax decrease for full year comparison was due to lower tax provision as a result of lower profits from hotels segment. No tax provision was made for construction segment as there was sufficient unutilised tax loss.

- 9 Net profit attributable to shareholders increased by \$33.5M to \$62.9M during FY ended 31 January 2010 from \$29.4M during FY ended 31 January 2009. It increased by \$9.0M to \$15.0M during 3 months ended 31 January 2010 from \$6.0M during 3 months ended 31 January 2009. These increases were mainly due to higher construction profit and investment gain offset by lower profit from hotels.

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 31/1/10 \$'000	Group 31/01/09 \$'000	Note	Company 31/1/10 \$'000	Company 31/01/09 \$'000
ASSETS					
Non-current assets					
Investment properties	12,043	8,062	1	8,412	4,267
Property, plant and equipment	67,255	67,972	1	6,221	11,222
Subsidiaries	-	-		91,300	64,674
Associated companies and joint ventures	190,940	175,134	2	175,141	159,939
Investments	52,134	7,580	3	2,347	1,891
Deferred tax assets	461	-		-	-
	<u>322,833</u>	<u>258,748</u>		<u>283,421</u>	<u>241,993</u>
Current assets					
Inventories	414	462		-	-
Work-in-progress	906	4,977	4	-	4,027
Trade and other receivables	100,365	63,677	5	94,653	58,174
Amounts owing by subsidiaries (trade)	-	-		-	1,298
Cash and cash equivalents	122,709	31,904	6	108,751	17,920
	<u>224,394</u>	<u>101,020</u>		<u>203,404</u>	<u>81,419</u>
Total assets	<u>547,227</u>	<u>359,768</u>		<u>486,825</u>	<u>323,412</u>
EQUITY AND LIABILITIES					
Capital and reserves					
Share capital	161,863	161,863		161,863	161,863
Reserves	3,237	862	7	573	-
Retained profits	99,361	47,517		67,662	26,226
Exchange fluctuation account	4,255	(660)	8	(279)	-
	<u>268,716</u>	<u>209,582</u>		<u>229,819</u>	<u>188,089</u>
Minority interests	11,824	8,716		-	-
Total equity	<u>280,540</u>	<u>218,298</u>		<u>229,819</u>	<u>188,089</u>
Non-current liabilities					
Other payables	299	677		-	-
Deferred tax liabilities	569	363		541	541
Derivative financial instrument	1,013	-	10	1,013	-
	<u>1,881</u>	<u>1,040</u>		<u>1,554</u>	<u>541</u>
Current liabilities					
Trade and other payables	251,747	94,110	9	237,022	80,520
Amounts owing to subsidiaries	-	-		11,310	14,601
Advances received from a joint venture	898	850		898	850
Amount owing to a minority shareholder of subsidiaries (non-trade)	2,514	3,230		-	-
Amount owing to holding company (non-trade)	-	51		-	51
Provision for directors' fee	200	170		200	170
Provision for taxation	3,446	3,450		21	21
Bank borrowings	6,001	38,569	6	6,001	38,569
	<u>264,806</u>	<u>140,430</u>		<u>255,452</u>	<u>134,782</u>
Total liabilities	<u>266,687</u>	<u>141,470</u>		<u>257,006</u>	<u>135,323</u>
Total equity and liabilities	<u>547,227</u>	<u>359,768</u>		<u>486,825</u>	<u>323,412</u>

Notes to the balance sheets

- 1 The net book value of investment properties increased by \$3.9M to \$12.0M as at 31 January 2010 from \$8.1M as at 31 January 2009. The increase was mainly due to the reclassification from property, plant and equipment of \$4.5M to investment properties as more warehouse space were being leased out. Net book value of property, plant and equipment decreased by \$0.7M to \$67.3M as at 31 January 2010 from \$68.0M as at 31 January 2009. The decrease was mainly due to reclassification of investment property from property, plant and equipment offset by exchange revaluation gain from our property, plant and equipment in Australia due to the appreciation of Australian dollar against Singapore dollar.
- 2 Associated companies and joint ventures increased by \$15.8M to \$190.9M as at 31 January 2010 from \$175.1M as at 31 January 2009. The increase was mainly due to increased share of profits of joint venture companies, increase in shareholder loan to Peak Garden (Minton Rise project) and increase in cost of investment in OSC-Duxton JV (Vung Tau project) offset by repayment of shareholder loan from Vista Development (one-north Residence).
- 3 Investments increased by \$44.5M to \$52.1M as at 31 January 2010 from \$7.6M as at 31 January 2009. The increase was mainly due to acquisition of quoted investments and increase in fair value of available-for-sale financial assets. These investments were made with the objective of optimising our cash holdings and earning higher returns compared to the current near zero interest offered by banks.
- 4 Work-in-progress decreased by \$4.1M to \$0.9M as at 31 January 2010 from \$5.0M as at 31 January 2009 due to higher percentage of completion of projects.
- 5 Trade and other receivables increased by \$36.7M to \$100.4M as at 31 January 2010 from \$63.7M as at 31 January 2009 due to increased construction activities. Subsequent to 31 January 2010, \$45.8M was collected from owners.
- 6 Cash and cash equivalent increased by \$90.8M (net of exchange difference of \$0.5M) to \$122.7M as at 31 January 2010 from \$31.9M as at 31 January 2009. Bank borrowings decreased by \$32.6M to \$6.0M as at 31 January 2010 from \$38.6M as at 31 January 2009 as a result of improved cashflow mainly due to progress payments from construction projects, dividends and loan repayment from joint ventures and associate companies and proceeds from liquidation of a subsidiary. Working capital was negative \$41.3M as at 31 January 2010 compared to negative \$39.4M as at 31 January 2009. There was no gearing as at 31 January 2010 since cash and cash equivalents exceeded bank borrowings by \$116.8M. Net gearing was 3.2% as of 31 January 2009. Subsequent to 31 January 2010, all bank borrowings were repaid.
- 7 Reserves increased by \$2.3M to \$3.2M as at 31 January 2010 from \$0.9M as at 31 January 2009 due to increase in fair value reserves for quoted equity investments.
- 8 Exchange fluctuation account increased by \$5.0M to \$4.3M as at 31 January 2010 from negative \$0.7M as at 31 January 2009 mainly due to appreciation of Australian dollar against the Singapore dollar.
- 9 Trade and other payables increased by \$157.6M to \$251.7M as at 31 January 2010 from \$94.1M as at 31 January 2009 in tandem with the increase in construction activities. Subsequent to 31 January 2010, \$19.1M was paid to vendors.
- 10 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 31 January 2010 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 \$1.0M loss has been recognised in the income statement.

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

	As at 31/01/10		As at 31/01/09	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Amount repayable in one year or less, or on demand	-	6,001	-	38,569
Amount repayable after one year	-	-	-	-
	-	6,001	-	38,569

Details of any collateral

None of the Group's assets are being collateralized to secure bank borrowings.

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

	FY ended 31/01/10	FY ended 31/01/09
	\$'000	\$'000
Cash Flows from Operating Activities		
Profit before taxation	67,926	35,052
Share of results of associated companies and joint ventures	(31,431)	(31,672)
		-
Adjustments for:		
Depreciation of property, plant and equipment	4,234	4,426
Depreciation of investment properties	686	175
(Gain)/loss on disposal of:		
- property, plant and equipment	(14)	(3)
- quoted equity investments	-	239
- investment properties	(33)	-
Fair value (gain)/loss on derecognition of available-for-sale financial assets	(6,872)	(229)
Impairment loss on available-for-sale financial assets	1,369	2,013
Write off of property, plant and equipment	-	343
Fair value loss on unquoted equity investment		1
Changes in fair value of derivative financial instrument	1,013	-
Gain on liquidation of subsidiaries	(495)	-
Interest expense	1,288	1,380
Interest income	(831)	(1,361)
Operating profit before working capital changes	36,840	10,364
Inventories and work-in-progress	4,247	8,420
Receivables	(36,698)	(41,629)
Payables	156,362	71,184
Cash generated from operations	160,751	48,339
Interest paid	(1,343)	(1,385)
Income tax paid	(3,306)	(6,101)
Net cash generated from/(used in) operating activities	156,102	40,853
Balance carried forward	156,102	40,853

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)**

	FY ended 31/01/10	FY ended 31/01/09
	\$'000	\$'000
Balance brought forward	156,102	40,853
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(1,059)	(4,900)
Acquisition of quoted equity investments	(67,935)	(5,039)
Interest received	236	810
Capital contribution made from/ (towards) an joint venture	(4,968)	-
Advances received from/ (made to) an associated company and joint ventures	(14,415)	11,329
Dividends from an associated company and joint ventures	17,503	5,200
Proceeds from sale of quoted equity investments	31,183	4,549
Proceeds from sale of property, plant and equipment	76	583
Proceeds from return on loan of joint ventures and associates	17,554	-
Proceeds from liquidation of subsidiaries	495	-
Proceeds from return on investment	107	126
Net cash generated from/(used in) investing activities	<u>(21,223)</u>	<u>12,658</u>
Cash Flows from Financing Activities		
Dividends paid to shareholders of the Company	(11,082)	(9,235)
Loans from financial institutions obtained	50,500	100,885
Loans from financial institutions repaid	(83,000)	(131,789)
Net cash generated from/(used in) financing activities	<u>(43,582)</u>	<u>(40,139)</u>
Net increase/(decrease) in cash and cash equivalents	91,297	13,372
Cash and cash equivalents at beginning of the period	31,891	21,435
Exchange differences on translation of cash and cash equivalents at beginning of the year	(479)	(2,916)
Cash and cash equivalents at the end of the year (Note A)	<u><u>122,709</u></u>	<u><u>31,891</u></u>

The Group has unused bank facilities of \$130.7M as of 31 January 2010.

The Group generated a net increase of \$91.3M cash flow during FY ended 31 January 2010 compared to net increase of \$13.4M cash flow during FY ended 31 January 2009. The net increase in cash and cash equivalents was due to net cash of \$156.1M generated from operating activities offset by \$32.5M net repayment of bank loans, \$11.1M payment of dividends and a net cash of \$21.2M used in investing activities.

A. Cash and cash equivalents are net of bank overdrafts.

	FY ended 31/01/10	FY ended 31/01/09
	\$'000	\$'000
<u>Cash and cash equivalents at the end of the period</u>		
Cash and bank balances	122,709	31,904
Bank overdraft	-	(13)
	<u>122,709</u>	<u>31,891</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 year

	Share Capital \$'000	Fair Value Reserves \$'000	Retained Profits \$'000	Exchange Fluctuation Account \$'000	Total \$'000
The Company					
Balance at 1.2.2008	161,863	735	18,603	30	181,231
Total comprehensive expense and income for the year	-	(735)	16,858	(30)	16,093
2008 dividends paid	-	-	(9,235)	-	(9,235)
Balance at 31.1.2009	161,863	-	26,226	-	188,089
Balance at 1.2.2009	161,863	-	26,226	-	188,089
Total comprehensive income and expense for the year	-	573	52,518	(279)	52,812
2009 dividends paid	-	-	(11,082)	-	(11,082)
Balance at 31.1.2010	161,863	573	67,662	(279)	229,819

	Share Capital \$'000	Fair Value Reserves \$'000	Retained Profits \$'000	Exchange Fluctuation Account \$'000	Sub-total \$'000	Minority Interests \$'000	Total \$'000
The Group							
Balance at 1.2.2008	161,863	4,931	27,401	4,670	198,865	8,704	207,569
Total comprehensive expense and income for the year	-	(4,069)	29,351	(5,330)	19,952	12	19,964
2008 dividends paid	-	-	(9,235)	-	(9,235)	-	(9,235)
Balance at 31.1.2009	161,863	862	47,517	(660)	209,582	8,716	218,298
Balance at 1.2.2009	161,863	862	47,517	(660)	209,582	8,716	218,298
Total comprehensive income for the year	-	2,375	62,926	4,915	70,216	3,108	73,324
2009 dividends paid	-	-	(11,082)	-	(11,082)	-	(11,082)
Balance at 31.1.2010	161,863	3,237	99,361	4,255	268,716	11,824	280,540

- 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 31 January 2010 compared to 31 January 2009 .

There were no outstanding executives' share options granted as at 31 January 2010 and 31 January 2009.

There was no treasury share held or issued as at 31 January 2010 and 31 January 2009.

- 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 31/01/10	As at 31/01/09
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 31 January 2010.

- 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 2009. 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 for the disclosure of a statement of comprehensive income in accordance with the FRS 1 (Revised) Presentation of Financial Statements and the identification of operating segments based on internal reports that are regularly reviewed by the entity's chief operating decision maker in order to allocate resources to the segment and assess its performance in accordance with the FRS 108 Operating Segments.

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 31/01/10	3 months ended 31/01/09	FY ended 31/01/10	FY ended 31/01/09
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	2.04 cents	0.81 cents	8.52 cents	3.97 cents
(ii) On a fully diluted basis	2.04 cents	0.81 cents	8.52 cents	3.97 cents

Comparative figures for earnings per ordinary share have been adjusted for the Share Split of shares effected on 20 June 2008.

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	
	31/01/10	31/01/09	31/01/10	31/01/09
Net asset value per ordinary share	36 cents	28 cents	31 cents	25 cents
Net tangible assets backing per ordinary share	36 cents	28 cents	31 cents	25 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 increased by 148.0% to \$545.6M during FY ended 31 January 2010 from \$220.0M during FY ended 31 January 2009. It increased by 16.5% to \$132.0M during 3 months ended 31 January 2010 from \$113.4M during 3 months ended 31 January 2009. The increases were due to the higher percentage of completion for projects at Hard Rock Hotel at Sentosa, Meritus Mandarin Hotel and nex at Serangoon Central Mall.

Net profit before tax & minority interests for construction segment was \$16.9M during FY ended 31 January 2010 compared to negative \$11.6M during FY ended 31 January 2009. It was \$3.9M during 3 months ended 31 January 2010 compared to negative \$2.5M during 3 months ended 31 January 2009. The improved profit performance was due to positive contributions for construction projects at Meritus Mandarin, Hard Rock Hotel at Sentosa and nex at Serangoon Central Mall offset by earlier loss-making projects including Regency Suite, one-north Residence and Southbank. Regency Suite and one-north Residence obtained T.O.P. in Nov 2008 and July 2009 respectively.

Hotel & F&B business

Revenue for hotel & F&B businesses decreased by 11.1% to \$48.3M during FY ended 31 January 2010 from \$54.3M during FY ended 31 January 2009. The decrease in hotel revenue of \$6.0M was attributable to lower revenue from this segment. The decrease in hotel revenue was due to lower room rates and occupancy rates at both hotels compared to last year. There was no significant change in revenue during the last quarters of FY ended FY ended 31 January 2010 and 31 January 2009. The net profit before tax and minority interests for hotel segment decreased by \$3.6M to \$12.6M during FY ended 31 January 2010 from \$16.2M during FY ended 31 January 2009 due to lower hotel revenue. The net profit before tax and minority interests for hotel segment increased by \$1.1M to \$1.9M during 3 months ended 31 January 2010 from \$0.8M during 3 months ended 31 January 2009 mainly due to reductions in administrative costs and concessionary loss in gaming centre.

Development

Contributions from associated companies and joint ventures increased by 1.5% to \$31.4M during FY ended 31 January 2010 from \$31.7M during FY ended 31 January 2009. It decreased by 2.8% to \$7.6M during 3 months ended 31 January 2010 from \$7.8M during 3 months ended 31 January 2009. The decrease was mainly due to decreased contributions from joint venture for one-north Residence as it obtained T.O.P. in July 2009.

Investments

The Group's current investments are investment properties mainly in Singapore and Malaysia as well as some quoted equity investments. Net profit before tax and minority interest in investment segment increased by \$7.4M to \$6.6M during FY ended 31 January 2010 from negative \$0.8M during FY ended 31 January 2009. It increased by \$2.1M to \$2.7M during 3 months ended 31 January 2010 from \$0.6M during 3 months ended 31 January 2009. These increases in net profit before tax and minority interest were due to gains on disposal of quoted equity investments offset by impairment of quoted equity investment.

Net profit attributable to shareholders

Net profit attributable to shareholders increased by \$33.5M to \$62.9M during FY ended 31 January 2010 from \$29.4M during FY ended 31 January 2009. It increased by \$9.0M to \$15.0M during 3 months ended 31 January 2010 from \$6.0M during 3 months ended 31 January 2009. These increases were due to higher construction profits, higher profit from investment segment offset by lower profit from hotels. There was no significant change in development profit from associated companies and joint ventures.

Balance Sheet

The Group remains in a strong financial position. Group shareholders' funds increased by 28.1% to \$268.7M as at 31 January 2010 from \$209.6M as at 31 January 2009. Group bank borrowings decreased by 84.5% to \$6.0M as at 31 January 2010 from \$38.6M as at 31 January 2009. Cash and cash equivalents increased by 284.6% to \$122.7M as at 31 January 2010 from \$31.9M as at 31 January 2009.

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

Overall economic environment has improved during the last nine months. Against the backdrop of a volatile and uncertain economic climate, the Group will continue to focus on core business, improve operational efficiency and implement cost management measures. The Group has initiated the search for new projects and will continue to seek other businesses that 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? Yes

Name of Dividend	:	First & Final
Dividend Type	:	Cash
Dividend Amount	:	3.0 cents per ordinary share
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? Yes

Name of Dividend	:	First & Final
Dividend Type	:	Cash
Dividend Amount	:	1.5 cents per ordinary share
Tax Rate	:	NIL

(c) Date payable

Subject to shareholders' approval at the Annual General Meeting to be held on 31 May 2010, the proposed first and final dividend will be paid on 23 June 2010.

(d) Books closure date

The Share Transfer Books and Register of Members of the Company will be closed from 9 June 2010 after 5.00 p.m. to 10 June 2010 for the preparation of dividend warrants.

Duly completed registrable transfers received by the Company's Share Registrar, KCK CorpServe Pte. Ltd., 333 North Bridge Road #08-00, KH KEA Building, Singapore 188721 up to 5.00 p.m. on 9 June 2010 will be registered to determine shareholders' entitlements to the said proposed dividend. Members whose Securities Accounts with The Central Depository (Pte) Limited are credited with shares at 5.00 p.m. on 9 June 2010 will be entitled to the abovementioned proposed dividend.

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

Not applicable

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

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**

	Turnover		Net Profit/(loss) before tax & minority interests	
	FY ended 31/01/10	FY ended 31/01/09	FY ended 31/01/10	FY ended 31/01/09
	\$'000	\$'000	\$'000	\$'000
By Industry				
Construction	545,645	219,992	16,923	(11,641)
Development	148	-	31,756	31,278
Hotels	48,356	54,278	12,659	16,238
Investments	1,302	332	6,588	(823)
	<u>595,451</u>	<u>274,602</u>	<u>67,926</u>	<u>35,052</u>

	Turnover		Profit/(loss) before tax & minority interests	
	FY ended 31/01/10	FY ended 31/01/09	FY ended 31/01/10	FY ended 31/01/09
	\$'000	\$'000	\$'000	\$'000
By Geography				
Singapore	555,698	231,787	53,979	18,332
Australia	28,462	26,266	9,733	8,407
Vietnam	11,031	16,429	3,538	6,985
Malaysia	112	120	645	1,466
Others	148	-	31	(138)
	<u>595,451</u>	<u>274,602</u>	<u>67,926</u>	<u>35,052</u>

14. 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.

15. A breakdown of sales

Group			
	FY ended 31/01/10	FY ended 31/01/09	Increase/(Decrease)
	\$'000	\$'000	%
Sales reported for first half year	245,030	95,833	156
Operating profit after tax before deducting minority interests reported for first half year	31,888	11,240	184
Sales reported for second half year	350,421	178,769	96
Operating profit after tax before deducting minority interests reported for second half year	32,388	19,440	67

16. 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 \$'000	Previous Full Year \$'000
Ordinary - First and final	<u>22,164</u>	<u>11,082</u>

17. Interested parties transactions

**INTERESTED PERSON TRANSACTIONS FOR FINANCIAL YEAR ENDED
31st January 2010**

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
General Corporation Bhd ("GCB")	Bina Meganmas Sdn Bhd : Ordinary Shares S\$ - Loan S\$ 228,363 ----- Total S\$ 228,363	N/A

Pursuant to Chapter 9 of the SBX-ST Listing Manual, the above interested person transactions are either below the relevant materiality threshold or exempted from shareholders' approval.

18. 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 FY ended 31 January 2010 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

29 March 2010