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

## Unaudited Full Year ("FY") Financial Statements For the Year Ended 31 January 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 31/01/2011 $'000 | 3 months ended 31/01/2010 $'000 | Increase / (Decrease) % | FY ended 31/01/2011 $'000 | FY ended 31/01/2010 $'000 | Increase / (Decrease) % |
|---|---|---|---|---|---|---|---|
| Revenue | 1 | 38,979 | 145,379 | (73) | 272,164 | 595,451 | (54) |
| Cost of sales | | (1,955) | (131,651) | (99) | (167,051) | (542,134) | (69) |
| Gross profit | 2 | 37,024 | 13,728 | 170 | 105,113 | 53,317 | 97 |
| Other income/(loss) | 3 | 1,811 | 3,824 | (53) | 5,322 | 9,598 | (45) |
| Concessionary income/(loss) | 4 | (6,690) | (717) | 833 | (7,199) | (738) | 875 |
| Rental income | | 10 | 10 | - | 71 | 262 | (73) |
| Distribution costs | | (216) | (264) | (18) | (856) | (1,004) | (15) |
| Administrative costs | 5 | (7,014) | (5,108) | 37 | (22,244) | (18,003) | 24 |
| Changes in fair value of derivative financial instrument | 6 | 154 | (1,013) | (115) | (93) | (1,013) | (91) |
| Other operating expenses | 7 | (297) | (1,730) | (83) | (2,779) | (4,636) | (40) |
| Finance costs | | (175) | (179) | (2) | (637) | (1,288) | (51) |
| Profit/(loss) from operations | | 24,607 | 8,551 | 188 | 76,698 | 36,495 | 110 |
| Share of results of associated companies and joint ventures | 8 | 1,523 | 7,644 | (80) | 23,755 | 31,431 | (24) |
| Profit/(loss) before taxation | | 26,130 | 16,195 | 61 | 100,453 | 67,926 | 48 |
| Taxation | 9 | (6,531) | (656) | 896 | (16,766) | (3,650) | 359 |
| Profit/(loss) after taxation for the period | | 19,599 | 15,539 | 26 | 83,687 | 64,276 | 30 |
| | | | | | | | |
| Attributable to: | | | | | | | |
| Equity holders of the company | 10 | 19,165 | 15,045 | 27 | 81,742 | 62,926 | 30 |
| Non-controlling interests | | 434 | 494 | (12) | 1,945 | 1,350 | 44 |
| | | 19,599 | 15,539 | 26 | 83,687 | 64,276 | 30 |
| | | | | | | | |
| Earnings per share (cents) | | | | | | | |
| - basic | | 2.59 | 2.04 | | 11.06 | 8.52 | |
| - diluted | | 2.59 | 2.04 | | 11.06 | 8.52 | |

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 31/01/2011 $'000 | 3 months ended 31/01/2010 $'000 | Increase/ (Decrease) % | FY ended 31/01/2011 $'000 | FY ended 31/01/2010 $'000 | Increase/ (Decrease) % |
|---|---|---|---|---|---|---|
| **Net profit for the period** | 19,599 | 15,539 | 26 | 83,687 | 64,276 | 30 |
| **Other comprehensive income** | | | | | | |
| Fair value gain/(loss) on available-for-sale financial assets recognised directly to equity | 49 | 1,219 | (96) | 7,139 | 6,481 | 10 |
| Fair value (gain)/loss on available-for-sale financial assets recycled to income statement on derecognition | (291) | (213) | 37 | (1,581) | (4,106) | (61) |
| Exchange differences on translation of the financial statements of foreign entities (net) | 373 | (63) | (692) | (502) | 6,673 | (108) |
| Other comprehensive income/(loss) for the period, net of tax | 131 | 943 | (86) | 5,056 | 9,048 | (44) |
| **Total comprehensive income for the period** | 19,729 | 16,482 | 20 | 88,743 | 73,324 | 21 |
| | | | | | | |
| **Total comprehensive income attributable to:** | | | | | | |
| Equity holders of the Company | 19,105 | 16,013 | 19 | 86,639 | 70,216 | 23 |
| Non-controlling Interests | 624 | 469 | 33 | 2,104 | 3,108 | (32) |
| Total comprehensive income for the period | 19,729 | 16,482 | 20 | 88,743 | 73,324 | 21 |

n.m.: Not Meaningful

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

1 Group revenue decreased by $323.3M to $272.2M during current year from $595.5M during previous year. It decreased by $106.4M to $39.0M in Q4 current year from $145.4M in Q4 previous year. These decreases in revenue were mainly due to the decrease in construction activity. Development revenue and investment revenue were not significant.

2 Gross profit increased by $51.8M to $105.1M during current year from $53.3M during previous year. It increased by $23.3M to $37.0M in Q4 current year from $13.7M in Q4 previous year. The increase for current year was mainly due to increased contributions from construction project Nex at Serangoon Central Mall 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 $4.3M to $5.3M during current year from $9.6M during previous year. It decreased by $2.0M to $1.8M in Q4 current year from $3.8M in Q4 previous year. These decreases were mainly due to lower gain on disposal of quoted equity investment during 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 concessionary loss increased by $6.5M and $6.0M over previous year and Q4 previous year mainly due to under provision of income tax for gaming centre. 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.

5 Administrative costs increased by $4.2M to $22.2M during current year from $18.0M during previous year. It increased by $1.9M to $7.0M in Q4 current year from $5.1M in Q4 previous year. The increase was mainly due to increases in profit share to Managing and Deputy Managing directors which increased in tandem with increased profit performance of the Group. 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 31 January 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 $0.1M loss for current year has been recognised in the income statement.

7 Other operating expenses decreased by $1.8M to $2.8M during current year from $4.6M during previous year. It decreased by $1.4M to $0.3M in Q4 current year from $1.7M in Q4 previous year. The decrease for current year was mainly due to impairment loss of investment incurred during previous year.

8 Share of results of associated companies and joint ventures decreased by $7.6M to $23.8M during current year from $31.4M during previous year. It decreased by $6.1M to $1.5M in Q4 current year from $7.6M in Q4 previous year. The decrease for current year was mainly due to the completion of one-north Residence, South Bank and Duchess Residences. South Bank and Duchess Residences obtained T.O.P. in April 2010 and January 2011 respectively.

9 The basis of tax computation is set out below:

| | **3 months ended 31/01/2011** | **3 months ended 31/01/2010** | **Increase/ (Decrease)** | **FY ended 31/01/2011** | **FY ended 31/01/2010** | **Increase/ (Decrease)** |
|---|---|---|---|---|---|---|
| | $'000 | $'000 | % | $'000 | $'000 | % |
| Income tax | | | | | | |
| - tax credit/ (charge) | | | | | | |
| - current | (3,590) | 37 | n.m. | (11,578) | 37 | n.m. |
| - over/(under) provision | (2,770) | (365) | n.m. | (1,490) | (129) | n.m. |
| - foreign tax | (171) | (328) | (48) | (3,698) | (3,558) | 4 |
| | (6,531) | (656) | n.m. | (16,766) | (3,650) | n.m. |

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 tax losses as a result of this change in ownership at the parent company level. The Company and its subsidiaries 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 31 January 2010. 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 $13.1M to $16.8M during the year from $3.7M in the previous year.

10 Net profit attributable to shareholders increased by $18.8M to $81.7M during current year from $62.9M during previous year. It increased by $4.2M to $19.2M in Q4 current year from $15.0M in Q4 previous year. The increase for current year was mainly due to higher construction profit offset by lower profits from development, investment 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 31/01/2011 $'000 | Group 31/01/2010 $'000 | Note | Company 31/01/2011 $'000 | Company 31/01/2010 $'000 |
|---|---|---|---|---|---|
| **ASSETS** | | | | | |
| **Non-current assets** | | | | | |
| Investment properties | 10,936 | 12,043 | 1 | 7,780 | 8,412 |
| Property, plant and equipment | 64,675 | 67,255 | 1 | 5,906 | 6,221 |
| Subsidiaries | - | - | | 146,871 | 91,300 |
| Associated companies and joint ventures | 192,423 | 190,940 | 2 | 175,113 | 175,140 |
| Long-term equity investments | 60,291 | 52,134 | 3 | 1,589 | 2,347 |
| Deferred tax assets | 497 | 461 | | - | - |
| | 328,822 | 322,833 | | 337,259 | 283,420 |
| **Current assets** | | | | | |
| Inventories | 359 | 414 | | - | - |
| Work-in-progress | 1,325 | 906 | | 458 | - |
| Trade and other receivables | 86,104 | 100,365 | 4 | 37,864 | 94,654 |
| Short-term quoted equity investments | 11,961 | - | 5 | - | - |
| Cash and cash equivalents | 120,323 | 122,709 | 6 | 106,081 | 108,750 |
| | 220,072 | 224,394 | | 144,403 | 203,404 |
| **Total assets** | 548,894 | 547,227 | | 481,662 | 486,824 |
| **EQUITY AND LIABILITIES** | | | | | |
| **Capital and reserves** | | | | | |
| Share capital | 161,863 | 161,863 | | 161,863 | 161,863 |
| Reserves | 8,795 | 3,237 | 7 | 645 | 572 |
| Retained profits | 158,939 | 99,361 | | 123,178 | 67,662 |
| Exchange fluctuation account | 3,594 | 4,255 | 8 | 14 | (279) |
| | 333,191 | 268,716 | | 285,700 | 229,818 |
| Non-controlling interests | 13,456 | 11,824 | | - | - |
| **Total equity** | 346,647 | 280,540 | | 285,700 | 229,818 |
| **Non-current liabilities** | | | | | |
| Other payables | 249 | 299 | | - | - |
| Deferred tax liabilities | 28 | 569 | | - | 541 |
| Derivative financial instrument | 1,106 | 1,013 | 10 | 1,106 | 1,013 |
| | 1,383 | 1,881 | | 1,106 | 1,554 |
| **Current liabilities** | | | | | |
| Trade and other payables | 180,914 | 251,747 | 9 | 167,846 | 237,022 |
| Amount owing to subsidiaries | - | - | | 11,901 | 11,310 |
| Advance received from a joint venture | 2 | 898 | | 2 | 898 |
| Amount owing to a minority shareholder of subsidiaries (non-trade) | 1,946 | 2,514 | | - | - |
| Provision for directors' fee | 200 | 200 | | 200 | 200 |
| Provision for taxation | 17,802 | 3,446 | 11 | 14,907 | 21 |
| Bank borrowings | - | 6,001 | 6 | - | 6,001 |
| | 200,864 | 264,806 | | 194,856 | 255,452 |
| **Total liabilities** | 202,247 | 266,687 | | 195,962 | 257,006 |
| **Total equity and liabilities** | 548,894 | 547,227 | | 481,662 | 486,824 |

### Notes to the balance sheets

1 The net book value of investment properties and property, plant and equipment decreased by $1.1M to $10.9M as at 31 January 2011 from $12.0M as at 31 January 2010 and $2.6M to $64.7M as at 31 January 2011 from $67.3M as at 31 January 2010 respectively. The decrease was mainly due to depreciation.

2 Associated companies and joint ventures increased by $1.5M to $192.4M as at 31 January 2011 from $190.9M as at 31 January 2010. The increase was mainly due to increase in shareholder loans made to joint ventures.

3 Long-term equity investments increased by $8.2M to $60.3M as at 31 January 2011 from $52.1M as at 31 January 2010. The increase was mainly due to increase in fair value of available-for-sale financial assets. These 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.

4 Trade and other receivables decreased by $14.3M to $86.1M as at 31 January 2011 from $100.4M as at 31 January 2010 due to lower construction activities offset by an increase in tender deposit of land at Upper Serangoon Road for public housing development under the Design, Build and Sell Scheme (DBSS). Subsequent to 31 January 2011, $2.6M was collected from owners.

5 Short-term quoted equity investments of $12.0M as at 31 January 2011 is held for trading.

6 Cash and cash equivalents decreased by $2.4M to $120.3M as at 31 January 2011 from $122.7M as at 31 January 2010. Working capital was $19.2M as at 31 January 2011 compared to negative $40.4M as at 31 January 2010. There was no gearing as at 31 January 2011 since there were no bank borrowings.

7 Reserves increased by $5.6M to $8.8M as at 31 January 2011 from $3.2M as at 31 January 2010 due to increase in fair value reserves for long-term equity investments.

8 Exchange fluctuation account decreased by $0.7M to $3.6M as at 31 January 2011 from $4.3M as at 31 January 2010 mainly due to depreciation of the United States dollar against Singapore dollar.

9 Trade and other payables decreased by $70.8M to $180.9M as at 31 January 2011 from $251.7M as at 31 January 2010 mainly due to decrease in accruals for completed projects. Subsequent to 31 January 2011, $9.7M 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 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 $0.1M has been recognised in the income statement.

11 Provision for taxation increased by $14.4M to $17.8M as at 31 January 2011 from $3.4M as at 31 January 2010. Please refer to Note 9 of paragraph 1(a)(ii).

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

| | 31/01/2011 Secured $'000 | 31/01/2011 Unsecured $'000 | 31/01/2010 Secured $'000 | 31/01/2010 Unsecured $'000 |
|---|---|---|---|---|
| Amount repayable in one year or less, or on demand | - | - | - | 6,001 |
| Amount repayable after one year | - | - | - | - |
| | - | - | - | 6,001 |

**Details of any collateral**

None of the Group's assets are being collaterized 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 31/01/2011 $'000 | FY ended 31/01/2010 $'000 |
|---|---|---|
| **Cash Flow from Operating Activites** | | |
| Profit before taxation | 100,453 | 67,926 |
| | | |
| Adjustments for: | | |
| Share of results of associated companies and joint ventures | (23,755) | (31,431) |
| Depreciation of property, plant and equipment | 4,155 | 4,234 |
| Depreciation of investment properties | 733 | 686 |
| (Gain)/loss on disposal of | | |
| - property, plant and equipment | (13) | (14) |
| - quoted equity investments | (251) | - |
| - investment properties | (211) | (33) |
| Fair value (gain)/loss on derecognition of available-for-sale financial assets | (1,581) | (4,106) |
| Fair value (gain)/loss on disposal of financial assets through P&L | - | (2,766) |
| Impairment loss on available-for-sale financial assets | - | 1,369 |
| Write off of property, plant and equipment | 42 | - |
| Fair value (gain)/loss on financial assets through P&L | 124 | - |
| Changes in fair value of derivative financial instrument | 93 | 1,013 |
| (Gain)/loss on liquidation of subsidiaries | - | (495) |
| Interest expense | 637 | 1,288 |
| Interest income | (776) | (831) |
| **Operating profit before working capital changes** | 79,650 | 36,840 |
| | | |
| Inventories and work-in-progress | (231) | 4,247 |
| Receivables | 14,414 | (36,698) |
| Payables | (72,200) | 156,362 |
| **Cash generated from/(used in) operations** | 21,633 | 160,751 |
| | | |
| Interest paid | (576) | (1,343) |
| Income tax paid | (1,909) | (3,306) |
| **Net cash generated from/(used in) operating activities** | 19,148 | 156,102 |

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 31/01/2011 $'000 | FY ended 31/01/2010 $'000 |
|---|---|---|
| **Amount brought forward** | 19,148 | 156,102 |
| | | |
| **Cash Flows from Investing Activites** | | |
| Acquisition of property, plant and equipment | (3,127) | (1,059) |
| Acquisition of quoted equity investments | (29,902) | (67,935) |
| Acquisition of investment property | (52) | - |
| Interest received | 776 | 236 |
| Capital contribution made from/(towards) joint ventures and associated companies | - | (4,968) |
| Advances received from/(made to) joint ventures and associated and associated companies | (14,527) | (14,415) |
| Dividends from associated companies and joint ventures | 25,250 | 17,503 |
| Proceeds from sale of quoted equity investments | 17,147 | 31,183 |
| Proceeds from sale of property, plant and equipment | 77 | 76 |
| Proceeds from sale of investment properties | 671 | 107 |
| Proceeds from return on loan of joint ventures and associated companies | 11,073 | 17,554 |
| Proceeds from liquidation of subsidiaries | - | 495 |
| **Net cash generated from/(used in) investing activities** | 7,386 | (21,223) |
| | | |
| **Cash Flow from Financing Activites** | | |
| Dividends paid to shareholders of the Company | (22,164) | (11,082) |
| Dividends paid to minority shareholders of a subsidiary | (472) | - |
| Loans from financial institutions obtained | - | 50,500 |
| Loans from financial institutions repaid | (6,001) | (83,000) |
| **Net cash generated from/(used in) financing activities** | (28,637) | (43,582) |
| | | |
| **Net increase/(decrease) in cash and cash equivalents** | (2,103) | 91,297 |
| **Cash and cash equivalents at beginning of the year** | 122,709 | 31,891 |
| **Exchange differences on translation of cash and cash equivalents at beginning of the year** | (283) | (479) |
| **Cash and cash equivalents at end of the year** | 120,323 | 122,709 |

The Group has unused bank facilities of $83.2M as of 31 January 2011.

The Group generated a net decrease of $2.1M cash flow during current year compared to net increase of $91.3M cash flow during previous year. The net decrease in cash and cash equivalents was due to cash used in financing activities of $28.6M offset by net cash generated from operating and investing activities of $19.1M and $7.4M 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 $'000 | Fair Value Reserve $'000 | Retained profit $'000 | Exchange Fluctuation Account $'000 | Total $'000 |
|---|---|---|---|---|---|
| **The Company** | | | | | |
| Balance at 01/02/2010 | 161,863 | 572 | 67,662 | (279) | 229,818 |
| Total comprehensive income and loss for the year | - | 73 | 77,680 | 293 | 78,046 |
| Dividends paid | - | - | (22,164) | - | (22,164) |
| Balance at 31/01/2011 | 161,863 | 645 | 123,178 | 14 | 285,700 |
| | | | | | |
| Balance at 01/02/2009 | 161,863 | - | 26,226 | - | 188,089 |
| Total comprehensive income and loss for the year | - | 572 | 52,518 | (279) | 52,811 |
| Dividends paid | - | - | (11,082) | - | (11,082) |
| Balance at 31/01/2010 | 161,863 | 572 | 67,662 | (279) | 229,818 |

| | Share Capital $'000 | Fair Value Reserve $'000 | Retained profit $'000 | Exchange Fluctuation Account $'000 | Sub-total $'000 | Non-controlling Interests $'000 | Total $'000 |
|---|---|---|---|---|---|---|---|
| **The Group** | | | | | | | |
| 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 year | - | 5,558 | 81,742 | (661) | 86,639 | 2,104 | 88,743 |
| Dividends paid | - | - | (22,164) | - | (22,164) | (472) | (22,636) |
| Balance at 31/01/2011 | 161,863 | 8,795 | 158,939 | 3,594 | 333,191 | 13,456 | 346,647 |
| | | | | | | | |
| Balance at 01/02/2009 | 161,863 | 862 | 47,517 | (660) | 209,582 | 8,716 | 218,298 |
| Total comprehensive income and loss for the year | - | 2,375 | 62,926 | 4,915 | 70,216 | 3,108 | 73,324 |
| Dividends paid | - | - | (11,082) | - | (11,082) | - | (11,082) |
| Balance at 31/01/2010 | 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 2011 compared to 31 January 2010.

There were no outstanding executives' share options granted as at 31 January 2011 and 31 January 2010.

There was no treasury share held or issued as at 31 January 2011 and 31 January 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 31-01-2011** | **As at 31-01-2010** |
|---|---|---|
| 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 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 2010. 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 27 (Revised) Consolidated and Separate Financial Statements

The revised FRS 27 requires the effects of all transactions with non-controlling interests to be accounted for as equity transactions if there is no change in control. Such a change will have no impact on goodwill, nor will it give rise to a gain or loss recognised in profit or loss.

When control over a subsidiary is lost, any interest retained is re-measured to fair value and the resulting gain or loss is recognised in profit or loss.

Losses incurred by a subsidiary are allocated to the non-controlling interests even if these result in the non-controlling interests having deficit balances.

According to its transitional provisions, the revised FRS 27 has been applied prospectively, and does not impact the Group's consolidated financial statements in respect of transactions with non-controlling interests, attribution of losses to non-controlling interests and disposal of subsidiaries before 1 February 2010. The changes will affect future transactions with non-controlling interests.

FRS 103 (Revised) Business Combinations

The revised FRS 103 introduces a number of changes in the accounting for business combinations which are applicable for annual periods beginning on or after 1 July 2009. It retains the major features of purchase method of accounting, now referred to as the acquisition method. The changes in significant accounting policies resulting from the adoption of the revised FRS 103 include:

- Acquisition-related costs of the business combination are recorded as an expense in profit or loss. Previously, these costs would have been accounted for as part of the cost of acquisition.
- The assets acquired and liabilities assumed are generally measured at their acquisition-date fair value unless an exception and specific measurement rules are provided in the standard.
- Contingent consideration on future events is measured at fair value on the acquisition date. If the contingent arrangement gives rise to a financial liability, any subsequent changes will no longer be adjusted against goodwill but recognised in profit or loss. Previously, contingent consideration was recognised at the acquisition date only if its payment was probable.
- Any indemnification asset promised by the seller in an acquisition is recognised at the date of acquisition. Previously, this possible compensation would not have been recognised as an asset and would have been adjusted against goodwill upon receipt from the seller.
- The Group elects for each acquisition of a business, to measure non-controlling interest at fair value, or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets, and this impacts the amount of goodwill recognised.
- When a business is acquired in stages, the previously held equity interests in the acquiree is remeasured to fair value at the acquisition date with any corresponding gain or loss recognised in profit or loss, and this impacts the amount of goodwill recognised.

According to its transitional provisions, the revised FRS 103 has been applied prospectively. Assets and liabilities that arose from business combinations whose acquisition dates are before 1 February 2010 are not adjusted.

**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 31-01-2011 | 3 months ended 31-01-2010 | FY ended 31-01-2011 | FY ended 31-01-2010 |
|---|---|---|---|---|
| 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 | 2.59 cents | 2.04 cents | 11.06 cents | 8.52 cents |
| (ii) On a fully diluted basis | 2.59 cents | 2.04 cents | 11.06 cents | 8.52 cents |

**7. Net asset value (for theissuer 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 | |
|---|---|---|---|---|
| | 31-01-2011 | 31-01-2010 | 31-01-2011 | 31-01-2010 |
| Net asset value per ordinary share | 45 cents | 36 cents | 39 cents | 31 cents |
| Net tangible assets backing per ordinary share | 45 cents | 36 cents | 39 cents | 31 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 59.5% to $221.2M during current year from $545.6M during previous year. It decreased by 79.5% to $27.0M in Q4 current year from $132.0M in Q4 previous year. The decreases were due to the completion of Meritus Mandarin Hotel and Hard Rock Hotel at Sentosa. Net profit before tax & non-controlling interests for construction segment increased by $50.4M to $67.0M during current year from $16.6M during previous year. It increased by $23.6M to $27.2M in Q4 current year from $3.6m in Q4 previous year. The improved profit performance for current year was due to higher contributions from nex at Serangoon Central Mall and decrease in accruals for completed projects Meritus Mandarin Hotel and Hard Rock Hotel at Sentosa.

**Hotel & F&B business**

Revenue for hotel & F&B businesses increased by 0.8% to $48.8M during current year from $48.4M during previous year mainly due to higher revenue from Duxton Perth offset by lower revenue from Duxton Saigon and F&B business. It decreased by 11.5% to $11.5M in Q4 current year from $13.0M in Q4 previous year. The higher revenue in Duxton Perth was due to higher occupancy rate and average room rate while the lower revenue from F&B business was due to cessation of Chijmes Hall, Capella and Upper Club in Q3 current year. Net profit before tax and non-controlling interests for hotel segment decreased by $7.1M to $5.9M during current year from $13.0M during previous year. It decreased by $5.9M to negative $3.6M in Q4 current year from $2.3M in Q4 previous year. The decreases were mainly due to decrease in revenue and concessionary loss in gaming centre.

**Development**

Contributions from associated companies and joint ventures decreased by 24.8% to $23.9M during current year from $31.8M during previous year. It decreased by 80.3% to $1.5M in Q4 current year from $7.6M in Q4 previous year. The decreases were mainly due to decreased contributions from one-north Residence, 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, 508 units were sold as at 31 January 2011. We 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.

**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 non-controlling interest in investment segment decreased by $2.9M to $3.7M during current year from $6.6M during previous year mainly due to decreased gains on disposal of quoted equity investments. It decreased by $1.6M to $1.1M in Q4 current year from $2.7M in Q4 previous year mainly due to fair value gain on available-for-sale financial assets charged to income statement on reclassification to short-term quoted equity investments and lower impairment of investment.

**Net profit attributable to shareholders**

Net profit attributable to shareholders increased by 29.9% to $81.7M during current year compared to $62.9M during previous year. It increased by 27.0% to $19.2M in Q4 current year from $15.0M in Q4 previous year. The increase for current year was mainly due to higher profit from construction segment offset by less profits from development, investment and hotel segments.

**Balance Sheet**

The Group remains in a strong financial position. Group shareholders' funds increased by 24.0% to $333.2M as at 31 January 2011 from $268.7M as at 31 January 2010. There were no bank borrowings as at 31 January 2011. Cash and cash equivalents decreased by 2.0% to $120.3M as at 31 January 2011 from $122.7M as at 31 January 2010.

**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**

The property cooling measures announced by the Singapore government in January 2011 and the release of more government land sales in recent months are expected to slow down volume of property transactions in the coming months. We remain vigilant and cautious in our cost control and land tendering activities. We will continue our efforts to search for new projects and businesses 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? Yes

| | | |
|---|---|---|
| Name of Dividend | : | First & Final |
| Dividend Type | : | Cash |
| Dividend Amount | : | 3.0 cents per ordinary share |
| Tax Rate | : | Tax exempt (One-Tier tax) |

| | | |
|---|---|---|
| Name of Dividend | : | Special |
| Dividend Type | : | Cash |
| Dividend Amount | : | 1.0 cent per ordinary share |
| Tax Rate | : | Tax exempt (One-Tier tax) |

***(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 | : | 3.0 cents per ordinary share |
| Tax Rate | : | Tax exempt (One-Tier tax) |

**(c) Date payable**

Subject to shareholders' approval at the Annual General meeting to be held on 31 May 2011, the proposed first and final dividend will be paid on 23 June 2011.

**(d) Books closure date**

The Share Transfer Books and Register of Members of the Company will be closed from 9 June 2011 after 5.00 p.m. to 10 June 2011 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 2011 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 2011 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

| | Construction | | Development | | Hotels | | Investments | | Consolidated | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **2011 $'000** | 2010 $'000 | **2011 $'000** | 2010 $'000 | **2011 $'000** | 2010 $'000 | **2011 $'000** | 2010 $'000 | **2011 $'000** | 2010 $'000 |
| **REVENUE** | | | | | | | | | | |
| Total sales | **221,202** | 545,645 | **234** | 148 | **54,839** | 54,020 | **3,057** | 2,127 | **279,332** | 601,940 |
| Inter-segment sales | **-** | - | **-** | - | **(6,048)** | (5,664) | **(1,120)** | (825) | **(7,168)** | (6,489) |
| External sales | **221,202** | 545,645 | **234** | 148 | **48,791** | 48,356 | **1,937** | 1,302 | **272,164** | 595,451 |
| **RESULTS** | | | | | | | | | | |
| Segment results | **67,588** | 18,711 | **163** | (99) | **5,851** | 12,659 | **3,733** | 6,512 | **77,335** | 37,783 |
| Finance costs | **(637)** | (1,288) | **-** | - | **-** | - | **-** | - | **(637)** | (1,288) |
| | **66,951** | 17,423 | **163** | (99) | **5,851** | 12,659 | **3,733** | 6,512 | **76,698** | 36,495 |
| Share of (losses)/profits in joint ventures/ associated companies | **-** | (500) | **23,755** | 31,855 | **-** | - | **-** | 76 | **23,755** | 31,431 |
| | **66,951** | 16,923 | **23,918** | 31,756 | **5,851** | 12,659 | **3,733** | 6,588 | **100,453** | 67,926 |
| Taxation | | | | | | | | | **(16,766)** | (3,650) |
| Non-controlling interests | | | | | | | | | **(1,945)** | (1,350) |
| Net profit | | | | | | | | | **81,742** | 62,926 |

### 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 31/01/2011 $'000 | FY ended 31/01/2010 $'000 | Increase/ (Decrease) % |
| Sales reported for first half year | 171,734 | 245,030 | (30) |
| Operating profit after tax before deducting non-controlling interests reported for first half year | 48,181 | 31,888 | 51 |
| Sales reported for second half year | 100,430 | 350,421 | (71) |
| Operating profit after tax before deducting non-controlling interests reported for second half year | 35,506 | 32,388 | 10 |

## 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 one-tier dividend | 22,164 | 22,164 |
| Special one-tier dividend | 7,388 | - |
| | 29,552 | 22,164 |

## 17. Interested parties transactions

**INTERESTED PERSON TRANACTIONS FOR FINANCIAL YEAR ENDED 31st January 2011**

| 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$100,000) |
|---|---|---|
| Consistent Records Sdn Bhd | Bina Meganmas Sdn Bhd :<br>Loan S$ 1,314,484<br><br>Binakawa Sdn Bhd :<br>Loan S$ 970,106<br>--------------------<br>Total S$ 2,284,590 | N/A |

Pursuant to Chapter 9 of the SGX-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 12 months ended 31 January 2011 to be false or misleading in any material aspect.

On behalf of the Board of Directors,

| | |
|---|---|
| Low Keng Boon<br>Managing Director | Low Poh Kuan<br>Executive Director |

**BY ORDER OF THE BOARD**

Low Keng Boon
Managing Director

31 March 2011