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

Unaudited 3rd Quarter ("Q3") Financial Statements For the Period Ended 31 October 2010

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	3 months ended	Increase / (Decrease)	9 months ended	9 months ended	Increase / (Decrease)
		31/10/2010	31/10/2009		31/10/2010	31/10/2009	
		$'000	$'000	%	$'000	$'000	%
Revenue	1	61,451	205,042	(70)	233,185	450,072	(48)
Cost of sales		(45,692)	(188,561)	(76)	(165,096)	(410,483)	(60)
Gross profit	2	15,759	16,481	(4)	68,089	39,589	72
Other income/(loss)	3	646	739	(13)	3,511	5,775	(39)
Concessionary income/(loss)	4	(11)	1	n.m.	(509)	(21)	n.m.
Rental income		29	8	263	61	252	(76)
Distribution costs		(210)	(242)	(13)	(640)	(740)	(14)
Administrative costs	5	(3,716)	(4,318)	(14)	(15,230)	(12,895)	18
Changes in fair value of derivative financial instrument	6	42	-	n.m.	(247)	-	n.m.
Other operating expenses	7	(1,363)	(1,184)	15	(2,482)	(2,906)	(15)
Finance costs		(172)	(513)	(66)	(462)	(1,109)	(58)
Profit/(loss) from operations		11,004	10,972	0	52,091	27,945	86
Share of results of associated companies and joint ventures	8	7,967	7,355	8	22,232	23,787	(7)
Profit/(loss) before taxation		18,971	18,327	4	74,323	51,732	44
Taxation	9	(3,064)	(1,477)	107	(10,235)	(2,994)	242
Profit/(loss) after taxation for the period		15,907	16,850	(6)	64,088	48,738	31
Attributable to:							
Equity holders of the company	10	15,155	16,599	(9)	62,577	47,882	31
Minority interests		752	251	200	1,511	856	77
		15,907	16,850	(6)	64,088	48,738	31
Earnings per share (cents)							
- basic		2.05	2.25		8.47	6.48	
- diluted		2.05	2.25		8.47	6.48	

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 31/10/2010 $'000	3 months ended 31/10/2009 $'000	Increase/ (Decrease) %	9 months ended 31/10/2010 $'000	9 months ended 31/10/2009 $'000	Increase/ (Decrease) %
Net profit for the period	15,907	16,850	(6)	64,088	48,738	31
Other comprehensive income						
Fair value gain/(loss) on available-for-sale financial assets recognised directly to equity	4,764	(240)	n.m.	7,854	5,262	49
Fair value (gain)/loss on available-for-sale financial assets recycled to income statement on derecognition	(583)	(357)	63	(1,290)	(3,893)	(67)
Fair value gain on available-for-sale financial assets charged to income statement on reclassification to short-term quoted equity investments	(764)	-	n.m.	(764)	-	n.m.
Exchange differences on translation of the financial statements of foreign entities (net)	345	1,996	(83)	(875)	6,738	n.m.
Other comprehensive income/(loss) for the period, net of tax	3,762	1,399	169	4,925	8,107	(39)
Total comprehensive income for the period	19,669	18,249	8	69,013	56,845	21
Total comprehensive income attributable to:						
Equity holders of the Company	18,707	17,507	7	67,533	54,206	25
Minority Interests	962	742	30	1,480	2,639	(44)
Total comprehensive income for the period	19,669	18,249	8	69,013	56,845	21

n.m.: Not Meaningful

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

1 Group revenue decreased by $216.9M to $233.2M during 9 months current year from $450.1M during 9 months previous year. It decreased by $143.5M to $61.5M in Q3 current year from $205.0M in Q3 previous year. These decreases in revenue were mainly due to the decrease in construction revenue. Development revenue and investment revenue were not significant.

2 Gross profit increased by $28.5M to $68.1M during 9 months current year from $39.6M during 9 months previous year. It decreased by $0.7M to $15.8M in Q3 current year from $16.5M in Q3 previous year. The increase for the 9 months current year was mainly due to the increased contributions from construction project nex at Serangoon Central Mall and decrease in accruals in completed projects, Meritus Mandarin Hotel and Hard Rock Hotel at Sentosa.

3 Other income decreased by $2.3M to $3.5M during 9 months current year from $5.8M during 9 months previous year. It decreased by $0.1M to $0.6M in Q3 current year from $0.7M in Q3 previous year. These decreases were mainly due to lower gain on disposal of quoted equity investment during 9 months current year.

4 This loss 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. It increased by $0.5M and $0.01M over 9 months and Q3 previous year mainly due to under provision of depreciation charge for gaming centre.

5 Administrative costs increased by $2.3M to $15.2M during 9 months current year from $12.9M during 9 months previous year. It decreased by $0.6M to $3.7M in Q3 current year from $4.3M in Q3 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. The increase in administrative costs for the 9 months current year was mainly due to increases in profit share to Managing and Deputy Managing directors which increased in tandem with the increased profit performance of the Group. 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 31 October 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 $0.2M loss for the 9 months current year has been recognised in the income statement.

7 Other operating expenses decreased by $0.4M to $2.5M during 9 months current year from $2.9M during 9 months previous year. It increased by $0.2M to $1.4M in Q3 current year from $1.2M in Q3 previous year. The decrease for the 9 months current year was mainly due to increase in exchange gain from appreciation of Malaysian Ringgit and Australian Dollar against Singapore dollar on shareholder loans.

8 Share of results of associated companies and joint ventures decreased by $1.6M to $22.2M during 9 months current year from $23.8M during 9 months previous year. It increased by $0.6M to $8.0M in Q3 current year from $7.4M in Q3 previous year. The decrease for the 9 months current year was mainly due to the completion of one-north Residence and South Bank which obtained T.O.P. in July 2009 and April 2010 respectively.

9 The basis of tax computation is set out below:

	3 months ended	**3 months ended**	**Increase/ (Decrease)**	**9 months ended**	**9 months ended**	**Increase/ (Decrease)**
	31/10/2010	**31/10/2009**		**31/10/2010**	**31/10/2009**	
	$'000	$'000	%	$'000	$'000	%
Income tax						
- tax credit/ (charge)						
- current	(2,988)	-	n.m.	(7,988)	-	n.m.
- over provision	1,280	236	442	1,280	236	442
- foreign tax	(1,356)	(1,713)	(21)	(3,527)	(3,230)	9
	(3,064)	(1,477)	107	(10,235)	(2,994)	242

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 intend to apply to the Inland Revenue Authority of Singapore and tax authorities of its overseas subsidiaries for waiver to retain the ability to carry forward such capital allowances and tax losses on grounds that such ownership change is not done for the purpose of deriving any tax benefit or to obtain any tax advantage.

Based on the tax status known to-date, the Company has unutilised tax losses amounting to approximately $5.2M. The Group has unutilised tax losses and unabsorbed capital allowances amounting to approximately $5.9M and $0.2M respectively as at 31 January 2010. These losses are subject to agreement with the respective tax authorities.

As at the date of this report, 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. If this application is not approved by the tax authorities, the Company and Group may need to provide a tax liability of approximately $10.4M for FY2010 and 9 months current year. In the opinion of the directors, a provision of taxation of approximately $8.0M is sufficient and has been made as at 31 October 2010.

The increase in over provision of tax by $1.1M during 9 months current year was mainly due to refund of tax from IRAS for previous years.

10 Net profit attributable to shareholders increased by $14.7M to $62.6M during 9 months current year from $47.9M during 9 months previous year. It decreased by $1.4M to $15.2M in Q3 current year from $16.6M in Q3 previous year. The increase for the 9 months current year 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 31/10/2010 $'000	Group 31/01/2010 $'000	Note	Company 31/10/2010 $'000	Company 31/01/2010 $'000
ASSETS					
Non-current assets					
Investment properties	11,312	12,043	1	7,951	8,412
Property, plant and equipment	63,868	67,255	1	5,735	6,221
Subsidiaries	-	-		96,440	91,300
Associated companies and joint ventures	189,047	190,940	2	171,984	175,140
Long-term equity investments	64,715	52,134	3	1,639	2,347
Deferred tax assets	537	461		-	-
	329,479	322,833		283,749	283,420
Current assets					
Inventories	397	414		-	-
Work-in-progress	1,167	906		83	-
Trade and other receivables	70,807	100,365	4	65,926	94,654
Short-term quoted equity investments	5,896	-	5	-	-
Cash and cash equivalents	172,470	122,709	6	155,302	108,750
	250,737	224,394		221,311	203,404
Total assets	580,216	547,227		505,060	486,824
EQUITY AND LIABILITIES					
Capital and reserves					
Share capital	161,863	161,863		161,863	161,863
Reserves	9,037	3,237	7	695	572
Retained profits	139,774	99,361		100,309	67,662
Exchange fluctuation account	3,411	4,255	8	14	(279)
	314,085	268,716		262,881	229,818
Minority interests	12,836	11,824		-	-
Total equity	326,921	280,540		262,881	229,818
Non-current liabilities					
Other payables	254	299		-	-
Deferred tax liabilities	569	569		541	541
Derivative financial instrument	1,260	1,013	10	1,260	1,013
	2,083	1,881		1,801	1,554
Current liabilities					
Trade and other payables	236,786	251,747	9	219,558	237,022
Amount owing to subsidiaries	-	-		11,902	11,310
Advance received from a joint venture	897	898		897	898
Amount owing to a minority shareholder of subsidiaries (non-trade)	1,931	2,514		-	-
Provision for directors' fee	150	200		-	200
Provision for taxation	11,448	3,446	11	8,021	21
Bank borrowings	-	6,001	6	-	6,001
	251,212	264,806		240,378	255,452
Total liabilities	253,295	266,687		242,179	257,006
Total equity and liabilities	580,216	547,227		505,060	486,824

Notes to the balance sheets

1 The net book value of investment properties and property, plant and equipment decreased by $0.7M to $11.3M as at 31 October 2010 from $12.0M as at 31 January 2010 and $3.4M to $63.9M as at 31 October 2010 from $67.3M as at 31 January 2010 respectively. The decrease was mainly due to depreciation.

2 Associated companies and joint ventures decreased by $1.9M to $189.0M as at 31 October 2010 from $190.9M as at 31 January 2010. The decrease was mainly due to dividend received and shareholder loans repayment.

3 Long-term equity investments increased by $12.6M to $64.7M as at 31 October 2010 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 $29.6M to $70.8M as at 31 October 2010 from $100.4M as at 31 January 2010 due to lower construction activities. Subsequent to 31 October 2010, $12.0M was collected from owners.

5 Short-term quoted equity investments of $5.9M as at 31 October 2010 was reclassified from long-term equity investments as this investment is held for trading.

6 Cash and cash equivalents increased by $49.8M to $172.5M as at 31 October 2010 from $122.7M as at 31 January 2010. Working capital was negative $0.5M as at 31 October 2010 compared to negative $40.4M as at 31 January 2010. There was no gearing as at 31 October 2010 since there were no bank borrowings.

7 Reserves increased by $5.8M to $9.0M as at 31 October 2010 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 $0.9M to $3.4M as at 31 October 2010 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 $14.9M to $236.8M as at 31 October 2010 from $251.7M as at 31 January 2010 mainly due to decrease in accruals for completed projects. Subsequent to 31 October 2010, $18.7M 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 October 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 a hedging instrument and the movements in fair value loss of $0.2M has been recognised in the income statement.

11 Provision for taxation increased by $8.0M to $11.4M as at 31 October 2010 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

	31/10/2010		31/01/2010	
	Secured	**Unsecured**	**Secured**	**Unsecured**
	$'000	$'000	$'000	$'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

	9 months ended 31/10/2010 $'000	9 months ended 31/10/2009 $'000
Cash Flow from Operating Activites		
Profit before taxation	74,323	51,732
Adjustments for:		
Share of results of associated companies and joint ventures	(22,232)	(23,787)
Depreciation of property, plant and equipment	3,110	2,836
Depreciation of investment properties	551	301
(Gain)/loss on disposal of		
- property, plant and equipment	(15)	(14)
- investment properties	1	(33)
Fair value (gain)/loss on derecognition of available-for-sale financial assets	(1,290)	(3,893)
Impairment loss on available-for-sale financial assets	341	545
Write off of property, plant and equipment	38	-
Fair value gain on available-for-sale financial assets charged to income statement on reclassification to short-term quoted equity investments	(764)	-
Changes in fair value of derivative financial instrument	247	-
(Gain)/loss on liquidation of subsidiaries	-	(444)
Interest expense	462	1,109
Interest income	(647)	(665)
Operating profit before working capital changes	54,125	27,687
Inventories and work-in-progress	(389)	4,253
Receivables	31,544	(101,660)
Payables	(21,833)	156,783
Cash generated from/(used in) operations	63,447	87,063
Interest paid	(404)	(1,163)
Income tax paid	(781)	(3,736)
Net cash generated from/(used in) operating activities	62,262	82,164
Amount carried forward	62,262	82,164

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)

	9 months ended 31/10/2010 $'000	9 months ended 31/10/2009 $'000
Amount brought forward	62,262	82,164
Cash Flows from Investing Activites		
Acquisition of property, plant and equipment	(1,407)	(818)
Acquisition of quoted equity investments	(26,755)	(34,804)
Acquisition of investment property	(52)	-
Interest received	647	150
Capital contribution made from/(towards) joint ventures	-	-
companies	(8,304)	4,020
Capital return from an associated company in liquidation	-	-
Dividends from associated companies and joint ventures	25,250	10,703
Proceeds from sale of quoted equity investments	15,889	10,090
Proceeds from sale of property, plant and equipment	84	74
Proceeds from sale of investment properties	264	107
Proceeds from return on loan of joint ventures and associated companies	11,079	-
Proceeds from liquidation of subsidiaries	-	444
Net cash generated from/(used in) investing activities	16,695	(10,034)
Cash Flow from Financing Activites		
Dividends paid to shareholders of the Company	(22,164)	(11,082)
Dividends paid to minority shareholders of a subsidiary	(468)	-
Loans from financial institutions obtained	-	33,500
Loans from financial institutions repaid	(6,001)	(59,000)
Net cash generated from/(used in) financing activities	(28,633)	(36,582)
Net increase/(decrease) in cash and cash equivalents	50,324	35,548
Cash and cash equivalents at beginning of the period	122,709	31,891
Exchange differences on translation of cash and cash equivalents at beginning of the period	(563)	(479)
Cash and cash equivalents at end of the period	172,470	66,960

The Group has unused bank facilities of $133.5M as of 31 October 2010.

The Group generated a net increase of $50.3M cash flow during 9 months current year compared to net increase of $35.5M cash flow during 9 months previous year. The net increase in cash and cash equivalents was due to net cash generated from operating activities and investing activities of $62.3M and $16.7M respectively offset by net cash used in financing activities of $28.6M.

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

The Company	Share capital $'000	Fair Value Reserve $'000	Retained profit $'000	Exchange Fluctuation Account $'000	Total $'000
Balance at 1/2/2010	161,863	572	67,662	(279)	229,818
Total comprehensive expense and income for the period	-	123	54,811	293	55,227
Dividends paid	-	-	(22,164)	-	(22,164)
Balance at 31/10/2010	161,863	695	100,309	14	262,881
Balance at 1/2/2009	161,863	-	26,226	-	188,089
Total comprehensive expense and income for the period	-	535	41,624	(279)	41,880
Dividends paid	-	-	(11,082)	-	(11,082)
Balance at 31/10/2009	161,863	535	56,768	(279)	218,887

The Group	Share capital $'000	Fair Value Reserve $'000	Retained profit $'000	Exchange Fluctuation Account $'000	Sub-total $'000	Minority Interests $'000	Total $'000
Balance at 1/2/2010	161,863	3,237	99,361	4,255	268,716	11,824	280,540
Total comprehensive expense and income for the period	-	5,800	62,577	(844)	67,533	1,480	69,013
Dividends paid	-	-	(22,164)	-	(22,164)	(468)	(22,632)
Balance at 31/10/2010	161,863	9,037	139,774	3,411	314,085	12,836	326,921
Balance at 1/2/2009	161,863	862	47,517	(660)	209,582	8,716	218,298
Total comprehensive expense and income for the period	-	1,369	47,882	4,955	54,206	2,639	56,845
Dividends paid	-	-	(11,082)	-	(11,082)	-	(11,082)
Balance at 31/10/2009	161,863	2,231	84,317	4,295	252,706	11,355	264,061

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 October 2010 compared to 31 October 2009.

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

There was no treasury share held or issued as at 31 October 2010 and 31 October 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 31-10-2010	**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 October 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 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 (amended 2009) and FRS 103 (revised 2009)

FRS 27 (amended 2009) and FRS 103 (revised 2009) will become effective for the Group's financial statements for the financial year ending 31 January 2011. FRS 103 (revised 2009) introduces significant changes to the accounting for business combinations, both at the acquisition date and post acquisition, and requires greater use of fair values. The revised FRS 103 will be applied prospectively and therefore there will be no impact on prior periods in the Group's 2011 consolidated financial statements.

The amended FRS 27 acquires accounting for changes in ownership interests by the Group in a subsidiary, while maintaining control, to be recognised as an equity transaction. When the Group loses control of a subsidiary, any interest retained in the former subsidiary will be measured at fair value with a gain or loss recognised in the profit or loss. The amendments to FRS 27 are not expected to have a significant impact on the consolidated financial statements.

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 31-10-2010	3 months ended 31-10-2009	9 months ended 31-10-2010	9 months ended 31-10-2009
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	2.05 cents	2.25 cents	8.47 cents	6.48 cents
(ii) On a fully diluted basis	2.05 cents	2.25 cents	8.47 cents	6.48 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	
	31-10-2010	31-10-2009	31-10-2010	31-10-2009
Net asset value per ordinary share	43 cents	36 cents	36 cents	31 cents
Net tangible assets backing per ordinary share	43 cents	36 cents	36 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 53.0% to $194.2M during 9 months current year from $413.6M during 9 months previous year. It decreased by 74.7% to $48.6M in Q3 current year from $191.8M in Q3 previous year. The decreases were due to the completion of Meritus Mandarin Hotel and Hard Rock Hotel at Sentosa.

Net profit before tax & minority interests for construction segment increased by $26.7M to $39.7M during 9 months current year from $13.0M during 9 months previous year. It decreased by 15.6% to $6.5M in Q3 current year from $7.7m in Q3 previous year. The improved profit performance for the 9 months 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 5.4% to $37.3M during 9 months current year from $35.4M during 9 months previous year mainly due to higher revenue from Duxton Perth offset by lower revenue from Duxton Saigon and F&B business. It decreased by 4.7% to $12.3M in Q3 current year from $12.9M in Q3 previous year. The higher revenue in Duxton Perth was due to higher occupancy 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 minority interests for hotel segment decreased by $1.2M to $9.5M during 9 months current year from $10.7M during 9 months previous year. It decreased by $0.6M to $3.0M in Q3 current year from $3.6M in Q3 previous year. The decreases were 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 7.4% to $22.4M during 9 months current year from $24.2M during 9 months previous year. It increased by 6.8% to $7.8M in Q3 current year from $7.3M in Q3 previous year. The decrease for the 9 months current year was mainly due to decreased contributions from one-north Residence and South Bank which obtained T.O.P. in July 2009 and April 2010 respectively.

The Minton was launched in May 2010 and about 40% of total 1,145 units were sold as at 31 October 2010.

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 decreased by $1.2M to $2.7M during 9 months current year from $3.9M during 9 months previous year mainly due to decreased gains on disposal of quoted equity investments. It increased by $2.0M to $1.8M in Q3 current year from negative $0.2M in Q3 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 30.7% to $62.6M during 9 months current year compared to $47.9M during 9 months previous year. It decreased by 8.4% to $15.2M in Q3 current year from $16.6M in Q3 previous year. The increase for the 9 months 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 16.9% to $314.1M as at 31 October 2010 from $268.7M as at 31 January 2010. There were no bank borrowings as at 31 October 2010. Cash and cash equivalents increased by 40.6% to $172.5M as at 31 October 2010 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

During the quarter, the Group successfully tendered for a HDB land parcel at Upper Serangoon Road for $155.2M to build approximately 630 units of apartments under the Design, Build and Sell Scheme (DBSS). In addition, we secured a $62.5M contract to renovate an office building at 6 Battery Road. We remain cautious and 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? 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

Not applicable

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 9 months ended 31 October 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

13 December 2010