

**UNAUDITED RESULTS FOR FULL YEAR ENDED 31 DECEMBER 2011****PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS**

- 1(a) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group					
	Fourth Quarter Ended			Financial Year Ended		
	31.12.2011	31.12.2010	+ / (-)	31.12.2011	31.12.2010	+ / (-)
	\$'000	\$'000	%	\$'000	\$'000	%
<b>Continuing operations</b>						
<b>Revenue</b>	4,029	8,715	(53.8)	28,119	51,134	(45.0)
Cost of sales	(1,715)	(5,633)	(69.6)	(13,106)	(32,012)	(59.1)
<b>Gross profit</b>	2,314	3,082	(24.9)	15,013	19,122	(21.5)
Other income	1,006	1,923	(47.7)	4,830	5,719	(15.5)
General and administrative costs	(3,299)	(2,975)	10.9	(9,598)	(11,274)	(14.9)
Selling and distribution costs	(40)	(49)	(18.4)	(184)	(199)	(7.5)
Other operating (costs)/income	(687)	333	n.m	(5,400)	(400)	n.m
Finance costs	(182)	(220)	(17.3)	(640)	(1,446)	(55.7)
Share of after tax results of associates and unincorporated joint venture	(207)	(226)	(8.4)	(1,063)	(750)	41.7
(Loss)/Profit from continuing operations, before taxation	(1,095)	1,868	n.m	2,958	10,772	(72.5)
Taxation	121	(1,605)	n.m	(806)	(2,806)	(71.3)
<b>(Loss)/Profit from continuing operations, after taxation</b>	(974)	263	n.m	2,152	7,966	(73.0)
<b>Discontinued operation</b>						
<b>Profit from discontinued operation, after taxation</b>	-	-		-	37,054	(100.0)
<b>Net profit/(loss) after taxation</b>	(974)	263	n.m	2,152	45,020	(95.2)
Net (loss)/profit after taxation attributable to:						
Equity holders of the Company	(974)	263	n.m	2,152	45,020	(95.2)
Minority Interests	-	-		-	-	-
	(974)	263		2,152	45,020	

n.m. denotes not meaningful.

Profit from continuing operations, before taxation included the following:

	Group					
	Fourth Quarter Ended			Financial Year Ended		
	31.12.2011	31.12.2010	+/(-) %	31.12.2011	31.12.2010	+/(-) %
	\$'000	\$'000	%	\$'000	\$'000	%
Investment income	146	90	62.2	4,087	809	405.2
Other income including interest income	1,955	2,858	(31.6)	8,407	13,113	(35.9)
Interest on borrowings	(183)	(220)	(16.8)	(640)	(1,446)	(55.7)
Depreciation on property, plant and equipment and investment properties	(421)	(446)	(5.6)	(1,644)	(1,814)	(9.4)
Bad debts written off	(3)	(60)	(95.0)	(3)	(60)	(95.0)
Allowance made for doubtful debts from						
- trade and other receivables	-	(111)	(100.0)	14	(111)	n.m
- associate	-	-		-	(157)	(100.0)
Allowance written-back/(made) for impairment loss on						
- investment properties	-	1,857	(100.0)	-	1,857	(100.0)
- non-current investments	(51)	(811)	(93.7)	(100)	(1,380)	(92.8)
- current investments	(636)	(93)	583.9	(5,314)	(99)	n.m
Over/(under) provision of taxation in prior years	(2)	-	n.m	(2)	164	n.m
Foreign exchange (loss)/gain	(300)	(119)	152.1	(477)	(493)	(3.2)
Gain on disposal of investment securities	-					
- included in gross profit	(38)	728	n.m	1,993	4,976	(59.9)
- included in other income	747	1	n.m	1,353	31	n.m
Loss on disposal of property, plant and equipment	(15)	-	-	(15)	-	-
Gain on disposal of investment properties	-	1,707	(100.0)	2,574	4,783	(46.2)
Provision for indemnity given to liquidator of an associate	-	(620)	(100.0)	-	(620)	(100.0)

Note:

1. Revenue decreased by \$23.1 million or 45% year on year ("yoy"), from \$51.1 million in financial year ended 31 December 2010 ("FY2010"), to \$28.1 million in financial year ended 31 December 2011 ("FY2011").

This was mainly due to:-

- a. decrease in proceeds from sale of investment securities amounting to \$22 million (FY2011: \$12.8 million; FY2010: \$34.8 million);
- b. decrease in rental income by \$0.6 million (FY2011: \$6.9 million; FY2010: \$7.5 million) due to refurbishment of a residential property in the United Kingdom and our warehouse in Paya Lebar;
- c. decrease in interest income by \$3.8 million (FY2011: \$3.6 million; FY2010: \$7.4 million) as an investment security which contributed significantly to interest income was redeemed in 2Q2009.

The above decreases were offset by increase in dividend income amounting to \$3.3 million (FY 2011: \$4.1 million; FY2010: \$0.8 million) due to distribution by a fund in which the Group has a 17.82% interest.

The decrease in revenue of \$4.7 million in fourth quarter ended 31 December 2011 ("4Q2011") over the same quarter in 2010 ("4Q2010") was due mainly to decrease in proceeds from sale of investments (4Q2011: \$1.2 million; 4Q2010: \$5.8 million)

2. Cost of sales decreased by \$19 million or 59.1% yoy and \$3.9 million, 69.6.1% quarter on quarter ("qoq") due to the decrease in share trading activity.

3. Other income comprised the following:

	4Q2011	4Q2010	+ /(-)	FY2011	FY2010	+ /(-)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Interest income	146	84	62	460	419	41
Dividend income	79	89	(10)	299	318	(19)
Gain on sale of investment securities	747	-	747	1,353	31	1,322
Gain on disposal of plant and equipment	-	-	-	-	-	-
Gain on disposal of investment properties	-	1,698	(1,698)	2,574	4,783	(2,209)
Sundry	34	52	(18)	144	168	(24)
	<u>1,006</u>	<u>1,923</u>		<u>4,830</u>	<u>5,719</u>	

There was a decrease in gain on disposal of investment properties due to a more cautious market following the Singapore Government's introduction of additional buyers' stamp duty on residential properties.

4. General and administrative costs included the following:

	4Q2011	4Q2010	+ /(-)	FY2011	FY2010	+ /(-)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
General and administrative costs	(3,301)	(2,975)	326	(9,598)	(11,274)	(1,676)
Included in general and administrative costs:						
Depreciation of property, plant and equipment	(129)	(168)	(39)	(493)	(607)	(114)
Directors fees	(74)	(83)	(9)	(300)	(330)	(30)
Foreign exchange (loss)/gain	(300)	(119)	181	(477)	(493)	(16)
Legal and professional fees	(90)	(157)	(67)	(182)	(677)	(495)
Salaries, CPF and bonus	(1,050)	(1,625)	(575)	(4,152)	(5,319)	(1,167)

Unrealised foreign exchange loss in FY2011 and 4Q2011 was mainly due to weakening of Sterling Pound against the Singapore Dollar arising from translation of our net monetary assets denominated in Sterling Pound to Singapore dollar.

Decrease in legal and professional fees was due mainly to fees incurred for the disposal of a subsidiary in FY2010. The disposal was completed in 2Q2010.

Decrease in salaries, CPF and bonus was mainly due to lower bonus. In FY2010 the Group also made a one-off incentive payment to certain staff amounting to \$0.4 million.

5. Other operating income/(costs) comprised the following:

	4Q2011	4Q2010	+ /(-)	FY2011	FY2010	+ /(-)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Allowance written-back/(made) for impairment loss on						
- non-current investment securities	(51)	(811)	(760)	(100)	(1,380)	(1,280)
- current investment securities	(636)	(93)	543	(5,314)	(99)	5,215
- investment properties	-	1,857	1,857	-	1,857	1,857
Allowance made for doubtful debts						
receivable from associate	-	-	-	14	(157)	(171)
Provision for indemnity given to liquidator						
of an associate	-	(620)	(620)	-	(620)	(620)
	<u>(687)</u>	<u>333</u>		<u>(5,400)</u>	<u>(399)</u>	

6. The decrease in finance costs of \$0.8 million or 55.7% yoy, \$0.04 million or 17.3% qoq was due to repayment of interest-bearing borrowings loan during the year and lower average loan balances in FY2011 compared to FY2010.

7. Effective tax rates for FY2011 and 4Q2011 were higher than that arrived at by applying the statutory tax rate of 17% to the profit/(loss) before certain expenses are not deductible for tax purposes and also losses incurred by foreign subsidiaries are not available for set off against profits of local subsidiaries.

Effective tax rates for FY2010 and 4Q2010 were higher than that arrived at by applying the statutory tax rate of 17% to the profit before taxation from continuing operations because of a provision for deferred tax on certain unremitted foreign sourced income.

## Statement of Comprehensive Income

	Group					
	Fourth Quarter Ended			Financial Year Ended		
	31.12.2011 \$'000	31.12.2010 \$'000	+ / (-) %	31.12.2011 \$'000	31.12.2010 \$'000	+ / (-) %
<b>Net profit/ (loss) after taxation</b>	(974)	263	n.m.	2,152	45,020	(95.2)
<u>Other comprehensive income/(loss):</u>						
Net gain/(loss) on available-for-sale investments (net of tax)	1,654	1,658	n.m.	(1,747)	292	n.m.
Exchange difference arising from						
- consolidation	21	(54)	n.m.	(110)	23	n.m.
- revaluation of net investment in foreign operation	(4)	(19)	n.m.	(259)	(1,169)	n.m.
Revaluation gain realised by an associate to income statement	-	(156)	100.0	(215)	(371)	(42.0)
Reclassification of fair value reserve on disposal of discontinued operation	-	-	-	-	(261)	100.0
Other comprehensive gain/(loss), net of tax	1,671	1,429	n.m.	(2,331)	(1,486)	n.m.
<b>Total comprehensive gain/(loss) for the period</b>	<b>697</b>	<b>1,692</b>	<b>(58.8)</b>	<b>(179)</b>	<b>43,534</b>	<b>n.m.</b>
Total comprehensive gain/(loss) for the period attributable to:						
Equity holders of the Company	697	1,692	(58.8)	(179)	43,534	n.m.
Minority Interests	-	-	-	-	-	-
	<u>697</u>	<u>1,692</u>		<u>(179)</u>	<u>43,534</u>	

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

	Group		Company	
	31.12.2011 \$'000	31.12.2010 \$'000	31.12.2011 \$'000	31.12.2010 \$'000
<b>Non-current assets</b>				
Property, plant and equipment	6,044	6,218	-	28
Investment properties	80,890	84,419	-	-
Investment in subsidiaries	-	-	149,904	194,984
Investment in associates	166	1,185	746	746
Investment securities	7,594	8,399	-	-
Other receivables	12,296	9,296	-	-
Amounts due from associates	16,871	17,565	-	-
	<b>123,861</b>	<b>127,082</b>	<b>150,650</b>	<b>195,758</b>
<b>Current assets</b>				
Inventories	66	18	-	-
Properties classified as held for sale	3,573	-	-	-
Trade receivables	748	1,336	-	-
Prepayments and deposits	545	490	18	53
Other receivables	5,264	3,729	66	30
Amounts due from subsidiaries	-	-	6,440	1,800
Amounts due from associates	15,503	14,070	-	-
Investment securities	24,435	32,538	-	-
Cash and bank balances	47,631	128,940	23,880	43,919
	<b>97,765</b>	<b>181,121</b>	<b>30,404</b>	<b>45,802</b>
<b>Current liabilities</b>				
Trade payables	(840)	(1,575)	-	-
Other payables	(2,085)	(1,676)	(283)	(205)
Accrued operating expenses	(1,577)	(2,818)	(188)	(137)
Amounts due to associates	(608)	(520)	(350)	(349)
Amounts due to subsidiaries	-	-	-	(43,030)
Bank overdraft (secured)	(1,545)	(650)	-	-
Bank loans (secured)	(13,161)	(8,382)	-	-
Tax payable	(1,049)	(2,389)	(11)	-
	<b>(20,865)</b>	<b>(18,010)</b>	<b>(832)</b>	<b>(43,721)</b>
<b>Net current assets</b>	<b>76,900</b>	<b>163,111</b>	<b>29,572</b>	<b>2,081</b>
<b>Non-current liabilities</b>				
Deferred tax liabilities	(5,299)	(5,272)	-	-
Bank loans (secured)	-	(7,591)	-	-
Other payables	(458)	(459)	-	-
	<b>(5,757)</b>	<b>(13,322)</b>	<b>-</b>	<b>-</b>
<b>Net assets</b>	<b>195,004</b>	<b>276,871</b>	<b>180,222</b>	<b>197,839</b>

	Group		Company	
	31.12.2011	31.12.2010	31.12.2011	31.12.2010
	\$'000	\$'000	\$'000	\$'000
<b>Equity attributable to equity holders of the Company</b>				
Share capital	172,154	172,154	172,154	172,154
Capital reserve	1,825	2,040	-	-
Revenue reserve	29,818	109,355	8,068	25,686
Fair value reserve	6,252	7,999	-	-
Currency translation reserve	(15,045)	(14,677)	-	-
Reserve of disposal group classified as held for sale	-	-	-	-
	195,004	276,871	180,222	197,840
Minority interests	-	-	-	-
<b>Share capital and reserves</b>	<b>195,004</b>	<b>276,871</b>	<b>180,222</b>	<b>197,840</b>

Note:

1. Decrease in investment properties by \$3.5 million was mainly due to a reclassification of 2 units of RiverGate residential apartment to property held for sale and disposals during the year.
2. Decrease in investment in associates by \$1 million was mainly due to share of losses in associates for FY2011.
3. Increase in non-current other receivables by \$3.0 million was due to accrual of interest income receivable from an associate.
4. Increase in current other receivables by \$1.5 million was mainly due to additional loan made to UK joint ventures.
5. Increase in current amounts due from associates by \$1.5 million was due to loan made to associates.
6. Decrease in current investment securities by \$8.1 million was mainly due to disposals during the year.
7. Decrease in cash and bank balances by \$81.3 million was mainly due to payment of dividends of \$81.7 million.

Decrease in accrued operating expenses is due to lower accrual for bonus and lower accrual for legal and professional fees.

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

### Amount repayable in one year or less, or on demand

	31.12.2011		31.12.2010	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Bank overdraft	1,545	-	650	-
Short term bank loans	7,981	-	1,100	-
Long term bank loans	5,180	-	7,282	-
	<u>14,706</u>	<u>-</u>	<u>9,032</u>	<u>-</u>

### Amount repayable after one year

	31.12.2011		31.12.2010	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Long term bank loans	-	-	7,591	-

### Details of any collateral

Long term bank loans of \$5.2 million (2010: \$14.9 million) are secured by a fixed charge over subsidiaries' investment properties. Short-term bank loans of \$6.8 million (2010:- nil) are secured by a legal charge of \$13.3 million on a subsidiary's fixed deposits. Short-term loan of \$1.1 million (2010: \$1.1 million) is secured by an existing deed of guarantee and indemnity of \$4,000,000 from another subsidiary.

Bank overdraft is secured by a corporate guarantee from the Company for \$15 million.

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

	<b>Group</b>			
	<b>Fourth Quarter Ended</b>		<b>Financial Year Ended</b>	
	<b>31.12.2011</b>	<b>31.12.2010</b>	<b>31.12.2011</b>	<b>31.12.2010</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Cash flow from operating activities:</b>				
Profit/(Loss) before taxation				
- continuing operations	(1,095)	1,868	2,958	10,772
- discontinued operation	-	-	-	36,951
	(1,095)	1,868	2,958	47,723
Adjustments for:				
Interest income	(1,095)	(1,018)	(4,037)	(8,393)
Interest expense	183	220	640	1,446
Depreciation of property, plant and equipment and investment properties	421	446	1,644	1,970
Share of results of associates and unincorporated joint venture	207	226	1,063	750
Net claims incurred	-	-	-	6,701
Provision for unexpired risks	-	-	-	2,626
Allowance (written-back)/made for impairment loss on				
- investment properties	-	(1,857)	-	(1,857)
- non current investment securities	51	811	100	2,471
- current investment securities	636	93	5,314	99
Allowance made for doubtful receivables (associates)	-	-	-	157
Gain on disposal of property, plant and equipment	-	-	-	(1)
Gain on disposal of investment properties	-	(1,707)	(2,574)	(4,783)
Gain on disposal of subsidiary	-	-	-	(36,261)
Loss on disposal of property, plant and equipment	15	-	15	-
Provision for indemnity given to liquidator of associate	-	620	-	620
	418	(2,166)	2,165	(34,455)
<b>Operating income/(loss) before reinvestment in working capital</b>	(677)	(298)	5,123	13,268
Decrease in receivables and current investments	(4,393)	(7,661)	(4,129)	(1,673)
(Increase)/decrease in inventories	(44)	(6)	(48)	(7)
(Decrease)/increase in payables	1,793	581	(1,529)	(1,015)
	(2,644)	(7,086)	(5,706)	(2,695)
<b>Cash (used in)/generated from operations</b>	(3,321)	(7,384)	(583)	10,573
Net claims paid	-	-	-	(5,132)
Interest received	51	171	826	1,900
Interest paid	(183)	(220)	(640)	(1,446)
Income taxes recovered/(paid)	(338)	-	(1,722)	7
	(470)	(49)	(1,536)	(4,671)
<b>Net cash (used in)/ generated from operating activities carried forward</b>	(3,791)	(7,433)	(2,119)	5,902

	Group			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2011	31.12.2010	31.12.2011	31.12.2010
	\$'000	\$'000	\$'000	\$'000
<b>Net cash (used in)/ generated from operating activities brought forward</b>	(3,791)	(7,433)	(2,119)	5,902
<b>Cash flow from investing activities:</b>				
Cash distribution received from unincorporated joint venture	-	300	-	300
Dividends received from associate	-	-	-	10,400
(Increase)/decrease in other investments	(538)	(1,800)	1,563	55,057
(Increase)/decrease in amounts due from associates	2,417	25	2,349	(1,017)
Net cash inflow from disposal of subsidiary (see page 10)	-	-	-	24,321
Proceeds from capital reduction exercise conducted by an associate	-	-	-	-
Proceeds from disposal of investment properties	-	3,048	4,492	11,912
Proceeds from disposal of property, plant and equipment	-	-	-	1
Purchase of investment properties from an associate	-	-	-	-
Purchase of investment properties	-	-	-	-
Addition to investment properties	(3,011)	(192)	(4,476)	(421)
Purchase of property, plant and equipment	(27)	(31)	(345)	(821)
<b>Net cash(used in)/ generated from investing activities</b>	(1,159)	1,350	3,583	99,732
<b>Cash flow from financing activities:</b>				
Proceeds from bank loans	-	-	-	-
Repayments in bank loans	689	(14,966)	(1,883)	(32,217)
Increase/(decrease) in bank overdrafts	-	-	-	-
Dividends paid	-	-	(81,688)	(47,379)
Dividends paid	-	-	-	4,429
<b>Net cash generated from/( used in) financing activities</b>	689	(14,966)	(83,571)	(75,167)
Net (decrease)/ increase in cash and cash equivalents	(4,261)	(21,049)	(82,107)	30,467
Cash and cash equivalents at beginning of the period	37,057	136,019	114,950	84,624
Effects of exchange rate changes on cash and cash equivalents	(50)	(20)	(97)	(141)
<b>Cash and cash equivalents at end of the period</b>	32,746	114,950	32,746	114,950

For purposes of presenting consolidated cash flow statements, the consolidated cash and cash equivalents comprise the following:

	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	\$'000	\$'000	\$'000	\$'000
Cash and bank balances				
- continuing operations	47,631	128,940	47,631	128,940
- discontinued operation	-	-	-	-
Less: cash and bank balances pledged	(13,340)	(13,340)	(13,340)	(13,340)
Less: bank overdraft (secured)	(1,545)	(650)	(1,545)	(650)
Cash and cash equivalents at end of the period	32,746	114,950	32,746	114,950

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

----- Attributable to Equity Holders of the Company -----

	Share capital \$'000	Capital reserve ** \$'000	Revenue reserve \$'000	Fair value reserve \$'000	Currency translation reserve \$'000	Reserve of disposal group classified as held for sale \$'000	Minority interests \$'000	Total equity \$'000
<b>Group</b>								
Balance at 1.1.2011	172,154	2,040	109,355	7,999	(14,677)	-	-	276,871
Total comprehensive gain/(loss) for the period	-	-	433	(996)	(101)	-	-	(664)
Balance at 31.3.2011	172,154	2,040	109,788	7,003	(14,778)	-	-	276,207
Total comprehensive gain/(loss) for the period	-	-	306	(1,991)	(219)	-	-	(1,904)
Dividends paid	-	-	(65,350)	-	-	-	-	(65,350)
Balance at 30.6.2011	172,154	2,040	44,744	5,012	(14,997)	-	-	208,953
Total comprehensive gain/(loss) for the period	-	(215)	2,386	(414)	(65)	-	-	1,692
Dividends paid	-	-	(16,338)	-	-	-	-	(16,338)
Balance at 30.9.2011	172,154	1,825	30,792	4,598	(15,062)	-	-	194,307
Total comprehensive gain/(loss) for the period	-	-	(974)	1,654	17	-	-	697
Balance at 31.12.2011	172,154	1,825	29,818	6,252	(15,045)	-	-	195,004
Balance at 1.1.2010	172,154	2,411	111,713	8,160	(13,531)	(192)	-	280,715
Total comprehensive gain/(loss) for the period	-	-	3,267	(2,101)	(720)	(377)	-	69
Balance at 31.3.2010	172,154	2,411	114,980	6,059	(14,251)	(569)	-	280,784
Total comprehensive gain/(loss) for the period	-	(215)	40,694	(580)	(760)	569	-	39,708
Dividends paid	-	-	(8,169)	-	-	-	-	(8,169)
Balance at 30.6.2010	172,154	2,196	147,505	5,479	(15,011)	-	-	312,323
Total comprehensive gain/(loss) for the period	-	-	797	862	407	-	-	2,066
Dividends paid	-	-	(39,210)	-	-	-	-	(39,210)
Balance at 30.9.2010	172,154	2,196	109,092	6,341	(14,604)	-	-	275,179
Total comprehensive gain/(loss) for the period	-	(156)	263	1,658	(73)	-	-	1,692
Dividends paid	-	-	-	-	-	-	-	-
Balance at 31.12.2010	172,154	2,040	109,355	7,999	(14,677)	-	-	276,871

\*\* Capital reserve relates to unrealised revaluation gain pertaining to certain properties purchased from an associate.

Company	Share capital \$'000	Revenue reserve \$'000	Total equity \$'000
Balance at 1.1.2010	172,154	25,686	197,840
Total comprehensive loss for the period	-	(200)	(200)
Balance at 31.3.2010	172,154	25,486	197,640
Total comprehensive gain for the period	-	57,219	57,219
Dividends paid	-	(65,350)	(65,350)
Balance at 30.6.2010	172,154	17,355	189,509
Total comprehensive gain for the period	-	2,799	2,799
Dividends paid	-	(16,338)	(16,338)
Balance at 30.9.2010	172,154	3,816	175,970
Total comprehensive loss for the period	-	4,252	4,252
Balance at 31.12.2010	172,154	8,068	180,222
Balance at 1.1.2010	172,154	37,149	209,303
Total comprehensive gain for the period	-	(466)	(466)
Balance at 31.3.2010	172,154	36,683	208,837
Total comprehensive gain for the period	-	7,734	7,734
Dividends paid	-	(8,169)	(8,169)
Balance at 30.6.2010	172,154	36,248	208,402
Total comprehensive gain for the period	-	39,153	39,153
Dividends paid	-	(39,210)	(39,210)
Balance at 30.9.2010	172,154	36,191	208,345
Total comprehensive gain for the period	-	(10,505)	(10,505)
Balance at 31.12.2010	172,154	25,686	197,840

**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.**

No option has been granted under the Hwa Hong Corporation Limited (2001) Share Option Scheme since its adoption on 29 May 2001.

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

Since 31 December 2010, there has been no change to the total number of 653,504,000 issued ordinary shares of the Company.

As at 31 December 2010 and 31 December 2011, the Company's share capital was \$172,153,626 with 653,504,000 ordinary shares issued and fully paid.

**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.**

Not applicable.

**2. Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited nor reviewed by the auditors.

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

Except as disclosed below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as those of the most recently audited consolidated financial statements for the financial year ended 31 December 2010.

**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 and the Company have adopted the following new and revised FRSs that are mandatory for financial periods beginning on 1 July 2010 and 1 January 2011:-

<i>Description</i>	<i>Effective for annual periods beginning on or after</i>
Amendments to FRS 32 <i>Financial Instruments: Presentation Classification of Right Issues</i>	1 February 2010
INT FRS 119 <i>Extinguishing Financial Liabilities with Equity Instruments</i>	1 July 2010
Revised FRS 24 <i>Related Party Disclosures</i>	1 January 2011
Amendments to INT FRS 114 <i>Prepayments of a Minimum Funding Requirement</i>	1 January 2011
INT FRS 115 <i>Agreements for the Construction of Real Estate</i>	1 January 2011
Improvements to FRSs issued in 2010:	
- Amendments to FRS 1 <i>Presentation of Financial Statements</i>	1 January 2011
- Transition requirements for amendments arising as a result of FRS 27 <i>Consolidated and Separate Financial Statements</i>	1 July 2010
- Amendment to FRS 34 <i>Interim Financial Reporting</i>	1 January 2011
- Amendment to FRS 101 <i>First-time Adoption of Financial Reporting Standards</i>	1 January 2011
- Amendments to FRS 103 <i>Business Combinations</i>	1 July 2010
- Amendments to FRS 107 <i>Financial Instruments: Disclosures</i>	1 January 2011
- Amendments to INT FRS 113 <i>Customer Loyalty Programmes</i>	1 January 2011

The adoption of the above FRS and INT FRS did not have financial impact on the Group and the Company for fourth quarter and year ended 31 December 2011.

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

	<b>GROUP</b>			
	<b>Fourth Quarter Ended</b>		<b>Financial Year Ended</b>	
	<b>31.12.2011</b>	<b>31.12.2010</b>	<b>31.12.2011</b>	<b>31.12.2010</b>
<u>Continuing operations</u>				
Earnings/(Loss) per ordinary share after deducting any provision for preference dividends:				
(i) Based on the weighted average number of ordinary shares in issue (cents)	(0.15)	0.04	0.33	1.22
(ii) On a fully diluted basis (cents)	(0.15)	0.04	0.33	1.22
<u>Discontinued operation</u>				
Earnings per ordinary share after deducting any provision for preference dividends:				
(i) Based on the weighted average number of ordinary shares in issue (cents)	-	-	-	5.67
(ii) On a fully diluted basis (cents)	-	-	-	5.67

7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-

(a) current financial period reported on; and

(b) immediately preceding financial year.

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>As at</b>	<b>As at</b>	<b>As at</b>	<b>As at</b>
	<b>31.12.2011</b>	<b>31.12.2010</b>	<b>31.12.2011</b>	<b>31.12.2010</b>
Net asset value per ordinary share (cents)	29.84	42.37	27.58	30.27

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

**Revenue**

	4Q2011 \$'000	4Q2010 \$'000	+/(-) %	FY2011 \$'000	FY2010 \$'000	+/(-) %
Rental and Investments ("RI")	2,897	4,849	(40.3)	16,941	34,016	(50.2)
Trading and Investments ("Trading")	1,132	3,866	(70.7)	11,178	17,118	(34.7)
Corporate and Others	-	-	-	-	-	-
	<u>4,029</u>	<u>8,715</u>		<u>28,119</u>	<u>51,134</u>	

**FY2011vs FY2010**

Decrease in revenue from RI segment by \$17.1 million yoy was mainly due to decrease in the following

- Rental income by \$0.6 million
- Interest income by \$3.8 million yoy as a result of redemption of an interest-bearing investment security in 2Q2010; and
- Proceeds from sale of investment securities by \$16 million yoy.

The above decreases were offset by increase in dividend income of \$3.3 million (FY2011: \$4.1 million; FY2010: \$0.8 million) due to distribution by a fund in which the Group has a 17.82% interest.

Decrease in revenue from Trading segment by \$6 million was due to decrease in proceeds from sale of investment securities.

**4Q2011 vs 4Q2010**

Decrease in revenue from RI segment by \$1.9 million qoq and Trading segment by \$2.7 million qoq was mainly due to decrease in proceeds from sale of investment properties.

**Profit before taxation**

	4Q2011 \$'000	4Q2009 \$'000	+/(-) %	FY2011 \$'000	FY2009 \$'000	+/(-) %
Rental and Investments ("RI")	33	3,095	(98.9)	7,598	14,092	(46.1)
Trading and Investments ("Trading")	(605)	(656)	(7.8)	(2,467)	(117)	2,008.5
Corporate and Others	(523)	(571)	(8.4)	(2,173)	(3,202)	(32.1)
	<u>(1,095)</u>	<u>1,868</u>		<u>2,958</u>	<u>10,773</u>	

**FY2011 vs FY2010**

Decrease in profit before taxation ("PBT") of RI by \$6.5 million yoy was mainly due to the following:

- Lower gain from sale of investment securities.
- Decrease in interest income
- Lower gain on sale of investment properties
- Absence of write-back for impairment loss on impairment properties
- Higher allowance for impairment loss on current and non-current investment securities

Increase in loss before taxation in Trading segment by \$2.3 million yoy was mainly due to lower gain from sale of investment securities and higher allowance for impairment loss on investment securities.

Loss before taxation of Corporate and Others segment was mainly contributed by salaries, bonus, accrual of directors' fees and legal and professional fees. Decrease in loss before taxation for Corporate and Others segment by \$1 million yoy was mainly due to lower legal and professional fees and bonuses. A one-off incentive amounting to \$0.4 million paid to certain staff in FY2010 after the completion of sale of Tenet Insurance Company Limited.

**4Q2011 vs 4Q2010**

Decrease in profit before taxation in RI segment by \$3 million qoq was mainly due to lower gain from disposal of investment securities and absence of write back of impairment loss on investment properties.

**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 significant trends and 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.**

Options for the sale of 2 units of the RiverGate apartments were exercised in January 2012. The sale of one unit was completed and a gain of \$1.9 million will be recognised in Q1 2012. Completion of the sale of the second unit is due in Q2 2012. If completed, the sale is expected to generate a gain of approximately \$1.9 million. Buyers' interest in the residential property market is expected to be more cautious. The Group has nine residential and four commercial units remaining at the RiverGate.

The equity market for 2012 remains uncertain owing to the euro crisis and general global economic uncertainties. This will affect investment income for FY2012.

Occupancy levels for the serviced offices outside of London are expected to continue to be affected by the weak economy.

The upgrading and enhancement works for Paya Lebar and a residential property in UK are in progress and are expected to be completed by the end of the year and February 2012 respectively. During these periods, there will be no rental income from the properties.

**11. Dividend**

**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on? Yes.

Name of Dividend	Final Ordinary Dividend
Dividend Type	Cash
Dividend Amount per Share (in cents)	1 cent, (one-tier) tax exempt
Tax Rate	Not applicable

**(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	Final Ordinary Dividend	Special Interim Dividend
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	1.25 cents, (one-tier) tax exempt	8.75 cents one-tier, tax exempt
Tax Rate	Not applicable	Not applicable

**(c) Date payable**

The proposed final dividend, if approved at the forthcoming Annual General Meeting of the Company, will be paid on 23 May 2012.

**(d) Books closure date**

NOTICE IS HEREBY GIVEN that the Share Transfer Books and Register of Members of the Company will be closed on 11 May 2012 for the preparation of dividend warrants. Duly completed registrable transfers received by the Company's Share Registrars, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01 Singapore Land Tower Singapore 048623 up to 5.00 p.m. on 10 May 2012 will be registered before entitlements to the dividend are determined. In respect of shares in securities accounts with The Central Depository (Pte) Limited ("CDP"), the said dividend will be paid by the Company to CDP which will in turn distribute the dividend entitlements to holders of shares in accordance with its practice.

**(e) Interim dividend declared and paid for the current reporting period**

Name of Dividend	Special Interim Dividend	Interim Dividend
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	1.5 cents one-tier, tax exempt	1 cent one-tier, tax exempt
Tax Rate	Not applicable	Not applicable
Date of Payment	26 August 2011	26 August 2011

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

Not applicable.

**PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT  
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)**

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

The Group has 3 reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different products and services and are managed separately because they require different strategies.

The following summary describes the operations in each of the Group's reportable segments:

- rental and investment: rental of residential, commercial properties and warehouse as well as investment holdings.
- insurance: general insurance as well as investment holding (discontinued).
- trading and investment: trading of chemicals and packing and trading of edible oils as well as investment holding.

For purposes of monitoring segment performance and allocating resources between segments, the chief operating decision maker monitors performance based on segment profit before income tax. Segment profit is measured as management believes that such segment transactions are determined on an arm's length basis.

There are no asymmetrical allocations to reportable segments.

FY2011	RI \$'000	Insurance (discontinued) \$'000	Trading \$'000	Corporate & Others \$'000	Note	Eliminations \$'000	Total \$'000
<b><u>Income Statement</u></b>							
Revenue							
- external	16,941	-	11,178	-		-	28,119
- inter-segment	487	-	-	65,934	A	(66,421)	-
Total revenue	<u>17,428</u>	-	<u>11,178</u>	<u>65,934</u>			<u>28,119</u>
Interest income	4,069	-	214	136	A	(380)	4,039
Interest expense	(980)	-	(45)	-	A	385	(640)
Depreciation of property, plant and equipment and investment properties	(1,406)	-	(38)	(200)		-	(1,644)
Gain on sale of investment securities (included in other income)	1,353	-	-	-		-	1,353
Gain on disposal of investment properties	2,574	-	-	-		-	2,574
Allowance for doubtful receivables (associates)	14	-	-	-		-	14
Allowance for impairment on non- current investment securities	(100)	-	-	-		-	(100)
impairment on current investment securities	(2,617)	-	(2,697)	-		-	(5,314)
Allowance written- back for impairment on investment properties	-	-	-	-		-	-
Allowance for impairment on subsidiary	-	-	-	(3,190)	A	3,190	-
Other non-cash income/(expenses)	-	-	-	-		-	-
Share of results from associates and unincorporated joint venture	(1,086)	-	-	23		-	(1,063)
Taxation	(424)	-	-	(12)		(370)	(806)
Profit/(loss) before taxation	<u>6,088</u>	-	<u>(2,879)</u>	<u>67,321</u>	A	<u>(67,572)</u>	<u>2,958</u>
<b><u>Balance Sheet</u></b>							
Segment assets	236,682	-	10,023	230,394	C	(255,808)	221,291
Interest in unincorporated joint venture	168	-	-	-		-	168
Investment in associates	(603)	-	-	769		-	166
Total assets							<u>221,625</u>
Segment liabilities	<u>(74,005)</u>	-	<u>(10,041)</u>	<u>(1,070)</u>	D	58,494	<u>(26,622)</u>
Capital expenditure	<u>4,773</u>	-	<u>39</u>	<u>8</u>		-	<u>4,820</u>

FY2010	RI \$'000	Insurance (discontinued) \$'000	Trading \$'000	Corporate & Others \$'000	Note	Eliminations \$'000	Total \$'000
<b><u>Income Statement</u></b>							
Revenue							
- external	44,416	23,528	17,118	-	F	(33,928)	51,134
- inter-segment	137	52	-	40,973	A	(41,162)	-
Total revenue	<u>44,553</u>	<u>23,580</u>	<u>17,118</u>	<u>40,973</u>			<u>51,134</u>
Interest income	310	581	22	92	A	(586)	419
Interest expense	(1,584)	-	(3)	(2)	A	143	(1,446)
Depreciation of property, plant and equipment and investment properties	(1,475)	(156)	(68)	(271)	E	156	(1,814)
Gain on sale of investment securities (included in other income)	31	115	-	-	E	(115)	31
Gain on disposal of investment properties	4,783	-	-	-		-	4,783
Allowance for doubtful receivables (associates)	(157)	-	-	-		-	(157)
Allowance for impairment on non- current investment securities	(1,380)	(1,090)	-	-		1,090	(1,380)
Allowance for impairment on current investment securities	(7)	-	(92)	-	E	-	(99)
Allowance written- back for impairment on investment properties	1,857	-	-	-	B	-	1,857
Allowance for impairment on subsidiary	-	-	-	(10,237)		10,237	-
Other non-cash income/(expenses)	(111)	1	(620)	-	E	(1)	(731)
Share of results from associates and unincorporated joint venture	(729)	-	-	(21)	A	-	(750)
Taxation	(2,802)	103	-	(4)		(103)	(2,806)
Profit/(loss) before taxation	<u>21,693</u>	<u>36,951</u>	<u>(456)</u>	<u>77,199</u>		<u>(124,615)</u>	<u>10,772</u>
<b><u>Balance Sheet</u></b>							
Segment assets	294,859	-	12,985	291,026	C	(292,031)	306,839
Interest in unincorporated joint venture	179	-	-	-		-	179
Investment in associates	439	-	-	746		-	1,185
Total assets							<u>308,203</u>
Segment liabilities	<u>(72,830)</u>	-	<u>(9,834)</u>	<u>(44,111)</u>	D	95,443	<u>(31,332)</u>
Capital expenditure	<u>1,180</u>	-	<u>1</u>	<u>5</u>		-	<u>1,186</u>

A. Inter-segment revenue, interest income, interest expense are eliminated and allowance for impairment on subsidiary are reversed on consolidation. Amount relating to insurance segment has been excluded to arrive at the amounts shown in the total as they are presented separately in the income statement within one line item, "profit from discontinued operation, after taxation".

- B. Other non-cash expenses consist of allowance for doubtful receivables, profit/(loss) on sale of property, plant and equipment and provision for indemnity given to liquidator of an associate. Amount relating to insurance segment has been excluded to arrive at the amounts shown in the total as they are presented separately in the income statement within one line item, "profit from discontinued operation, after taxation".
- C. The following items are added to/(deducted from) segment assets to arrive at total assets reported in the consolidated balance sheet:

	FY2011 \$'000	FY2010 \$'000
<u>Assets</u>		
Segment assets	477,099	598,870
Investment in associates	166	1,185
Interest in unincorporated joint venture	168	179
Inter-segment elimination	(255,808)	(292,031)
Total assets	<u>221,625</u>	<u>308,203</u>

- D. The following items are added to/(deducted from) segment liabilities to arrive at total liabilities reported in the consolidated balance sheet:

	FY2010 \$'000	FY2010 \$'000
<u>Liabilities</u>		
Segment liabilities	85,116	126,775
Inter-segment elimination	(58,494)	(95,443)
Total liabilities	<u>26,622</u>	<u>31,332</u>

- E. Amounts relating to insurance segment have been excluded on consolidation as they are presented separately in the income statement within one line item, "profit from discontinued operation, after taxation".
- F. Elimination of dividends from associates and gross written premium related to insurance segment has also been excluded to arrive at amounts shown in the consolidated income statement as they are presented separately in the income statement within one line item, "profit from discontinued operation, after taxation".

**Geographical information:**

	FY2011		FY2010	
	Revenue \$'000	Non-current assets \$'000	Revenue \$'000	Non-current assets \$'000
<u>Singapore</u>				
- continuing operations	22,077	75,895	46,206	82,008
- discontinued operation	-	-	23,258	-
<u>United Kingdom</u>				
	6,004	45,003	4,889	42,068
<u>Others</u>				
	38	2,963	39	3,006
	<u>28,119</u>	<u>123,861</u>	<u>74,392</u>	<u>127,082</u>

In presenting information on the basis of geographical segments, segment revenue and non-current assets are based on geographical location of customers and assets respectively.

There has been no transaction with a single external customer that amount to 10% of the Group revenue.

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

Please refer to Section 8 of this announcement.

**15. A breakdown of sales.**

	<b>GROUP</b>		
	<b>FY2011 \$'000</b>	<b>FY2010 \$'000</b>	<b>+/(-) %</b>
(a) Revenue reported for first half year			
- continuing operations	14,916	24,559	(39.3)
- discontinued operation	-	23,528	(100.0)
Total	<u>14,916</u>	<u>48,087</u>	<u>(68.9)</u>
(b) Operating profit after tax before deducting minority interests reported for first half year			
- continuing operations	740	6,907	(89.3)
- discontinued operation	-	37,054	(100.0)
Total	<u>740</u>	<u>43,961</u>	<u>(98.3)</u>
(c) Revenue reported for second half year			
- continuing operations	13,203	26,575	(50.3)
- discontinued operation	-	-	-
Total	<u>13,203</u>	<u>26,575</u>	<u>(50.3)</u>
(d) Operating profit after tax before deducting minority interests reported for second half year			
- continuing operations	1,412	1,060	33.2
- discontinued operation	-	-	-
Total	<u>1,412</u>	<u>1,060</u>	<u>33.2</u>

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

	<b>GROUP</b>	
	<b>FY2011 \$'000</b>	<b>FY2010 \$'000</b>
Ordinary	81,688	47,379
Preference	-	-
Total	<u>81,688</u>	<u>47,379</u>

## 17. Interested Person Transactions

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than \$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 \$100,000)
Hong Leong Investment Holdings Pte. Ltd. Group – Interest charged on shareholder loan to Hong Property Investment Pte Ltd	\$281,332	Not applicable
Ong Hian Eng - Interest charge on 7.5% \$2 million convertible debt instrument issued by a company controlled by the director	\$214,057	Not applicable

## 18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the prescribed format. If there are no such persons, the issuer must make an appropriate negative statement.

Please refer to the Group's other Announcement dated 3 February 2012.

Submitted by

Simon Ong  
Chief Financial Officer  
3 February 2012