

UNAUDITED RESULTS FOR THIRD QUARTER ENDED 30 SEPTEMBER 2012
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					
	Third Quarter Ended			Nine Months Ended		
	30.9.2012	30.9.2011	+/(-) %	30.9.2012	30.9.2011	+/(-) %
	\$'000	\$'000	%	\$'000	\$'000	%
Revenue	9,455	9,174	3.1	20,570	24,090	(14.6)
Cost of sales	<u>(2,553)</u>	<u>(3,264)</u>	(21.8)	<u>(8,735)</u>	<u>(11,391)</u>	(23.3)
Gross profit	6,902	5,910	16.8	11,835	12,699	(6.8)
Other income	311	3,365	(90.8)	4,512	3,824	18.0
General and administrative costs	(2,376)	(1,776)	33.8	(7,016)	(6,834)	2.7
Selling and distribution costs	(51)	(57)	(10.5)	(152)	(144)	5.6
Other operating costs	(2,302)	(4,095)	(43.8)	(2,503)	(4,178)	(40.1)
Finance costs	(103)	(155)	(33.5)	(295)	(458)	(35.6)
Share of after tax results of associates and unincorporated joint venture	<u>(209)</u>	<u>(309)</u>	(32.4)	<u>(696)</u>	<u>(856)</u>	(18.7)
Profit before taxation	2,172	2,883	(24.7)	5,685	4,053	40.3
Taxation	<u>(170)</u>	<u>(497)</u>	(65.8)	<u>(1,053)</u>	<u>(927)</u>	13.6
Net profit after taxation	2,002	2,386	(16.1)	4,632	3,126	48.2
Net profit after taxation attributable to:						
Equity holders of the Company	2,002	2,386	(16.1)	4,632	3,126	48.2
Minority Interests	-	-	-	-	-	-
	<u>2,002</u>	<u>2,386</u>		<u>4,632</u>	<u>3,126</u>	

n.m. denotes not meaningful.

Note:

- Revenue decreased by \$3.5 million year-on-year (“yoy”), from \$24 million for nine months ended 30 September 2011 (“FY2011”) to \$20.5 million for same period ended 2012 (“FY2012”) mainly due to decrease in
 - rental income by \$1.1 million (FY2012: \$4.1 million; FY2011: \$5.2 million);
 - proceeds from sale of investment securities by \$4 million (FY2012: \$7.6 million; FY2011: \$11.6 million).

The decrease was mitigated by an increase in dividend income of \$1.6 million (FY2012: \$5.5 million; FY2011: \$3.9 million) mainly due to a US\$3.8 million (FY2011: US\$3 million) distribution made by a fund in which the Group has a 17.82% interest.

Increase in revenue by \$0.2 million quarter-on-quarter (“qoq”) from \$9.2 million for third quarter ended 30 September 2011 (“3Q2011”) to \$9.4 million for the same period in 2012 (“3Q2012”) was mainly due to increase in

- dividend income by \$1.7 million (3Q2012: \$5 million; 3Q2011: \$3.3 million).

The increase was mitigated by decrease in

- rental income by \$0.3 million (3Q2012: \$1.4 million; 3Q2011: \$1.7 million);
- proceeds from sale of investment securities by \$1 million (3Q2012: \$1.9 million; 3Q2011: \$2.9 million).

2. The decrease in cost of sales for FY2012 and 3Q2012 was due mainly to the lower cost of investments that were sold during the period.

3. Other income comprised the following:

	3Q2012	3Q2011	+/(-)	FY2012	FY2011	+/(-)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Interest income	154	95	59	313	313	0
Dividend income	58	27	31	218	219	(1)
Gain on sale of investment securities	1	604	(603)	7	604	(597)
Gain on disposal of plant and equipment	74	-	74	74	-	74
Gain on disposal of investment properties	-	2,574	(2,574)	3,852	2,574	1,278
Sundry	24	65	(41)	48	114	(66)
	<u>311</u>	<u>3,365</u>		<u>4,512</u>	<u>3,824</u>	

4. General and administrative costs included the following:

	3Q2012	3Q2011	+/(-)	FY2012	FY2011	+/(-)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
General and administrative costs	(2,376)	(1,776)	600	(7,016)	(6,834)	182
Included in general and administrative costs:						
Agents expenses	(117)	(107)	10	(347)	(322)	25
Foreign exchange (loss)/gain	(165)	357	522	(530)	(177)	353
Legal and professional fees	(161)	(117)	44	(517)	(599)	(82)
Salaries, CPF and bonus	(1,157)	(1,124)	33	(3,430)	(3,420)	10
Depreciation	(105)	(70)	35	(312)	(239)	73

Unrealised foreign exchange loss in FY2012 and 3Q2012 was mainly due to weakening of Sterling Pounds against the Singapore dollars arising from the translation of net monetary assets denominated in Sterling Pounds to Singapore dollars.

5. Other operating costs comprised the following:

	3Q2012	3Q2011	+/(-)	FY2012	FY2011	+/(-)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Allowance (made)/written-back for impairment on						
- non-current investments	-	486	486	(36)	486	522
- current investments	(86)	(4,595)	(4,509)	(251)	(4,678)	(4,427)
Allowance (made)/written-back for doubtful debts receivable from associate	-	14	14	-	14	14
Investment property written off	(342)	-	342	(342)	-	342
Allowance made for impairment loss on investment properties	(1,874)	-	1,874	(1,874)	-	1,874
	<u>(2,302)</u>	<u>(4,095)</u>		<u>(2,503)</u>	<u>(4,178)</u>	

The higher allowance for impairment loss in 3Q2011 and FY2011 was due to the unfavourable market conditions which resulted in increase in the amount of investment securities which have suffered a significant or prolonged decline in the market value below the acquisition cost of those investments.

Allowance made for impairment loss on investment properties of \$1.9 million in 3Q2012 and FY2012 was due to a decline in the value of certain UK properties arising from a valuation exercise carried out in 3Q2012.

Investment property of \$0.3 million was written off in 3Q2012 and FY2012 due to the write off of certain equipment at the Paya Lebar property, which is undergoing re-development.

6. Finance cost decreased by \$0.1 million yoy and \$0.05 million qoq due to repayment of interest bearing loans during the period.
7. Effective tax rates for FY2012 and 3Q2012 were 18% (FY2011: 22.8%) and 7.6% (3Q2011: 17.2%) respectively. The taxation charge for the Group for 3Q2012 was lower than that arrived at by applying the statutory tax rate of 17% to the profit before taxation because certain income is capital in nature.

Profit from continuing operations, before taxation included the following:

	Group					
	Third Quarter Ended			Nine Months Ended		
	30.9.2012	30.9.2011	+/(-) %	30.9.2012	30.9.2011	+/(-) %
	\$'000	\$'000		\$'000	\$'000	
Investment income	5,014	3,257	53.9	5,573	3,941	41.4
Other income including interest income	1,203	4,224	(71.5)	7,221	6,452	11.9
Interest on borrowings	(103)	(155)	(33.5)	(295)	(458)	(35.6)
Depreciation on property, plant and equipment and investment properties	(456)	(389)	17.2	(1,242)	(1,223)	1.6
Investment property written off	(342)	-	n.m.	(342)	-	n.m.
Allowance (made)/written-back for doubtful debts and bad debts	-	14	(100.0)	-	14	(100.0)
Allowance (made)/written-back for impairment loss on						
- quoted non-current investments	-	486	(100.0)	(36)	486	n.m.
- quoted current investments	(86)	(4,593)	(98.1)	(251)	(4,678)	(94.6)
Allowance made for impairment loss on						
- investment properties	(1,874)	-	n.m.	(1,874)	-	n.m.
Over/(under) provision of taxation in prior years	-	-	-	-	-	-
Foreign exchange (loss)/gain	(165)	357	n.m.	(530)	(177)	n.m.
Gain on disposal of investment securities						
- included in gross profit	-	516	(100.0)	613	2,031	(69.8)
- included in other income	1	603	(99.8)	7	604	(98.8)
Gain on disposal of property, plant and equipment						
- included in other income	74	-	n.m.	74	-	n.m.
Gain on disposal of investment properties						
- included in other income	-	2,574	(100.0)	3,853	2,574	49.7

Statement of Comprehensive Income

	Group					
	Third Quarter Ended			Nine Months Ended		
	30.9.2012	30.9.2011	+/(-) %	30.9.2012	30.9.2011	+/(-) %
	\$'000	\$'000	%	\$'000	\$'000	%
Net profit after taxation	2,002	2,386	(16.1)	4,632	3,126	48.2
<u>Other comprehensive income/(loss):</u>						
Net (loss)/gain on available-for-sale investments (net of tax)	(4,080)	(414)	n.m	1,769	(3,401)	n.m
Exchange difference arising from						
- consolidation	62	(93)	n.m	(34)	(131)	(74.0)
- revaluation of net investment in foreign operation	(65)	28	n.m	(297)	(255)	16.5
Revaluation gain realised by an associate to income statement	-	(215)	n.m	(360)	(215)	67.4
Other comprehensive (loss)/gain, net of tax	<u>(4,083)</u>	<u>(694)</u>	n.m	<u>1,078</u>	<u>(4,002)</u>	n.m
Total comprehensive(loss)/ gain for the period	<u>(2,081)</u>	<u>1,692</u>	n.m	<u>5,710</u>	<u>(876)</u>	n.m
Total comprehensive gain for the period attributable to:						
Equity holders of the Company	(2,081)	1,692	n.m	5,710	(876)	n.m
Minority Interests	-	-	-	-	-	-
	<u>(2,081)</u>	<u>1,692</u>		<u>5,710</u>	<u>(876)</u>	

Net loss on available-for-sale investments (net of tax) in FY2011 of \$3.4 million was mainly due to decrease in fair value gain of the available-for-sale investments arising from unfavourable market conditions as a result of the euro crisis and general global economic uncertainties, and realisation of fair value gain on disposal of available-for-sale investments. The market conditions in FY2012 improved from FY2011, resulting in a net gain on available-for-sale investments (net of tax) of \$1.8 million. The net gain was mainly due to an increase in fair value gain of the available-for-sale investments.

In 3Q2011, the net loss on available-for-sale investments (net of tax) of \$0.4 million was mainly due to decrease in fair value gain of the available-for-sale investments arising from unfavourable market conditions. The net loss on available-for-sale investments (net of tax) in 3Q2012 of \$4 million was mainly due to realisation of the fair value gain arising from the distribution of US\$3.8 million by a fund, in which the Group has a 17.82% interest.

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	
	30.9.2012	31.12.2011	30.9.2012	31.12.2011
	\$'000	\$'000	\$'000	\$'000
Non-current assets				
Property, plant and equipment	6,132	6,044	-	-
Investment properties	86,027	80,890	-	-
Investment in subsidiaries	-	-	149,904	149,904
Investment in associates	-	166	746	746
Investment securities	10,257	7,594	-	-
Other receivables	14,534	12,296	-	-
Amounts due from associates	16,648	16,871	-	-
	133,598	123,861	150,650	150,650
Current assets				
Inventories	29	66	-	-
Asset classified as held for sale	-	3,573	-	-
Trade receivables	560	748	-	-
Prepayments and deposits	402	543	17	66
Other receivables	8,812	5,733	30	18
Amounts due from subsidiaries	-	-	12,940	6,440
Amounts due from associates	15,638	15,504	-	-
Investment securities	27,632	24,435	-	-
Cash and bank balances	39,104	47,161	12,537	23,880
	92,177	97,763	25,524	30,404
Current liabilities				
Trade payables	(695)	(840)	-	-
Other payables	(2,090)	(2,084)	(268)	(282)
Accrued operating expenses	(1,181)	(1,577)	(40)	(188)
Amounts due to associates	(529)	(608)	(328)	(351)
Amounts due to subsidiaries	-	-	-	-
Bank overdraft (unsecured)	-	(1,545)	-	-
Bank loans (secured)	(19,235)	(13,161)	-	-
Tax payable	(1,601)	(1,049)	-	(11)
	(25,331)	(20,864)	(636)	(832)
Net current assets	66,846	76,899	24,888	29,572
Non-current liabilities				
Deferred tax liabilities	(5,980)	(5,299)	-	-
Other payables	(286)	(458)	-	-
	(6,266)	(5,757)	-	-
Net assets	194,178	195,003	175,538	180,222

	Group		Company	
	30.9.2012	31.12.2011	30.9.2012	31.12.2011
	\$'000	\$'000	\$'000	\$'000
Equity attributable to equity holders of the Company				
Share capital	172,154	172,154	172,154	172,154
Capital reserve	1,465	1,825	-	-
Revenue reserve	27,915	29,818	3,384	8,068
Fair value reserve	8,021	6,252	-	-
Currency translation reserve	(15,377)	(15,046)	-	-
	194,178	195,003	175,538	180,222
Minority interests		-	-	-
Share capital and reserves	194,178	195,003	175,538	180,222

Note:

- Investment properties increased by \$5.1 million mainly due to costs incurred in the re-development of our property in Paya Lebar.
- Decrease in investment in associates by \$0.2m was mainly due to the equity accounting for our share of the losses of the associates.
- Increase in non-current investment securities was mainly due to a purchase of a \$2 million convertible debt instrument.
- Increase in non-current other receivables by \$2.2 million was due to the accrual of interest income receivable from an associate.
- Decrease in assets classified as held for sale was due to the completion of the sale of two properties during the period.
- Increase in current other receivables by \$3 million was due to additional loans given to UK joint ventures.
- Increase in current investment securities by \$3.2 million was mainly due to purchases and fair value increase for available-for-sale investments.
- Decrease in cash and bank balances by \$8 million was mainly due to payment of dividend during the period.
- Reduction in accrued operating expenses by \$0.4 million was mainly due to payment of bonuses and audit fees made during the period.
- Reduction of bank overdraft by \$1.5 million was due to settlement of an outstanding bank overdraft during the period.
- Increase in bank loans was mainly due to an increase in draw down of loans during the period.
- Increase in deferred tax liabilities was due to provision made for accrued interest income and the fair value increase for available-for-sale investments.

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

Amount repayable in one year or less, or on demand

	30.9.2012		31.12.2011	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Bank overdrafts	-	-	1,545	-
Short term bank loans	19,235	-	7,981	-
Long term bank loans	-	-	5,180	-
	19,235	-	14,706	-

Amount repayable after one year

	30.9.2012		31.12.2011	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Long term bank loans	-	-	-	-

Details of any collateral

Long term bank loans of \$ - million (31.12.2011: \$5.2 million) are secured by a fixed charge over subsidiaries' investment properties. Short term bank loans of \$15.3 million (31.12.2011: \$6.8 million) are secured by a pledge of \$13.3 million (31.12.2011: \$13.3 million) on a subsidiary's fixed deposits and a corporate guarantee of \$6 million (31.12.2011: \$6 million) from the Company. Another short term bank loan of \$1.1 million (31.12.2011: \$1.1 million) is secured by an existing deed of guarantee and indemnity of \$4 million (31.12.2011: \$4 million) from a subsidiary. A short term loan facility, obtained in 2Q2012 and \$2.9 million, has been drawn down as at 30 September 2012. The security for this facility is a pledge of \$4 million on a subsidiary's fixed deposits.

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.

	Group			
	Third Quarter Ended 30.9.2012 \$'000	30.9.2011 \$'000	30.9.2012 \$'000	30.9.2011 \$'000
Cash flow from operating activities:				
Profit before taxation	2,172	2,883	5,685	4,053
Adjustments for:				
Interest income	(1,044)	533	(3,022)	(2,942)
Interest expense	103	155	295	458
Depreciation of property, plant and equipment and investment properties	456	389	1,242	1,223
Investment property written off	342	-	342	-
Share of results of associates and unincorporated joint venture	209	309	696	856
Allowance made for impairment loss on - non current investment securities	-	49	36	49
- current investment securities	86	4,593	251	4,678
Gain on disposal of property, plant and equipment	(74)	-	(74)	-
Gain on disposal of investment properties	-	(2,574)	(3,853)	(2,574)
Allowance made for impairment loss on - investment properties	1,874	-	1,874	-
	1,952	3,454	(2,213)	1,748
Operating income before reinvestment in working capital	4,124	6,337	3,472	5,801
(Increase)/decrease in receivables and current investments	(841)	(2,408)	(639)	258
(Decrease)/increase in inventories	10	4	37	(4)
Increase/(decrease) in payables	(247)	(1,462)	(1,196)	(3,494)
	(1,078)	(3,866)	(1,798)	(3,240)
Cash generated from operations	3,046	2,471	1,674	2,561
Interest received	124	514	577	875
Interest paid	(103)	(155)	(295)	(458)
Income taxes paid	(64)	(532)	(81)	(1,384)
	(43)	(173)	201	(967)
Net cash generated from operating activities	3,003	2,298	1,875	1,594
Cash flow from investing activities:				
(Increase)/decrease in other investments	(2,933)	1,518	(2,699)	2,101
Decrease/(Increase) in other receivables	83	-	(3,363)	-
Decrease/(increase) in amounts due from associates	101	42	10	(68)
Proceeds from disposal of investment properties	-	4,467	6,747	4,467
Proceeds from disposal of property, plant and equipment	74	-	74	-
Purchase of investment properties	-	-	-	(1,103)
Additions to re-development of investment properties	(2,925)	-	(7,964)	(362)
Purchase of property, plant and equipment	(7)	(309)	(400)	(415)
Net cash (used in)/generated from investing activities	(5,607)	5,718	(7,595)	4,620
Net cash (use in)/generated from operating and investing activities carried forward	(2,604)	8,016	(5,720)	6,214

	Group			
	Third Quarter Ended		Nine Months Ended	
	30.9.2012	30.9.2011	30.9.2012	30.9.2011
	\$'000	\$'000	\$'000	\$'000
Net cash (used in)/generated from operating and investing activities brought forward	(2,604)	8,016	(5,720)	6,214
Cash flow from financing activities:				
Proceeds from bank loans	2,803	-	11,256	-
Repayments in bank loans	-	(2,548)	(5,182)	(2,572)
Dividends paid	-	(16,338)	(6,535)	(81,688)
Increase in pledged cash and bank balances	-	-	(4,000)	-
Net cash generated from/(used in) financing activities	2,803	(18,886)	(4,461)	(84,260)
Net increase/(decrease) in cash and cash equivalents	199	(10,870)	(10,181)	(78,046)
Cash and cash equivalents at beginning of the period	21,568	47,684	32,276	114,950
Effects of exchange rate changes on cash and cash equivalents	(3)	243	(331)	153
Cash and cash equivalents at end of the period	21,764	37,057	21,764	37,057

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

	Group		Group	
	30.9.2012	30.9.2011	30.9.2012	30.9.2011
	\$'000	\$'000	\$'000	\$'000
Cash and bank balances	39,104	51,329	39,104	51,329
Less: cash and bank balances pledged	(17,340)	(13,340)	(17,340)	(13,340)
Less bank overdraft secured	-	(932)	-	(932)
Cash and cash equivalents at end of the period	21,764	37,057	21,764	37,057

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	Minority interests \$'000	Total equity \$'000
Group							
Balance at 1.1.2012	172,154	1,825	29,818	6,252	(15,046)	-	195,003
Total comprehensive (loss)/gain for the period	-	(182)	1,555	6,730	(97)	-	8,006
Balance at 31.3.2012	172,154	1,643	31,373	12,982	(15,143)	-	203,009
Total comprehensive (loss)/gain for the period	-	(178)	1,075	(881)	(231)	-	(215)
Dividends paid	-	-	(6,535)	-	-	-	(6,535)
Balance at 30.6.2012	172,154	1,465	25,913	12,101	(15,374)	-	196,259
Total comprehensive gain/(loss) for the period	-	-	2,002	(4,080)	(3)	-	(2,081)
Balance at 30.9.2012	172,154	1,465	27,915	8,021	(15,377)	-	194,178
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 (loss)/gain 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

** 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 1.1.2012	172,154	8,068	180,222
Total comprehensive loss for the period	-	(162)	(162)
Balance at 31.3.2012	<u>172,154</u>	<u>7,906</u>	<u>180,060</u>
Total comprehensive gain for the period	-	(227)	(227)
Dividends paid	-	(6,535)	(6,535)
Balance at 30.6.2012	<u>172,154</u>	<u>1,144</u>	<u>173,298</u>
Total comprehensive gain for the period	-	2,240	2,240
Balance at 30.9.2012	<u><u>172,154</u></u>	<u><u>3,384</u></u>	<u><u>175,538</u></u>
Balance at 1.1.2011	172,154	25,686	197,840
Total comprehensive gain for the period	-	(200)	(200)
Balance at 31.3.2011	<u>172,154</u>	<u>25,486</u>	<u>197,640</u>
Total comprehensive gain for the period	-	57,219	57,219
Dividends paid	-	(65,350)	(65,350)
Balance at 30.6.2011	<u>172,154</u>	<u>17,355</u>	<u>189,509</u>
Total comprehensive gain for the period	-	2,799	2,799
Dividends paid	-	(16,338)	(16,338)
Balance at 30.9.2011	<u><u>172,154</u></u>	<u><u>3,816</u></u>	<u><u>175,970</u></u>

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 2011, there has been no change to the total number of 653,504,000 issued ordinary shares of the Company.

As at 31 December 2011 and 30 September 2012, 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 explained in paragraph 5, the Group and the Company have 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 2011.

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 2011 and 1 January 2012:-

<i>Description</i>	<i>Effective for annual periods beginning on or after</i>
Amendments to FRS 107 Disclosures – Transfers of Financial Assets	1 July 2011
Amendments to FRS 12 Deferred Tax : Recovery of Underlying Assets	1 January 2012

The adoption of the revised FRS did not result in any substantial change to the Group's and Company's accounting policies or have any significant financial impact on the financial statements.

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.

	GROUP			
	Third Quarter Ended		Nine Months Ended	
	30.9.2012	30.9.2011	30.9.2012	30.9.2011
Earnings per ordinary share after deducting any provision for preference dividends:				
(i) Based on the weighted average number of ordinary shares in issue (cents)	0.31	0.37	0.71	0.48
(ii) On a fully diluted basis (cents)	0.31	0.37	0.71	0.48

7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:-

(a) current financial period reported on; and

(b) immediately preceding financial year.

	GROUP		COMPANY	
	As at	As at	As at	As at
	30.9.2012	31.12.2011	30.9.2012	31.12.2011
Net asset value per ordinary share (cents)	29.71	29.84	26.86	27.58

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

	3Q2012 \$'000	3Q2011 \$'000	+ / (-) %	FY2012 \$'000	FY2011 \$'000	+ / (-) %
Rental and Investments ("RI")	7,405	6,136	20.7	12,921	14,044	(8.0)
Trading and Investments ("Trading")	2,050	3,038	(32.5)	7,649	10,046	(23.9)
Corporate and Others	-	-	-	-	-	-
	<u>9,455</u>	<u>9,174</u>		<u>20,570</u>	<u>24,090</u>	

The decrease in revenue in RI segment for FY2012 was mainly due to

- Decrease in proceeds from sale of investment securities by \$1.5 million due to unfavourable market conditions, from \$2.1 million in FY2011 to \$0.6 million in FY2012;
- Decrease in rental income by \$1.1 million, from \$5.2 million in FY2011 to \$4.1 million in FY2012, mainly due to absence of rental income from Paya Lebar property, which is presently under re-development.
- Increase in dividend income by \$1.7 million, from \$3.9 million in FY2011 to \$5.6 million in FY2012, mainly due to the distribution made by a fund in which the Group has a 17.82% interest.

Increase in RI segment for 3Q2012 was mainly due to

- Increase in dividend income by \$1.8 million (3Q2012: \$5 million; 3Q2011: \$3.2 million);
- Decrease in rental income by \$0.3 million (3Q2012: \$1.4 million; 3Q2011: \$1.7 million).

The decrease in revenue for Trading segment for FY2012 was mainly due to decrease in proceeds from sale of investment securities by \$2.5 million, to \$7 million in FY2012 (FY2011: \$9.5 million) because of unfavourable market conditions.

The decrease in revenue for Trading segment for 3Q2012 was due mainly to decrease in proceeds from sale of investment securities by \$1 million, to \$1.8 million in 3Q2012 (3Q2011: \$2.8 million).

Profit before taxation

	3Q2012 \$'000	3Q2011 \$'000	+ / (-) %	FY2012 \$'000	FY2011 \$'000	+ / (-) %
Rental and Investments ("RI")	2,785	5,292	(47.4)	7,276	7,565	(3.8)
Trading and Investments ("Trading")	(100)	(1,932)	(94.8)	(132)	(1,862)	(92.9)
Corporate and Others	(513)	(477)	7.5	(1,459)	(1,650)	(11.6)
	<u>2,172</u>	<u>2,883</u>		<u>5,685</u>	<u>4,053</u>	

Rental and Investments ("RI")	3Q2012	3Q2011	+ / (-)	FY2012	FY2011	+ / (-)
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue	7,404	6,137	1,267	12,920	14,044	(1,124)
Cost of sales	(568)	(552)	(16)	(1,703)	(2,304)	601
Gross profit	6,836	5,585	1,251	11,217	11,740	(523)
Other income	86	3,257	(3,171)	4,017	3,427	590
General and administrative costs	(1,555)	(1,073)	(482)	(4,674)	(4,313)	(361)
Other operating costs	(2,284)	(1,988)	(296)	(2,328)	(1,986)	(342)
Finance costs	(102)	(142)	40	(274)	(425)	151
Share of after tax results of associates and unincorporated joint venture	(196)	(347)	151	(682)	(878)	196
Profit before taxation	2,785	5,292	(2,507)	7,276	7,565	(289)

The profit before taxation for RI segment in FY2012 and FY2011 remained relatively the same.

The decrease in profit before taxation for RI segment in 3Q2012 was mainly due to the absence of gain on disposal of investment properties (3Q2011: \$2.6 million), offset by a higher revenue of \$1.3 million as explained in the revenue section above.

Loss before taxation for Trading segment of \$0.1 million in 3Q2012 and FY2012 compared to a loss before taxation of \$1.9 million in 3Q2011 and \$1.8 million in FY2011 was mainly due to

- Lower allowance for impairment loss for investment securities of \$2 million made in 3Q2012 and FY2012 (3Q2012: nil; 3Q2011: \$2million. FY2012: \$0.2 million; FY2011: \$2.2 million);
- Lower gain from sale of investment securities of \$0.2 million in 3Q2012 and \$0.4 million in FY2012 (3Q2012: nil; 3Q2011: \$0.2 million. FY2012: \$0.4 million; FY2011: \$0.8 million).

Loss before taxation for Corporate and Others segment of about \$0.5 million for third quarter of both years were mainly contributed by salaries, bonus and accruals of directors fees. The lower loss for FY2012 was mainly due to lower staff costs.

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.

The asset enhancement of our Paya Lebar property is due to complete at year end. A letter of intent has been signed to lease the whole building. Subject to the lease being executed, recurrent rental income for next year will increase significantly.

The Group sold 2 units of properties in Singapore in October 2012 (one at Rivergate and one by an associate) and expects to recognise a gain of approximately \$1.9m upon completion. The Group has eight residential and four commercial units remaining at the RiverGate. The market values of these properties are expected to maintain comparable to last year.

The market values of the residential and non-service commercial properties in UK have increased compared to last year and the properties are expected to perform well. The service offices outside London are still not generating acceptable revenue due to the weak economy in UK and market values of two of these properties have decreased compared to last year.

The uncertain outlook in the world economy is expected to remain and returns from equity investments will correspondingly be influenced by the uncertainties.

11. Dividend

(a) Current Financial Period Reported On

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

(b) Corresponding Period of the Immediately Preceding Financial Year

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

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared.

13. INTERESTED PERSON TRANSACTIONS

Name of interested person	Aggregate value of all interested person transactions during the financial period 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)
Ong Hian Eng – Interest earned on convertible note issued by a company in which the above director has a substantial interest for the nine months ended 30 September 2012 – Purchase consideration paid for convertible debt issued by a company in which the above director has a substantial interest	\$188,114 \$2,000,000	Not applicable^
Hong Leong Investment Holdings Pte. Ltd. Group – Interest charged on shareholder loan to Hong Property Investment Pte Ltd for nine months ended 30 September 2012	\$211,134	Not applicable^

^ There is no subsisting shareholders' mandate for interested person transactions pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

14. CONFIRMATION BY THE BOARD

The Board of Directors of Hwa Hong Corporation Limited confirms that to the best of its knowledge, nothing has come to its attention which may render the interim financial results to be false or misleading in any material respect.

SUBMITTED BY

Lee Soo Wei
Chief Financial Officer
24 October 2012