

**UNAUDITED RESULTS FOR THIRD QUARTER ENDED 30 SEPTEMBER 2010****PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS****1(a) An income statement (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		
	30.9.2010	30.9.2009	+/(-) %	30.9.2010	30.9.2009	+/(-) %
	\$'000	\$'000	%	\$'000	\$'000	%
<u>Continuing operations</u>						
Revenue	17,860	24,614	(27.4)	42,419	41,880	1.3
Cost of sales	(13,351)	(8,622)	54.8	(26,379)	(16,246)	62.4
Gross profit	4,509	15,992	(71.8)	16,040	25,634	(37.4)
Other income	149	150	(0.7)	3,796	973	n.m.
General and administrative costs	(2,705)	(2,785)	(2.9)	(8,299)	(4,942)	67.9
Selling and distribution costs	(43)	(68)	(36.8)	(150)	(142)	5.6
Other operating costs	(256)	193	n.m.	(732)	(3,588)	(79.6)
Finance costs	(372)	(669)	(44.4)	(1,226)	(2,532)	(51.6)
Share of after tax results of associates and unincorporated joint venture	(364)	5,025	n.m.	(524)	20,695	n.m.
Profit from continuing operations, before taxation	918	17,838	(94.9)	8,905	36,098	(75.3)
Taxation	(121)	(2,711)	(95.5)	(1,201)	(3,233)	(62.9)
Profit from continuing operations, after taxation	797	15,127	(94.7)	7,704	32,865	(76.6)
<u>Discontinued operation</u>						
Profit from discontinued operation, after taxation	-	1,549	(100.0)	37,054	2,086	n.m.
Net profit after taxation	797	16,676	(95.2)	44,758	34,951	28.1
Net profit after taxation attributable to:						
Equity holders of the Company	797	16,676	(95.2)	44,758	34,951	28.1
Minority Interests	-	-	-	-	-	-
	797	16,676		44,758	34,951	

n.m. denotes not meaningful.

Note:

- Increase in revenue by \$0.5 million year-on-year (“yoy”), from \$41.9 million for nine months ended 30 September 2009 (“FY2009”) to \$42.4 million for same period ended 2010 (“FY2010”) was mainly due to increase in
 - rental income by \$0.8 million (FY2010: \$5.8 million; FY2009: \$5.0 million) due to increase in revenue from RiverGate units and the UK properties;
 - proceeds from sale of investment securities by \$1.7 million (FY2010: \$29.0 million; FY2009: \$27.3 million).

The increase is offset by reduction in interest income by \$1.9 million (FY2010: \$6.5 million; FY2009: \$8.4 million) due to the redemption of an interest-bearing investment security in 2Q2010.

Reduction in revenue by \$6.8 million quarter-on-quarter (“qoq”) from \$24.6 million for third quarter ended 30 September 2009 (“3Q2009”) to \$17.9 million for the same period in 2010 (“3Q2010”) was mainly due to reduction in

- proceeds from sale of investment securities by \$4.7 million (3Q2010: \$14.7 million; 3Q2009: \$19.4 million); and
- interest income by \$1.9 million (3Q2010: \$0.9 million; 3Q2009: \$2.8 million).

2. The increase in cost of sales for FY2010 is not proportionate to the increase in revenue because in FY2009, certain investment securities sold were already impaired in FY2008 and during the first quarter of 2009. Most of the investment securities sold in FY2010 were not impaired.

3. Other income comprised the following:

	3Q2010	3Q2009	+/(-) 3Q2010/3Q2009	FY2010	FY2009	+/(-) FY2010/FY2009
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Interest income	65	7	58.0	335	61	274.0
Dividend income	31	31	-	229	187	42.0
Gain on sale of investment securities	7	28	(21.0)	30	546	(516.0)
Gain on disposal of plant and equipment	-	8	(8.0)	-	7	(7.0)
Gain on disposal of investment properties	-	-	-	3,076	-	3,076.0
Sundry	46	76	(30.0)	126	172	(46.0)
	<u>149</u>	<u>150</u>		<u>3,796</u>	<u>973</u>	

4. General and administrative costs included the following:

	3Q2010	3Q2009	+/(-) 3Q2010/3Q2009	FY2010	FY2009	+/(-) FY2010/FY2009
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
General and administrative costs	(2,705)	(2,785)	(80.0)	(8,299)	(4,942)	3,357.0
Included in general and administrative costs:						
Foreign exchange (loss)/gain	(267)	(893)	(626.0)	(364)	713	1,077.0
Legal and professional fees	(30)	(40)	(10.0)	(520)	(199)	321.0
Salaries, CPF and bonus	(1,169)	(862)	307.0	(3,710)	(1,939)	1,771.0
Management fees to property managers	(266)	(91)	175.0	(813)	(262)	551.0

Unrealised foreign exchange loss in FY2010 and 3Q2010 was mainly due to weakening of Sterling Pound against Singapore Dollar arising from our net monetary assets denominated in Sterling Pound.

Legal and professional fees in FY2010 were mainly incurred for the disposal of a subsidiary. The disposal was completed in 2Q2010 (see page 9).

Increase in salaries, CPF and bonus was mainly due to salary adjustments during the year and higher variable bonus provision. Included in the salaries, CPF and bonus for FY2010 was a one-off incentive paid to certain staff amounting to \$0.4 million (FY2009: nil).

Increase in management fees paid to property managers resulted from a change in lease arrangements on the commercial properties in the UK.

5. Other operating costs comprised the following:

	3Q2010	3Q2009	+/(-) 3Q2010/3Q2009	FY2010	FY2009	+/(-) FY2010/FY2009
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Allowance (made)/written-back for impairment on						
- non-current investments	(251)	468	719.0	(569)	(533)	36.0
- current investments	(5)	(275)	(270.0)	(6)	(3,305)	(3,299.0)
Allowance (made)/written-back for doubtful debts receivable from associate	-	-	-	(157)	250	407.0
	<u>(256)</u>	<u>193</u>		<u>(732)</u>	<u>(3,588)</u>	

6. Reduction in finance costs by \$1.3 million yoy and \$0.3 million qoq was due to repayment of interest bearing loans.

7. Reduction in share of after tax results of associates and unincorporated joint venture by \$21.2 million yoy was mainly because there was no contribution from the RiverGate project in the current year (FY2009: 20.0 million). The project was fully completed and sold in FY2009. The reduction was also due to lower contribution from the unincorporated joint venture by \$2.5 million yoy. The reduction in share of results of associates for FY2010 was mitigated by increase in share of profit from Hong Property by \$0.4 million (FY2010: share of profit of \$0.3 million; FY2009: share of loss of \$0.1 million) and reduction in share of loss from Scotts Spazio by \$0.9 million (FY2010: \$0.7 million; FY2009: \$1.6 million).
- Reduction in share of after tax results of associates and unincorporated joint venture by \$5.4 million qoq was mainly due to reduction in share of results from Rivergate project and unincorporated joint venture by \$3.1 million and \$2.2 million respectively.
8. Effective tax rates for FY2010 and 3Q2010 were 13.5% (FY2009: 9.0%) and 13.2% (3Q2009: 15.2%) respectively. The taxation charge for the Group was lower than that arrived at by applying the statutory tax rate of 17% to the profit before taxation from continuing operations because certain income were taxed at concession rates or were capital in nature. Effective tax rate for FY2009 was particularly lower because share of results of associates unincorporated joint venture were shown as net of tax, that is, the tax for the share of results in associates and unincorporated joint venture is excluded from the Group's taxation.
9. Increase in profit from discontinued operation, after taxation by \$35.0 million yoy and \$1.5 million qoq was mainly due to completion of the disposal of Tenet on 31 May 2010. Gain on disposal of the subsidiary amounting to \$36.3 million was recognised in FY2010.

Profit from continuing operations, before taxation included the following:

	Group					
	Third Quarter Ended			Nine Months Ended		
	30.9.2010	30.9.2009	+ / (-)	30.9.2010	30.9.2009	+ / (-)
\$'000	\$'000	%	\$'000	\$'000	%	
Investment income	282	280	0.7	652	525	24.2
Other income including interest income	1,073	2,997	(64.2)	10,255	9,346	9.7
Interest on borrowings	(372)	(669)	(44.4)	(1,226)	(2,532)	(51.6)
Depreciation on property, plant and equipment and investment properties	(494)	(473)	4.4	(1,368)	(1,345)	1.7
Allowance (made)/written-back for doubtful debts and bad debts (associate)	-	-	-	(157)	250	n.m.
Allowance (made)/written-back for impairment loss on						
- non-current investments	(251)	468	n.m.	(569)	(533)	6.8
- current investments	(5)	(275)	(98.2)	(6)	(3,305)	(99.8)
Over/(under) provision of taxation in prior years	258	-	100.0	164	(248)	n.m.
Foreign exchange (loss)/gain	(267)	(893)	(70.1)	(364)	713	n.m.
Gain on disposal of investment securities						
- included in gross profit	1,847	11,233	(83.6)	4,248	12,426	(65.8)
- included in other income	7	28	(75.0)	30	546	(94.5)
Gain on disposal of property, plant and equipment	-	8	(100.0)	-	7	(100.0)
Gain on disposal of investment properties	-	-	-	3,076	-	100.0

Statement of Comprehensive Income

	Group					
	Third Quarter Ended			Nine Months Ended		
	30.9.2010 \$'000	30.9.2009 \$'000	+ / (-) %	30.9.2010 \$'000	30.9.2009 \$'000	+ / (-) %
Net profit after taxation	797	16,676	(95.2)	44,758	34,951	28.1
<u>Other comprehensive income/(loss):</u>						
Net gain/(loss) on available-for-sale investments (net of tax)	862	1,645	(47.6)	(1,366)	14,959	n.m.
Exchange difference arising from						
- consolidation	344	(511)	n.m.	78	475	(83.6)
- revaluation of net investment in foreign operation	63	(202)	n.m.	(1,151)	1,443	n.m.
Revaluation gain realised by an associate to income statement	-	(439)	(100.0)	(215)	(4,104)	(94.8)
Reclassification of fair value reserve on disposal of discontinued operation	-	-	-	(261)	-	100.0
Other comprehensive gain/(loss), net of tax	<u>1,269</u>	<u>493</u>	n.m.	<u>(2,915)</u>	<u>12,773</u>	n.m.
Total comprehensive gain for the period	<u>2,066</u>	<u>17,169</u>	(88.0)	<u>41,843</u>	<u>47,724</u>	(12.3)
Total comprehensive gain for the period attributable to:						
Equity holders of the Company	2,066	17,169	(88.0)	41,843	47,724	(12.3)
Minority Interests	-	-	-	-	-	-
	<u>2,066</u>	<u>17,169</u>		<u>41,843</u>	<u>47,724</u>	

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		Company	
	30.9.2010 \$'000	31.12.2009 \$'000	30.9.2010 \$'000	31.12.2009 \$'000
Non-current assets				
Property, plant and equipment	6,381	6,111	53	127
Investment properties	82,912	94,079	-	-
Investment in subsidiaries	-	-	205,221	205,221
Investment in associates	1,349	12,386	767	767
Investment securities	6,407	6,220	-	-
Other receivables	8,540	6,295	-	-
Amounts due from associates	17,514	15,000	-	-
	123,103	140,091	206,041	206,115
Current assets				
Inventories	11	10	-	-
Trade receivables	1,194	714	-	-
Prepayments and deposits	675	472	15	71
Other receivables	627	1,123	38	-
Amounts due from associates	14,100	15,739	-	-
Investment securities	27,618	85,753	-	-
Cash and bank balances	149,521	39,005	6,385	488
	193,746	142,816	6,438	559
Non-current assets held for sale	1,633	-	-	-
Assets of disposal group classified as held for sale	-	128,158	-	7,010
	195,379	270,974	6,438	7,569
Current liabilities				
Trade payables	(884)	(464)	-	-
Other payables	(2,166)	(1,418)	(190)	(203)
Accrued operating expenses	(1,815)	(2,578)	(91)	(296)
Amounts due to associates	(524)	(552)	(353)	(373)
Amounts due to subsidiaries	-	-	(3,500)	(3,509)
Bank overdraft (unsecured)	(162)	-	-	-
Bank loans (secured)	(15,318)	(22,215)	-	-
Tax payable	(2,234)	(328)	-	-
	(23,103)	(27,555)	(4,134)	(4,381)
Liabilities directly associated with disposal group classified as held for sale	-	(68,770)	-	-
	(23,103)	(96,325)	(4,134)	(4,381)
Net current assets	172,276	174,649	2,304	3,188
Non-current liabilities				
Deferred tax liabilities	(3,761)	(4,761)	-	-
Bank loans (secured)	(15,962)	(28,568)	-	-
Other payables	(477)	(696)	-	-
	(20,200)	(34,025)	-	-
Net assets	275,179	280,715	208,345	209,303

	Group		Company	
	30.9.2010 \$'000	31.12.2009 \$'000	30.9.2010 \$'000	31.12.2009 \$'000
Equity attributable to equity holders of the Company				
Share capital	172,154	172,154	172,154	172,154
Capital reserve	2,196	2,411	-	-
Revenue reserve	109,092	111,713	36,191	37,149
Fair value reserve	6,341	8,160	-	-
Currency translation reserve	(14,604)	(13,531)	-	-
Reserve of disposal group classified as held for sale	-	(192)	-	-
	275,179	280,715	208,345	209,303
Minority interests	-	-	-	-
Share capital and reserves	275,179	280,715	208,345	209,303

Note:

- Reduction in investment properties by \$11.2 million was mainly due to sale of 2 properties in Singapore and UK; translation loss arising from the UK properties due to deterioration of Sterling Pound against Singapore Dollar and transfer of 1 property to non-current asset held for sale.
- Reduction in investment in associates by \$11.0 million was mainly due to dividends received from an associate amounting to \$10.4 million.
- Increase in non current other receivables by \$2.3 million was due to the accrual of interest income receivable from an associate.
- Increase in non current amounts due from associates by \$2.5 million was due to loans made to an associate during the year.
- Reduction in current amounts due from associates by \$1.6 million was due to repayments received from associates.
- Reduction in current investment securities by \$58.1 million was mainly due to redemption of an unquoted investment security.
- Increase in cash and bank balances by \$110.5 million was mainly due to
 - proceeds received from the disposal of Tenet amounting to \$97.1 million;
 - proceeds received from the sale of investment properties amounting to \$8.9 million;
 - dividends received from an associate amounting to \$10.4 million; and
 - proceeds from redemption of an unquoted investment security and its cumulative interest totaling \$58.0 million.

The increase was offset by repayment of bank loans of \$17.3 million and payment of dividends of \$47.4 million.

- One unit of investment property was reclassified as non-current asset held for sale as the management has intention to sell the unit within the next 12 months.
- Reduction of current and non current bank loans by \$6.9 million and \$12.6 million respectively was mainly due to repayments made during the year and translation gain arising from the UK loans due to deterioration of Sterling Pound against Singapore Dollar.

10. Increase in tax payable by \$1.9 million was due to provision of current tax upon the receipt of cumulative interest income from an unquoted investment security.
11. Reduction in deferred tax liabilities by \$1.0 million was mainly due to the transfer of deferred liabilities to current tax payable upon the receipt of cumulative interest income from an unquoted investment security.

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

Amount repayable in one year or less, or on demand

	30.9.2010		31.12.2009	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Bank overdrafts	-	162	-	-
Short term bank loans	-	-	3,797	-
Long term bank loans	15,318	-	18,418	-
	<u>15,318</u>	<u>162</u>	<u>22,215</u>	<u>-</u>

Amount repayable after one year

	30.9.2010		31.12.2009	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Long term bank loans	15,962	-	28,568	-

Details of any collateral

Long term bank loans of \$31.3 million (31.12.2009: \$47.0 million) are secured by a fixed charge over subsidiaries' investment properties. At 31 December 2009, short term bank loans were secured by a subsidiary's investment property and a charge of \$13.3 million on its fixed deposit.

1(c) **A cash flow statement (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	
	30.9.2010	30.9.2009	30.9.2010	30.9.2009
	\$'000	\$'000	\$'000	\$'000
Cash flow from operating activities:				
Profit before taxation				
- continuing operations	918	17,838	8,905	36,098
- discontinued operation	-	1,851	36,951	2,992
	918	19,689	45,856	39,090
Adjustments for:				
Interest income	(989)	(3,181)	(7,375)	(9,497)
Interest expense	372	669	1,226	2,532
Depreciation of property, plant and equipment and investment properties	494	574	1,524	1,633
Share of results of associates and unincorporated joint venture	364	(5,025)	524	(20,695)
Net claims incurred	-	3,574	6,701	13,487
Provision for unexpired risks	-	(189)	2,626	1,619
Allowance made/(written-back) for impairment loss on				
- non current investment securities	251	(468)	1,660	532
- current investment securities	5	275	6	3,880
Allowance made/(written-back) for doubtful receivables (associate)	-	-	157	(250)
Gain on disposal of property, plant and equipment	-	(8)	(1)	(7)
Gain on disposal of investment properties	-	-	(3,076)	-
Gain on disposal of subsidiary	-	-	(36,261)	-
Property, plant and equipment written off	-	-	-	5
	497	(3,779)	(32,289)	(6,761)
Operating income before reinvestment in working capital	1,415	15,910	13,567	32,329
Decrease in receivables and current investments	1,948	7,723	3,242	6,538
(Increase)/decrease in inventories	13	5	(1)	(5)
(Decrease)/increase in payables	632	(2,478)	(1,597)	(2,961)
	2,593	5,250	1,644	3,572
Cash generated from operations	4,008	21,160	15,211	35,901
Net claims paid	-	(3,187)	(5,132)	(11,005)
Interest received	276	885	1,729	2,511
Interest paid	(372)	(928)	(1,226)	(2,570)
Income taxes recovered/(paid)	(82)	486	7	343
	(178)	(2,744)	(4,622)	(10,721)
Net cash generated from operating activities	3,830	18,416	10,589	25,180
Cash flow from investing activities:				
Cash distribution received from unincorporated joint venture	-	3,800	-	3,800
Dividends received from associate	2,400	71,145	10,400	71,145
(Increase)/decrease in other investments	(148)	1,830	59,603	9,305
(Increase)/decrease in amounts due from associates	16	(26,167)	(1,042)	(18,511)
Net cash inflow from disposal of subsidiary (see page 9)	2,130	-	24,321	-
Proceeds from capital reduction exercise conducted by an associate	-	49,500	-	49,500
Proceeds from disposal of investment properties	-	-	8,864	-
Proceeds from disposal of property, plant and equipment	-	2	1	21
Purchase of investment properties from an associate	-	-	-	(22,128)
Purchase of investment properties	(219)	-	(229)	(128)
Purchase of property, plant and equipment	(15)	(48)	(790)	(237)
Net cash generated from investing activities	4,164	100,062	101,128	92,767
Net cash generated from operating and investing activities carried forward	7,994	118,478	111,717	117,947

	Group			
	Third Quarter Ended		Nine Months Ended	
	30.9.2010	30.9.2009	30.9.2010	30.9.2009
	\$'000	\$'000	\$'000	\$'000
Net cash generated from operating and investing activities brought forward	7,994	118,478	111,717	117,947
Cash flow from financing activities:				
Proceeds from bank loans	-	5,245	-	23,450
Repayments in bank loans	(453)	(37,798)	(17,251)	(39,839)
Increase/(decrease) in bank overdrafts	148	(502)	162	(3,188)
Dividends paid	(39,210)	(6,535)	(47,379)	(14,704)
Decrease/(increase) in pledged cash and bank balances	-	(150)	4,429	1,961
Net cash used in financing activities	(39,515)	(39,740)	(60,039)	(32,320)
Net increase/(decrease) in cash and cash equivalents	(31,521)	78,738	51,678	85,627
Cash and cash equivalents at beginning of the period	167,727	43,360	84,624	35,344
Effects of exchange rate changes on cash and cash equivalents	(25)	(520)	(121)	607
Cash and cash equivalents at end of the period	136,181	121,578	136,181	121,578

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

	Group		Group	
	30.9.2010	30.9.2009	30.9.2010	30.9.2009
	\$'000	\$'000	\$'000	\$'000
Cash and bank balances				
- continuing operations	149,521	123,345	149,521	123,345
- discontinued operation	-	40,858	-	40,858
Less: cash and bank balances pledged	(13,340)	(42,625)	(13,340)	(42,625)
Cash and cash equivalents at end of the period	136,181	121,578	136,181	121,578

Effect of disposal of discontinued operation

On 8 March 2010, the Company announced that the Group had entered into a sale and purchase agreement with Sompo Japan Insurance Inc. in relation to the proposed divestment of one of its wholly-owned subsidiary, Tenet Insurance Company Ltd ("Tenet") for a cash consideration of \$95.0 million, subject to adjustment for the difference between the audited net assets value of Tenet on date of disposal and \$59.0 million.

The sale was completed on 31 May 2010 and Tenet ceased to be a subsidiary of the Group. The final purchase consideration has since been determined to be \$97.1 million.

The results of discontinued operation (till date of disposal) are provided below:

	Group			
	Third Quarter Ended		Nine Months Ended	
	30.9.2010	30.9.2009	30.9.2010	30.9.2009
	\$'000	\$'000	\$'000	\$'000
Revenue	-	10,883	23,580	36,752
Cost of sales	-	(5,976)	(14,901)	(24,148)
Gross profit	-	4,907	8,679	12,604
Other income	-	1,028	871	3,195
General and administrative costs	-	(2,218)	(3,684)	(6,265)
Selling and distribution costs	-	(1,866)	(4,086)	(5,967)
Other operating costs	-	-	(1,090)	(575)
Operating profit before taxation	-	1,851	690	2,992
Taxation	-	(302)	103	(906)
Operating profit after taxation	-	1,549	793	2,086
Gain on disposal of discontinued operation	-	-	36,000	-
Transfer from shareholders' equity	-	-	261	-
Profit from discontinued operation, after taxation	-	1,549	37,054	2,086

Cash flows of discontinued operation (till date of disposal) are provided below:

	Group			
	Third Quarter Ended		Nine Months Ended	
	30.9.2010	30.9.2009	30.9.2010	30.9.2009
	\$'000	\$'000	\$'000	\$'000
Operating activities	-	6,259	6,740	19,274
Investing activities	-	(37)	(54)	(82)
Financing activities	-	-	-	(3,500)
Net cash inflows	-	6,232	6,686	15,692

The net assets and cash flow of discontinued operation disposed are provided below:

	Group
	30.9.2010
	\$'000
Property, plant and equipment	6,507
Reinsurers' share of provision for	
- outstanding claims	5,357
- unearned premium	5,933
Non current assets	18,783
Current assets	24,438
Cash and cash equivalents	72,809
Provision for outstanding claims	(35,472)
Provision for unearned premiums	(28,791)
Provision for premium deficiency	(1,325)
Other non current liabilities	(97)
Other current liabilities	(7,012)
Identifiable net assets disposed	61,130
Transfer from shareholders' equity - fair value reserve	(261)
Gain on disposal of subsidiary	36,261
Proceeds from disposal of subsidiary	97,130
Less: cash and cash equivalents in disposed subsidiary	(72,809)
Net cash inflow on disposal of subsidiary	24,321

An amount of \$2.1 million being the additional purchase consideration of Tenet was received in 3Q2010.

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
Group								
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
Balance at 1.1.2009	172,154	6,515	156,445	(2,152)	(15,213)	-	-	317,749
Total comprehensive gain/(loss) for the period	-	(2,967)	3,157	(988)	524	-	-	(274)
Balance at 31.3.2009	172,154	3,548	159,602	(3,140)	(14,689)	-	-	317,475
Total comprehensive gain/(loss) for the period	-	(698)	15,118	14,302	2,107	-	-	30,829
Dividends paid	-	-	(8,169)	-	-	-	-	(8,169)
Balance at 30.6.2009	172,154	2,850	166,551	11,162	(12,582)	-	-	340,135
Total comprehensive gain/(loss) for the period	-	(439)	16,676	1,645	(713)	-	-	17,169
Dividends paid	-	-	(6,535)	-	-	-	-	(6,535)
Balance at 30.9.2009	172,154	2,411	176,692	12,807	(13,295)	-	-	350,769

** 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	37,149	209,303
Total comprehensive loss 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
Balance at 1.1.2009	172,154	32,863	205,017
Total comprehensive gain for the period	-	6,307	6,307
Balance at 31.3.2009	172,154	39,170	211,324
Total comprehensive gain for the period	-	6,092	6,092
Dividends paid	-	(8,169)	(8,169)
Balance at 30.6.2009	172,154	37,093	209,247
Total comprehensive gain for the period	-	6,896	6,896
Dividends paid	-	(6,535)	(6,535)
Balance at 30.9.2009	172,154	37,454	209,608

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 options have 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 2009, there was no change to the total number of 653,504,000 issued ordinary shares of the Company.

As at 31 December 2009 and 30 September 2010, 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 2009.

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 2009 and 1 January 2010:-

<i>Description</i>	<i>Effective for annual periods beginning on or after</i>
Amendments to FRS 27 Consolidated and Separate Financial Statements	1 July 2009
Amendments to FRS 39 Financial Instruments: Recognition and Measurement – Eligible Hedged Item	1 July 2009
Revised FRS 103 Business Combinations	1 July 2009
Amendments to FRS 105 Non-current Assets Held for Sale and Discontinued Operations	1 July 2009
INT FRS 117 Distributions of Non-cash Assets to Owners	1 July 2009
Improvements to FRSs issued in 2009:	
- Amendments to FRS 38 Intangible Assets	1 July 2009
- Amendments to FRS 102 Share-based Payment	1 July 2009
- Amendments to FRS 108 Operating Segments	1 July 2009
- Amendments to INT FRS 109 Reassessment of Embedded Derivatives	1 July 2009
- Amendments to INT FRS 116 Hedges of a Net Investment in a Foreign Operation	1 July 2009
- Amendments to FRS 1 Presentation of Financial Statements	1 January 2010
- Amendments to FRS 7 Statement of Cash Flows	1 January 2010
- Amendments to FRS 17 Leases	1 January 2010
- Amendments to FRS 36 Impairment of Assets	1 January 2010
- FRS 39 Financial Instruments: Recognition and Measurement	1 January 2010
- Amendments to FRS 105 Non-current Assets Held for Sale and Discontinued Operations	1 January 2010
- Amendments to FRS 108 Operating Segments	1 January 2010

The adoption of the above FRS and INT FRS did not have financial impact on the Group and the Company for third quarter and nine months ended 30 September 2010.

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	
	30.9.2010	30.9.2009	30.9.2010	30.9.2009
<u>Continuing operations</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)	0.12	2.31	1.18	5.03
(ii) On a fully diluted basis (cents)	0.12	2.31	1.18	5.03
<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)	-	0.24	5.67	0.32
(ii) On a fully diluted basis (cents)	-	0.24	5.67	0.32

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
	30.9.2010	31.12.2009	30.9.2010	31.12.2009
Net asset value per ordinary share (cents)	42.11	42.95	31.88	32.03

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

	3Q2010 \$'000	3Q2009 \$'000	+/(-) %	FY2010 \$'000	FY2009 \$'000	+/(-) %
Rental and Investments ("RI")	13,937	19,843	(29.8)	29,167	33,950	(14.1)
Trading and Investments ("Trading")	3,923	4,771	(17.8)	13,252	7,826	69.3
Corporate and Others	-	-	-	-	104	(100.0)
	<u>17,860</u>	<u>24,614</u>		<u>42,419</u>	<u>41,880</u>	

Reduction in revenue in RI segment was mainly due to reduction in the following:

- Interest income by \$1.9 million to \$6.5 million in FY2010 (FY2009: \$8.4 million) and by \$1.9 million to \$0.9 million in 3Q2010 (3Q2009: \$2.8 million) as a result of the redemption of an interest bearing investment security in 2Q2010.
- Proceeds from sale of investment securities for RI segment decreased from \$20.0 million in FY2009 to \$16.2 million in FY2010 and from \$14.8 million in 3Q2009 to \$10.8 million in 3Q2010.

Reduction in revenue in RI segment was mitigated by increase in rental income of \$0.8 million to \$5.8 million for FY2010. Rental income for the third quarter remained stable at \$1.9 million for both years. Occupancy rates remained above 90% for FY2010 and 3Q2010.

Increase in revenue for Trading segment for FY2010 was mainly due to increase in proceeds from sale of investment securities by \$5.5 million to \$12.8 million (FY2009: \$7.3 million). Revenue from trading activities maintained at \$0.5 million for both years.

Proceeds from sale of investment securities decreased marginally by \$0.7 million to \$3.9 million in 3Q2010 (3Q2009: \$4.6 million).

Profit before taxation

	3Q2010 \$'000	3Q2009 \$'000	+/(-) %	FY2010 \$'000	FY2009 \$'000	+/(-) %
Rental and Investments ("RI")	1,620	17,499	(90.7)	10,997	37,324	(70.5)
Trading and Investments ("Trading")	(156)	911	(117.1)	538	582	(7.6)
Corporate and Others	(546)	(572)	(4.5)	(2,630)	(1,808)	45.5
	<u>918</u>	<u>17,838</u>	(94.9)	<u>8,905</u>	<u>36,098</u>	(75.3)

Reduction in profit before taxation for RI segment was mainly due to the following:

- Lower gain from sale of investment securities.
- Reduction in share of results of associates and unincorporated joint venture. Share of losses of associates and unincorporated joint venture in FY2010 and 3Q2010 were mainly contributed by Scotts Spazio.
- Higher general and administrative costs was contributed mainly by salary adjustments, higher variable bonus accruals, higher management fees paid to properties managers in UK and higher unrealised exchange losses due to exposure in Sterling Pound.
- Allowance made for doubtful receivable from an associate.

Reduction in profit before taxation for RI segment was mitigated by the following:

- Higher rental income from investment properties for FY2010.
- Gain on disposal of investment properties in 2Q2010.
- Lower allowance made for impairment on investment securities.
- Lower finance costs due to repayment of interest bearing loans.

Profit before taxation for Trading segment for both FY2010 and FY2009 were about \$0.5 million. Profit was mainly generated by the investment activities of the segment.

Reduction in profit before taxation for Trading segment qoq was mainly due to lower gain from sale of investment securities (3Q2010: \$0.2 million; 3Q2009: \$1.3 million).

Increase in loss before taxation for Corporate and Others segment by \$0.8 million yoy was mainly due to legal and professional fees incurred in connection with the disposal of Tenet and one-off incentive paid to staff in FY2010.

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.

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.

As there is good foreign demand for central London residential properties, the Group has decided to refurbish some of its residential portfolio to prepare them for sale.

Written permission for the upgrading plans for the Paya Lebar property has been received.

The upgrading exercises in UK and Singapore will reduce rental income for next year.

The Group continues to review investment opportunities so as to increase shareholder value.

The performance of the Group's investments will depend on the state of the financial and equity markets.

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? Yes.

Name of Dividend	Special Interim Dividend
Dividend Type	Cash
Dividend Amount per Share (in cents)	12 cents one-tier, tax exempt
Tax Rate	Not applicable

(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. COMPARATIVE FIGURES

With the classification of Tenet as discontinued operation, comparative income statement was restated to conform to current year's presentation.

14. 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)
Goh Kian Hwee – Professional fees charged by Rajah & Tann LLP for nine months ended 30 September 2010.	\$279,950	Nil
Hong Leong Investment Holdings Pte. Ltd. Group – interest charged on shareholder loan to Hong Property Investment Pte Ltd for nine months ended 30 September 2010.	\$265,654	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.

15. 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

Simon Ong
Chief Financial Officer
29 October 2010