HWA HONG CORPORATION LIMITED (Company Registration No. 195200130C)

UNAUDITED RESULTS FOR FULL YEAR ENDED 31 DECEMBER 2013

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		
	31.12.2013 $'000	31.12.2012 $'000 (restated)	+/(-) %	31.12.2013 $'000	31.12.2012 $'000 (restated)	+/(-) %
Continuing operations						
Revenue	6,854	5,798	18.2	28,598	26,337	8.6
Cost of sales	(4,072)	(3,673)	10.9	(18,096)	(12,408)	45.8
Gross profit	2,782	2,125	30.9	10,502	13,929	(24.6)
Other income	798	1,743	(54.2)	4,807	6,253	(23.1)
General and administrative costs	(2,417)	(2,588)	(6.6)	(7,966)	(9,554)	(16.6)
Selling and distribution costs	(45)	(59)	(23.7)	(185)	(211)	(12.3)
Other operating costs	(1,207)	(11,239)	(89.3)	(2,082)	(13,742)	(84.8)
Finance costs	(118)	(107)	10.3	(311)	(402)	(22.6)
Share of after tax results of associates	-					
and unincorporated joint venture	3,024	10,342	(70.8)	5,242	9,646	(45.7)
Profit/(loss) before taxation from continuing operations	2,817	217	n.m	10,007	5,919	69.1
Taxation	(4)	1,782	n.m	(1,210)	729	n.m.
Profit from continuing operations, net of taxation	2,813	1,999	40.7	8,797	6,648	32.3
Discontinued operations						
(Loss)/profit from discontinued operations, net of taxation	(128)	420	n.m.	(169)	403	n.m.
Net profit after taxation	2,685	2,419		8,628	7,051	
Attributable to:	-					
Owners of the Company	-					
Profit from continuing operations, net of taxation	2,813	1,999	40.7	8,797	6,648	32.3
(Loss)/profit from discontinued operations, net of taxation	(128)	420	n.m.	(169)	403	n.m.
Profit for the year attributable to owners of the Company	2,685	2,419		8,628	7,051	
Non-controlling interests						
Profit from continuing operations, net of taxation	-	-		-	-	
(Loss)/profit from discontinued operations, net of taxation	-	-		-	-	
	-	-		-	-	

n.m. denotes not meaningful.

Profit from continuing operations, before taxation included the following:

	Group					
	Fourth Quarter Ended			Financial Year Ended		
	31.12.2013	**31.12.2012**	**+/(-)**	**31.12.2013**	**31.12.2012**	**+/(-)**
	$'000	**$'000**	**%**	**$'000**	**$'000**	**%**
Investment income	576	130	n.m.	1,353	5,703	(76.3)
Interest income (included in revenue)	168	711	(76.4)	777	3,420	(77.3)
Interest on borrowings	(118)	(107)	10.3	(311)	(402)	(22.6)
Depreciation on property, plant and equipment and investment properties	(566)	(428)	32.2	(2,249)	(1,670)	34.7
Investment properties written off	-	-	-	-	(342)	n.m.
Impairment loss on other receivables	(485)	-	n.m.	(485)	-	n.m.
Allowance written-back/(made) for impairment loss on						
- property, plant and equipment	(215)	-	n.m.	(215)	-	n.m.
- investment properties	-	7	n.m.	-	(1,867)	n.m.
Allowance written-back/(made) for impairment loss on						
- non-current investments	-	(1)	n.m.	-	(37)	n.m.
- current investments	(507)	(1)	n.m.	(1,382)	(252)	n.m.
Under provision of taxation in prior years	(200)	-	n.m.	(79)	-	n.m.
Foreign exchange (loss)/gain	(56)	(222)	(74.8)	448	(752)	n.m.
Gain/(loss) on disposal of investment securities						
- included in gross profit	220	356	(38.2)	1,578	969	62.8
- included in other income	(6)	17	n.m.	65	24	n.m.
Gain on disposal of property, plant and equipment						
- included in other income	36	117	(69.2)	36	191	(81.2)
Gain on disposal of investment properties						
- included in other income	15	-	n.m.	3,278	3,853	(14.9)
Gain on disposal of subsidiary and joint venture - included in other income	483	-	n.m.	483	-	n.m.
Reversal of interest receivable on loan due from an associate	-	(11,244)	n.m.	-	(11,244)	n.m.

Note:

1. Revenue increased by $2.3 million year on year ("yoy") and $1 million quarter-on-quarter ("qoq") mainly due to:

   - Increase of $6 million yoy and $0.2 million qoq in proceeds from sale of investment securities arising from increase in share trading activities;
   - Increase in rental income by $3.6 million yoy and $1 million qoq arising mainly from rental income from Paya Lebar property, which achieved completion in re-development in February 2013;
   - Reduction in interest income by $2.6 million yoy and $0.5 million qoq mainly due to a change in interest rate for a loan extended to an associate. In December 2012, the interest rate was revised following an exercise to determine an appropriate market interest rate for the loan extended from the Group to this associate. Accordingly, in FY2012, reversal of interest receivable was made, share of results in associates increased correspondingly, arising from a reduction of interest payable on the same amount and deferred taxation for the related interest receivable was reversed. The revision of interest rate has no overall impact to the net results of the Group.
   - Reduction in dividend income by $4.4 million yoy mainly due to a US$3.8 million distribution in FY2012 made by a fund. Dividend income increased by $0.4 million qoq mainly due to a US$0.3 million distribution made from the same fund.

2. Cost of sales increased by $5.7 million yoy and $0.4 million qoq mainly due to higher share trading activities.

3. Other income comprised the following:

	4Q2013 $'000	4Q2012 $'000	+/(-) %	FY2013 $'000	FY2012 $'000	+/(-) %
Interest income	36	136	(73.5)	413	447	(7.6)
Dividend income	101	106	(4.7)	349	324	7.7
Gain on sale of investment securities	(6)	17	n.m.	65	24	n.m.
Gain on disposal of plant and equipment	36	117	(69.2)	36	191	(81.2)
Gain on disposal of subsidiary and joint venture	483	-	n.m.	483	-	n.m.
Gain on disposal of investment properties	15	-	n.m.	3,278	3,853	(14.9)
Other investment income	97	1,342	(92.8)	97	1,342	(92.8)
Sundry	36	25	44.0	86	72	19.4
	798	1,743		4,807	6,253	

Other investment income of $1.3 million in FY2012 and 4Q2012 and $0.1 million in FY2013 and 4Q2013 related to receipt of carried interest payment from an investment classified as available-for-sale.

4. General and administrative costs decreased by $1.6 million yoy and $0.2 million mainly due to a favourable impact of $1.2 million in unrealised foreign exchange yoy and $0.2 million qoq. The unrealised foreign exchange impact arose mainly from the translation of net assets denominated in Sterling Pounds relating to the Group's investment in the United Kingdom.

5. Other operating costs comprised the following:

	4Q2013 $'000	4Q2012 $'000	+/(-) %	FY2013 $'000	FY2012 $'000	+/(-) %
Allowance written-back/(made) for impairment loss on						
- non-current investment securites	-	(1)	n.m.	-	(37)	n.m.
- current investment securities	(507)	(1)	n.m.	(1,382)	(252)	n.m.
- property, plant and equipment	(215)	-	n.m.	(215)	-	n.m.
- investment properties	-	7	n.m.	-	(1,867)	n.m.
Impairment loss on other receivables	(485)	-	n.m.	(485)	-	n.m.
Reversal of interest receivable from an associate	-	(11,244)	n.m.	-	(11,244)	n.m.
Investment property written off	-	-	n.m.	-	(342)	n.m.
	(1,207)	(11,239)		(2,082)	(13,742)	

- Higher allowance for impairment loss on investment securities of $1.1 million yoy and $0.5 million qoq was due to decreases in fair value of certain available-for-sale investments held by the Group, 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 for impairment loss on property, plant and equipment was made in Q4 2013 for a service office in UK as there are plans to reposition this service office to long-lease office in FY2014;
- Allowance made for impairment loss on investment properties of $1.9 million in FY2012 due to a decline in the value of certain UK properties;
- Impairment loss on other receivables of $0.5 million was made in 4Q2013 following an assessment to determine collectability of the debt;
- Reversal of interest receivable from an associate in FY2012 was made following an exercise to determine an appropriate market interest rate for the loan extended from the Group to this associate. In December 2012, the interest rate was revised and share of results of associates had increased correspondingly, arising from a reduction of interest payable on the same amount and deferred taxation for the related interest receivable was reversed. The revision of interest rate has no overall impact to the net results of the Group.

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

6. Finance cost decreased by $0.1 million yoy mainly due to repayment of an interest bearing loan during the year. Finance cost increased marginally in 4Q2013 due to a draw-down of an interest bearing loan facility in the quarter.

7. Share of tax results of associates and unincorporated joint venture decreased by $4.4 million yoy and $7.3 million qoq. In FY2013, the contributions came primarily from its associated companies, Scotts Spazio Pte Ltd ("Scotts") and Hong Property Investments Pte Ltd ("Hong Property"). The positive contribution from Hong Property of $3.4 million in FY2013 arose from completion of sale of 9 medical suites in this year of which 7 were completed in 4Q 2013. The positive contribution from Scotts of $1.4 million in FY2013 came from a reduction of interest payable arising from a change in the interest rate on the loan extended from the Group. In 4Q2012, the contribution came primarily from Scotts, being reversal of interest payable, following an exercise to determine an appropriate market interest rate for the loan extended from the Group to this associate. The interest rate was adjusted retrospectively in 4Q2012.

8. Effective tax rates for FY2013 and 4Q2013 were 12.2% and 0.14% respectively. The taxation charge for the Group were lower than that arrived at by applying the statutory tax rate of 17% to the profit before taxation mainly due to the absence of tax effect on the share of results of associates, as the share of results was after tax. In FY2012 and 4Q2012, taxation was a credit due to the reversal of deferred taxation of $1.9 million, which previously was provided, for the interest receivable due from an associate.

Statement of Comprehensive Income

	Group					
	Fourth Quarter Ended			Financial Year Ended		
	31.12.2013 $'000	31.12.2012 $'000	+/(-) %	31.12.2013 $'000	31.12.2012 $'000	+/(-) %
Net profit/ (loss) after taxation	2,685	2,419	11.0	8,628	7,051	22.4
Other comprehensive (loss)/income:						
Net gain/(loss) on available-for-sale investments (net of tax)	(1,299)	562	n.m.	2,288	2,331	(1.8)
Exchange difference arising from						
- consolidation	144	(46)	n.m.	94	(80)	n.m.
- revaluation of net investment in foreign operation	209	(67)	n.m.	573	(364)	n.m.
Revaluation gain realised by an associate to income statement	-	-	n.m.	(157)	(360)	(56.4)
Other comprehensive (loss)/gain, net of tax	(946)	449		2,798	1,527	
Total comprehensive gain for the period	**1,739**	**2,868**		**11,426**	**8,578**	
Total comprehensive gain for the period attributable to:						
Owner of the Company	1,739	2,868	(39.4)	11,426	8,578	33.2
Non-controlling Interests		-	-		-	-
	1,739	2,868		11,426	8,578	

Net gains on available-for-sale investments (net of tax) remain comparable for FY2013 and FY2012. Net gain in 4Q2012 was mainly due to increase in fair value of the available-for-sale investments arising from favourable market conditions. The net loss in 4Q 2013 was mainly due to impairment of $0.5 million for available-for-sale investments that have prolonged or significant decline in fair value compared to cost and also due to realisation of the fair value gain arising from the distribution of US$0.3 million from a fund held by the Group.

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.

	Note	Group 31.12.2013 $'000	Group 31.12.2012 $'000	Company 31.12.2013 $'000	Company 31.12.2012 $'000
Non-current assets					
Property, plant and equipment		5,730	6,003	-	-
Investment properties	1	87,429	89,331	-	-
Investment in subsidiaries	2	-	-	173,328	164,904
Investment in joint ventures	3	4,015	-	-	-
Investment in associates	4	14,986	9,838	746	746
Investment securities	5	14,464	10,899	-	-
Deferred rental income	6	2,924	-	-	-
Other receivables		101	1	-	-
Amounts due from associates		3,705	3,640	-	-
		133,354	119,712	174,074	165,650
Current assets					
Inventories		4	5	-	-
Properties classified as held for sale	7	1,038	1,451	-	-
Trade receivables	8	271	970	-	-
Prepayments and deposits	9	296	554	59	59
Other receivables	10	10,044	9,266	-	17
Amounts due from subsidiaries	2	-	-	-	12,940
Amounts due from associates	11	8,853	15,181	-	-
Investment securities	12	37,222	29,341	-	-
Cash and bank balances	13	52,524	51,827	8,337	12,366
		110,252	108,595	8,396	25,382
Assets of disposal group classified as held for sale	14	3,177	-	3,099	-
		113,429	108,595	11,495	25,382
Current liabilities					
Trade payables		(585)	(661)	-	-
Other payables	15	(5,357)	(3,010)	(3,597)	(271)
Accrued operating expenses		(1,633)	(1,781)	(172)	(127)
Amounts due to associates		(517)	(520)	(335)	(327)
Bank loans (secured)	16	(28,990)	(19,160)	-	-
Tax payable	17	(1,846)	(2,021)	-	(7)
		(38,928)	(27,153)	(4,104)	(732)
Liabilities directly associated with disposal group classified as held for sale	14	(40)	-	-	-
		(38,968)	(27,153)	(4,104)	(732)
Net current assets		74,461	81,442	7,391	24,650
Non-current liabilities					
Deferred tax liabilities	18	(5,130)	(3,777)	-	-
Other payables	19	(748)	(331)	-	-
		(5,878)	(4,108)	-	-
Net assets		201,937	197,046	181,465	190,300

	Group		Company	
	31.12.2013	31.12.2012	31.12.2013	31.12.2012
	$'000	$'000	$'000	$'000
Equity attributable to owner of the Company				
Share capital	172,154	172,154	172,154	172,154
Capital reserve	1,308	1,465	-	-
Revenue reserve	32,427	30,334	9,311	18,146
Fair value reserve	10,872	8,584	-	-
Currency translation reserve	(14,824)	(15,491)	-	-
	201,937	197,046	181,465	190,300
Non-controlling interests	-	-	-	-
Share capital and reserves	201,937	197,046	181,465	190,300

Note:

1. Investment properties decreased by $1.9 million mainly due to reclassification of one unit of Rivergate residential apartment to property held for sale and a reclassification of the investment property at Phratra Sdn Bhd (“Phratra”) to assets of disposal group classified as held for sale arising from the proposed disposal of Phratra after year end. The decrease was offset by translation gain arising from the UK properties due to strengthening of Sterling Pound against Singapore Dollar.

2. Investment in subsidiaries at the Company level increased by $8.4 million mainly due to capitalisation of amounts due from a subsidiary of $12.94 million offset by classifying an amount of $3.1 million to assets of disposal group classified as held for sale.

3. Increase in investment in joint venture by $4 million was due to investment in Neo Pav E Investments LLP during the year.

4. Increase in investment in associates by $5.1 million was mainly due to share of profits in associates from Hong Property and Scotts for the year.

5. Increase in non-current investment securities by $3.6 million was mainly due to an investment of approximately $7.9 million in a 19% interest in GOGC Allen House LP, offset by a reclassification of $4.5 million in an investment in Eastcomm loan notes (“Notes”) to current investment securities arising from the redemption of the Notes.

6. Deferred rental income relates to lease income that remains to be amortised over the lease term on a straight line basis.

7. The properties classified as held for sale in 2012 was sold during the year. In 2013, one property was classified as held for sale and completion is expected by February 2014.

8. Decrease in trade receivables by $0.7 million was mainly due to decrease in GST receivables.

9. Decrease in prepayments and deposit by $0.3 million was mainly due to prepayment for property tax made in FY2012.

10. Increase in current other receivables by $0.8 million was mainly due to unrealised foreign exchange losses on translation of monetary assets denominated in Sterling Pound.

11. Decrease in amounts due from associates by $6.3 million was mainly due to repayment of a loan due from an associate.

12. Increase in current investment securities by $7.9 million was mainly due to reclassification of $4.5 million from non-current investment securities and the rest came mainly from fair value change of available-for-sale investments.

13. Decrease in cash at bank balance by $4 million at the Company level was mainly due to payment of dividends of $6.5 million during the year offset by deposit received of $3.3 million from proposed disposal of a subsidiary.

14. Assets of disposal group classified as held for sale and liabilities directly associated with disposal group classified as held for sale reflected the total assets and total liabilities of the proposed disposal of a subsidiary.

15. Increase in current other payables of $2.3 million at the Group and $3.3 million at Company was mainly due to deposit received of approximately $3.3 million from the proposed disposal of a subsidiary after year-end. The increase was offset by payment for construction costs incurred for the redevelopment of the Paya Lebar property at the Group.

16. Increase in bank loans by $9.8 million was mainly due to an increase in draw down of loans of approximately $12.7 million during the year offset by a payment of loan of $2.9 million during the year.

17. Decrease in tax payable was mainly due to payment made during the year.

18. Increase in deferred tax liabilities of $1.4 million was mainly due to provision made for accrued interest income, deferred rental income and the fair value increases of available-for-sale investments.

19. Increase in non-current other payables by $0.4 million was mainly due to increases in tenancy deposits

Discontinued operation and disposal group classified as held for sale

As announced on 23 December 2013, the Company entered into a sale and purchase agreement with two interested persons in relation to the proposed disposal of one of its wholly-owned subsidiary, Phratra Sdn Bhd (''Phratra'') for a cash consideration of approximately $6.6 million. The decision was made so as to enable the Group to realise the value from its investment in Phratra and thereby allow the Company to make more efficient use of capital. The property in Phratra is currently vacant and Phratra is presently inactive.

As at 31 December 2013, the assets and liabilities related to Phratra have been presented in the balance sheet as ''Assets of disposal group classified as held for sale'' and ''Liabilities directly associated with the disposal group classified as held for sale'', and its results are presented separately on the income statement as ''(Loss)/profit from discontinued operation, net of taxation''. The disposal of Phratra is expected to complete in the first quarter of 2014.

The Company's net carrying value of this investment in Phratra amounted to $3.1 million as at 31 December 2013 net of allowance for impairment of $3.9 million made previously (the original cost of purchase in 1987 was $7 million). The allowance for impairment arose mainly due to decrease in net asset value of Phratra arising from the translation of net assets denominated in Malaysia Ringgit.

Immediately before the classification of Phratra as a discontinued operation, the recoverable amount was estimated and no impairment loss was identified. Following the classification, an impairment loss of $200,000 was recognised to reduce the carrying amount of the assets in the disposal group to the fair value less costs to sell. This amount was included as part of the

‘’Loss from discontinued operation, net of tax’’. The loss arose as a result of realisation of the translation reserves at the Group level.

The extract of the balance sheet, income statement and cash flow statements are shown below:

Balance sheet disclosures

The major classes of assets and liabilities of Phratra classified as held for sale as at 31 December are as follows:

	Group	
	2013	**2012**
	$'000	$'000
Assets:		
Investment Properties	3,363	-
Prepayments and deposits	1	-
Cash and bank balances	13	
Loss recognised on remeasurement to fair value less costs to sell	(200)	-
Assets of disposal group classified as held for sale	3,177	-
Liabilities:		
Other payables	(5)	-
Accrued operating expenses	(35)	-
Liabilities directly associated with disposal group classified as held for sale	(40)	-
Net assets of disposal group classified as held for sale	3,137	-

Income statement disclosures

The results of Phratra for the year ended 31 December are as follows:

	Group					
	Fourth Quarter Ended			**Financial Year Ended**		
	31.12.2013	**31.12.2012**	**+/(-)**	**31.12.2013**	**31.12.2012**	**+/(-)**
	$'000	**$'000**	**%**	**$'000**	**$'000**	**%**
Revenue	0	10	n.m.	16	41	(84.0)
Other income	99	1	n.m.	100	3	n.m.
Expenses	(28)	409	n.m.	(86)	359	n.m.
Profit from operation	71	420	(83.1)	30	403	(92.6)
Loss recognised on remeasurement to fair value less costs to sell	(200)	-	n.m.	(200)	-	n.m.
(Loss)/profit before tax from discontinued operation	(129)	420	n.m.	(170)	403	n.m.
Taxation:						
- related to loss from ordinary activities of the discontinued operations	1	-	n.m.	1	-	n.m.
(Loss)/profit from discontinued operations, net of tax	(128)	420		(169)	403	

Cash flow statement disclosures

The cash flows attributable to Phratra are as follows:

	Group 2013	Group 2012
	$'000	$'000
Operating	(89)	(28)
Investing	1	3
	(88)	(25)

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

Amount repayable in one year or less, or on demand

	31.12.2013		31.12.2012	
	Secured	**Unsecured**	**Secured**	**Unsecured**
	$'000	**$'000**	**$'000**	**$'000**
Short term bank loans	28,990	-	19,160	-

The Group has sufficient resources to repay the short-term bank loans.

Amount repayable after one year

	31.12.2013		31.12.2012	
	Secured	**Unsecured**	**Secured**	**Unsecured**
	$'000	**$'000**	**$'000**	**$'000**
Long term bank loans	-	-	-	-

Details of any collateral

Short term bank loans comprised:

a) An amount of $19.8 million (2012: $15.1 million) secured by a pledge of $13.3 million (2012: $13.3 million) on a subsidiary's fixed deposits and a corporate guarantee for $6.66 million (2012: $6.66 million) from the Company.

b) An amount of $1.1 million (2012: $1.1 million) secured by a deed of guarantee and indemnity for $4 million (2012: $4 million) from a subsidiary.

c) An amount of $8.1 million (2012: $2.9 million) drawn down from a short term loan facility obtained in 2012. The facility is secured by a pledge of $4 million on a subsidiary's fixed deposits.

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			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2013	31.12.2012	31.12.2013	31.12.2012
	$'000	$'000	$'000	$'000
Cash flow from operating activities:				
Profit before taxation from continuing operations	2,817	217	10,007	5,919
Profit before taxation from discontinued operations	(129)	420	(170)	403
Adjustments for:				
Interest income	(204)	(849)	(1,191)	(3,871)
Interest expense	118	107	311	402
Depreciation of property, plant and equipment and investment properties	566	428	2,249	1,670
Share of results of associates and unincorporated joint venture	(3,024)	(10,342)	(5,242)	(9,646)
Investment property written off	-	-	-	342
Allowance (written-back)/made for impairment loss on				
- property, plant and equipment	215	-	215	-
- investment properties	(99)	(435)	(99)	1,439
- non current investment securities	-	1	-	37
- current investment securities	507	1	1,382	252
Gain on disposal of subsidiary and joint venture	(483)	-	(483)	-
Impairment loss on other receivables	485	-	485	-
Gain on disposal of investment properties	(15)	-	(3,278)	(3,853)
Gain on disposal of property, plant and equipment	(36)	(117)	(36)	(191)
Reversal of interest receivable from an associate	-	11,244	-	11,244
Unrealised exchange differences	(277)	217	(1,135)	605
	(2,247)	255	(6,822)	(1,570)
Operating income before reinvestment in working capital	441	892	3,015	4,752
(Increase)/decrease in receivables and current investments	(2,790)	809	(5,215)	170
Decrease in inventories	11	24	1	61
Increase in payables	907	2,020	330	824
	(1,872)	2,853	(4,884)	1,055
Cash (used in)/generated from operations	(1,431)	3,745	(1,869)	5,807
Interest received	75	972	788	1,549
Interest paid	(118)	(107)	(311)	(402)
Income taxes paid	18	(74)	(726)	(155)
	(25)	791	(249)	992
Net cash (used in)/generated from operating activities carried forward	(1,456)	4,536	(2,118)	6,799

	Group			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2013	31.12.2012	31.12.2013	31.12.2012
	$'000	$'000	$'000	$'000
Net cash(used in)/generated from operating activities brought forward	(1,456)	4,536	(2,118)	6,799
Cash flow from investing activities:				
(Increase)/decrease in other investments	(7,795)	(368)	(7,827)	(3,067)
Deposit from proposed disposal of subsidiary	3,322	-	3,322	-
Increase in investment in joint venture	(3,970)	-	(3,970)	-
Decrease in amounts due from associates	5,439	13,388	6,361	13,398
Proceeds from disposal of investment properties	215	314	5,062	7,061
Proceeds from disposal of property, plant and equipment	39	122	39	196
Increase in other receivables	-	(26)	-	(3,389)
Addition to investment properties	(143)	(5,151)	(3,287)	(13,759)
Purchase of property, plant and equipment	(313)	2	(368)	(398)
Net cash (used in)/generated from investing activities	(3,206)	8,281	(668)	42
Cash flow from financing activities:				
Proceeds from bank loans	12,730	(77)	12,730	11,179
Repayments in bank loans	-	2	(2,900)	(5,180)
Increase in pledged fixed deposits	-	-	-	(4,000)
Dividends paid	-	-	(6,535)	(6,535)
Net cash generated from/(used in) financing activities	12,730	(75)	3,295	(4,536)
Net increase in cash and cash equivalents	8,068	12,742	509	2,305
Cash and cash equivalents at beginning of the period	27,058	21,764	34,487	32,276
Effects of exchange rate changes on cash and cash equivalents	71	(19)	201	(94)
Cash and cash equivalents at end of the period	35,197	34,487	35,197	34,487

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

	Group		Group	
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2013	31.12.2012	31.12.2013	31.12.2012
	$'000	$'000	$'000	$'000
Cash and bank balances:				
- continuing operations	52,524	51,725	52,524	51,725
- discontinued operations	13	102	13	102
Less: cash and bank balances pledged	(17,340)	(17,340)	(17,340)	(17,340)
Cash and cash equivalents at end of the period	35,197	34,487	35,197	34,487

Disposal of Capital Glasgow Limited ("Capital Glasgow")

The Group disposed of its 82% interests in Capital Glasgow, as well as its investment in the joint venture in Capital Glasgow for a cash consideration of GBP1 on 1 October 2013. Capital Glasgow's principal activity was in leasing of residential and commercial properties.

The value of assets and liabilities of Capital Glasgow recorded in the consolidated financial statements as at 1 October 2013, and the cash flow effect of the disposal were:

	Group 2013 $'000
Assets:	
Trade receivables	197
Other receivables	178
	375
Liabilities:	
Other payables	(823)
Trade payables	(37)
Accrued operating expenses	(14)
	(874)
Currency translation reserves	16
Carrying value of net liabilities disposed	(483)
Gain on disposal of subsidiary and joint venture	483
Cash proceeds from disposal	-
Cash and bank balance of the subsidiary and joint venture	-
Net cash inflow on disposal of the subsidiary and joint venture	-

* proceeds on disposal is $2/-

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

	Share capital $'000	Capital reserve ** $'000	Revenue reserve $'000	Fair value reserve $'000	Currency translation reserve $'000	Non-controlling interests $'000	Total equity $'000
Group							
Balance at 1.1.2013	172,154	1,465	30,334	8,584	(15,491)	-	197,046
Total comprehensive gain/(loss) for the period	-	(157)	1,843	1,500	(757)	-	2,429
Balance at 31.3.2013	172,154	1,308	32,177	10,084	(16,248)	-	199,475
Total comprehensive gain/(loss) for the period	-	-	1,816	524	370	-	2,710
Dividends paid	-	-	(6,535)	-	-	-	(6,535)
Balance at 30.6.2013	172,154	1,308	27,458	10,608	(15,878)	-	195,650
Total comprehensive gain/(loss) for the period	-	-	2,284	1,563	701	-	4,548
Balance at 30.9.2013	172,154	1,308	29,742	12,171	(15,177)	-	200,198
Total comprehensive gain/(loss) for the period	-	-	2,685	(1,299)	353	-	1,739
Balance at 31.12.2013	172,154	1,308	32,427	10,872	(14,824)	-	201,937
Group							
Balance at 1.1.2012	172,154	1,825	29,818	6,252	(15,045)	-	195,004
Total comprehensive gain/(loss) for the period	-	(182)	1,555	6,730	(98)	-	8,005
Balance at 31.3.2012	172,154	1,643	31,373	12,982	(15,143)	-	203,009
Total comprehensive gain/(loss) 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
Total comprehensive gain/(loss) for the period	-	-	2,419	563	(114)	-	2,868
Balance at 31.12.2012	172,154	1,465	30,334	8,584	(15,491)	-	197,046

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

	Share capital $'000	Revenue reserve $'000	Total equity $'000
Company			
Balance at 1.1.2013	172,154	18,146	190,300
Total comprehensive loss for the period	-	(215)	(215)
Balance at 31.3.2013	172,154	17,931	190,085
Total comprehensive loss for the period	-	(276)	(276)
Dividends paid	-	(6,535)	(6,535)
Balance at 30.6.2013	172,154	11,120	183,274
Total comprehensive gain for the period	-	(204)	(204)
Balance at 30.9.2013	172,154	10,916	183,070
Total comprehensive gain for the period	-	(1,605)	(1,605)
Balance at 31.12.2013	172,154	9,311	181,465
Balance at 1.1.2012	172,154	8,068	180,222
Total comprehensive loss for the period	-	(162)	(162)
Balance at 31.3.2012	172,154	7,906	180,060
Total comprehensive loss for the period	-	(227)	(227)
Dividends paid	-	(6,535)	(6,535)
Balance at 30.6.2012	172,154	1,144	173,298
Total comprehensive gain for the period	-	2,240	2,240
Balance at 30.9.2012	172,154	3,384	175,538
Total comprehensive gain for the period	-	14,762	14,762
Balance at 31.12.2012	172,154	18,146	190,300

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. At the 58th Annual General Meeting held on 27 April 2011, the shareholders of the Company approved the extension of the Scheme for another ten years from 29 May 2011 to 28 May 2021.

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 2012, there has been no change to the total number of 653,504,000 issued ordinary shares of the Company.

As at 31 December 2012 and 31 December 2013, 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 2012.

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 standards that are mandatory for the financial periods beginning on 1 July 2012 and 1 January 2013:-

Description	*Effective for annual periods beginning on or after*
Amendments to FRS 1 Presentation of Items of Other Comprehensive Income	1 July 2012
Revised FRS 19 Employee Benefits	1 January 2013
FRS 113 Fair Value Measurement	1 January 2013
Amendments to FRS 107 Disclosures – Offsetting Financial Assets and Financial Liabilities	1 January 2013
Improvements to FRSs 2012	
- Amendment to FRS 1 Presentation of Financial Statements	1 January 2013
- Amendment to FRS 16 Property, Plant and Equipment	1 January 2013
- Amendment to FRS 32 Financial Instruments: Presentation	1 January 2013

The adoption of the revised FRS did not have any material financial impact on the financial statements of the Group and the Company for the year ended 31 December 2013.

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			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2013	31.12.2012	31.12.2013	31.12.2012
<u>Continuing operations</u>				
Earnings/(Loss) per ordinary share from continuing operations after deducting any provision for preference dividends:				
(i) Based on the weighted average number of ordinary shares in issue (cents)	0.43	0.31	1.35	1.02
(ii) On a fully diluted basis (cents)	0.43	0.31	1.35	1.02
<u>Discontinued operation</u>				
Earnings/(Loss) per ordinary share from discontinued operations after deducting any provision for preference dividends:				
(i) Based on the weighted average number of ordinary shares in issue (cents)	(0.02)	0.06	(0.03)	0.06
(ii) On a fully diluted basis (cents)	(0.02)	0.06	(0.03)	0.06

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.

	GROUP		COMPANY	
	As at 31.12.2013	As at 31.12.2012	As at 31.12.2013	As at 31.12.2012
Net asset value per ordinary share (cents)	30.90	30.15	27.77	29.12

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

	4Q2013 $'000	4Q2012 $'000	+/(-) %	FY2013 $'000	FY2012 $'000	+/(-) %
Rental	2,416	1,385	74.4	9,045	5,428	66.6
Investments	4,352	4,224	3.0	19,142	20,138	(4.9)
Corporate and Others	86	189	(54.5)	411	771	(46.7)
	6,854	5,798		28,598	26,337	

Increase in revenue from rental segment by $3.6 million yoy and $1 million qoq was mainly due to rental income from Paya Lebar Property subsequent to its completion in re-development in February 2013.

Decrease in revenue for investments segment by $1 million yoy and an increase of $0.1 million qoq were mainly due to:

- increase of $6 million yoy and $0.2 million qoq in proceeds from sale of investment securities arising from increase in share trading activities;
- reduction in dividend income by $4.4 million yoy mainly due to a US$3.8 million distribution in FY2012 made by a fund. Dividend income increased by $0.4 million qoq mainly due to a US$0.3 million distribution made from the same fund in 4Q2013;
- reduction in interest income by $2.6 million yoy and $0.5 million qoq mainly due to a change in interest rate for a loan extended to an associate. In December 2012, interest rate was revised following an exercise to determine an appropriate market interest rate for the loan extended from the Group to this associate. Accordingly, in FY2012, reversal of interest receivable was made, share of results in associates increased correspondingly, arising from a reduction of interest payable on the same amount and deferred taxation for the related interest receivable was reversed. The revision of interest rate has no overall impact to the net results of the Group.

Profit before tax from continuing operations

	4Q2013 $'000	4Q2012 $'000	+/(-) %	FY2013 $'000	FY2012 $'000	+/(-) %
Rental	234	(332)	n.m.	4,764	370	n.m.
Investments	3,224	1,168	n.m.	6,890	8,513	(19.1)
Corporate and Others	(482)	(463)	4.1	(1,977)	(2,111)	(6.3)
	2,976	373		9,677	6,772	
Unallocated items	(159)	(156)	n.m.	330	(853)	n.m.
	2,817	217		10,007	5,919	

Rental segment refers to rental of residential, commercial properties and warehouse. Profit before taxation for Rental segment increased by $4.4 million yoy and $0.6 million qoq mainly due to:-

- increase in rental income by $3.6 million yoy and $1 million qoq mainly from the Paya Lebar property;
- allowance for impairment loss on property, plant and equipment of $0.2 million was made in 4Q 2013 for a service office in UK as there are plans to reposition this service office to long-lease office in FY2014;
- allowance for impairment loss on investment property of $1.9 million was made in 3Q2012;
- decrease in gain on disposal of investment properties by $0.6 million yoy.

Investment segment refers to investment holding and profit before taxation for Investment segment decreased by $1.6 million yoy and increased by $2.1 million qoq mainly due to:-

- increase in gain on disposal of investments of investment securities of $0.7 million yoy and a decrease of $0.2 million qoq;
- decrease in interest income of $2.6 million yoy and $0.5 million qoq mainly due to a change in interest rate for a loan extended to an associate;
- increase in impairment loss on quoted current investments of $1.1 million yoy and $0.5 million qoq arising from unfavourable market condtions 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;
- decrease in dividend income by $4.4 million yoy mainly due to a US$3.8 million distribution in FY2012 made by a fund held by the Group. Dividend income increase $0.4 million qoq mainly due to a US$0.3 million distribution made by the same fund;
- decrease in other investment income of $1.2 million yoy and qoq which relate to receipt of carried interest payment from an investment classified as available-for-sale;
- reversal of interest receivable of $11.2 million on loan due from an associate made in 4Q 2012;
- decrease in share of profits of the associates of $4.4 million yoy and $7.3 million qoq;

In FY2013, the share of results of associates came primarily from its associated companies, Scotts Spazio Pte Ltd (“Scotts”) and Hong Property Investments Pte Ltd (“Hong Property”). The positive contribution of $3.4 million in FY2013 from Hong Property arose from the completion of sale of 9 medical suites in this year of which 7 was completed in 4Q 2013. The positive contribution from Scotts of $1.4 million in FY2013 came from a reduction of interest payable arising from a change in the interest rate on the loan extended from the Group. In 4Q2012, the contribution came primarily from Scotts, being reversal of interest payable, following an exercise to determine an appropriate market interest rate for the loan extended from the Group to this associate. The interest rate was adjusted retrospectively in 4Q2012. Accordingly, a reversal of interest receivable due from an associate was made in 4Q2012 and deferred taxation for the related interest receivable was reversed in 4Q2012. The revision of interest rate has no overall impact to the net results of the Group.

Corporate segment refers to the provision of management, administrative and support services to related companies and investment holding, as well as trading of edible oil products. The loss before tax of the Corporate segment were mainly contributed by salaries, bonuses, accruals of director fees and trading of edible oil products. The loss before tax of the Corporate segment reduced by $0.1 million mainly due to decrease in salary costs.

Unallocated items refer to items such as finance costs and certain foreign exchange differences which are managed on a Company basis and were not allocated to the segments. The losses turnaround from $0.8 million in FY2012 to a profit of $0.3 million in FY2013 mainly due to a favourable foreign exchange impact arising from the strengthening of Sterling Pound against Singapore Dollar during the quarter.

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 residential property market in Singapore continues to face headwinds through 4Q2013 due to, inter alia, (i) the property cooling measures introduced by the government and (ii) the increasing supply of private residential units. Notwithstanding this, the Group has managed to sell a unit at RiverGate with completion expected in 1Q2014 at an expected gain of $1.2 million. The Group has 7 remaining units at RiverGate.

The London residential property and commercial property markets remains buoyant as foreign investors continue to invest in the UK capital. As announced in 4Q2013, the Group has invested in a newly completed commercial building known as Pavillion E Neo Bankside and a residential development site located off Kensington High Street, London. The former has been fully leased for 15 years and development work is expected to begin on the latter in 2014. In addition, the Group has begun asset enhancement works for one of its office buildings located at Clerkenwell, London. This is expected to enhance the Group's recurring income in the United Kingdom in the longer term.

The commercial property market outside of London remains weak and the Group expects its investments outside of London to continue to perform in line with the weak market.

The remaining residential, industrial and commercial properties in Singapore and the UK and investment portfolio will continue to provide recurring income for the current 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 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
Dividend Type	Cash
Dividend Amount per Share (in cents)	1 cents, (one-tier) tax exempt
Tax Rate	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 2014.

(d) Books closure date

NOTICE IS HEREBY GIVEN that the Share Transfer Books and Register of Members of the Company will be closed on 8 May 2014 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 7 May 2014 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

Not applicable.

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.

During the year, the Group changed the composition of its reportable segments. Corresponding information for earlier years have been restated.

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: rental of residential, commercial properties and warehouse
- investment: investment holding
- corporate and others: 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.

Unallocated items such as cash at bank, bank loans, provision for tax, deferred taxation, finance costs and certain foreign exchange differences are managed on a Company and Group basis and were not allocated to the segments.

FY2013	Rental $'000	Investments $'000	Corporate & Others $'000	Discontinued operations $'000	Note	Eliminations $'000	Total $'000
Income Statement							
Revenue							
- external	9,045	19,142	411	16	A	(16)	28,598
- inter-segment	-	3,000	100		B	(3,100)	-
Total revenue	9,045	22,142	511				28,598
Interest income (in other income)	1	369	43	1	A	(1)	413
Interest expense	-	-	-		C	(311)	(311)
Depreciation of property plant and equipment and investment properties	(2,068)	(51)	(130)	-		-	(2,249)
Gain on sale of investment securities (included in other income)	0	65		-		-	65
Gain on disposal of investment properties	3,278	-	-	-		-	3,278
Gain on disposal of subsidiary and joint venture	483	-	-	-		-	483
Impairment loss on other receivables	(485)	-	-	-		-	(485)
Allowance for impairment on current investment securities		(1,382)	-	-		-	(1,382)
Allowance written back for impairment loss on investment properties	-	-	-	99	A	(99)	-
Allowance made for impairment loss on property, plant and equipment	(215)	-	-	-		-	(215)
Other non-cash income	-	-	-	-	C,D	36	36
Share of results from associates and unincorporated joint venture	-	5,242	-	-		-	5,242
Taxation	-	-	-	-	C	(1,210)	(1,210)
Loss from discontinued operations	-	-	-	(169)			(169)
Profit/(loss) before taxation	4,764	6,890	(1,978)		B	331	10,007
Balance Sheet							
Segment assets	104,515	118,287	181,425	3,177	E	(232,371)	175,033
Unallocated items						52,524	52,524
Interest in unincorporated joint venture	-	225	-	-		-	225
Investment in joint ventures	-	4,015	-	-		-	4,015
Investment in associates	-	14,986	-	-		-	14,986
Total assets							246,783
Segment liabilities	(55,866)	(1,586)	(6,069)	(40)	F	18,715	(44,846)
Capital expenditure	3,516	71	68			-	3,655

FY2012	Rental $'000	Investments $'000	Corporate & Others $'000	Discontinued operations $'000	Note	Eliminations $'000	Total $'000
Income Statement							
Revenue							
- external	5,428	20,138	771	42	A	(42)	26,337
- inter-segment		-	17,374		B	(17,374)	-
Total revenue	5,428	20,138	18,145				26,337
Interest income (in other income)	83	275	89	3	A	(3)	447
Interest expense					C	(402)	(402)
Depreciation of property plant and equipment and investment properties	(1,495)	(48)	(127)	-		-	(1,670)
Gain on sale of investment securities (included in other income)		20	4	-		-	24
Gain on disposal of investment properties	3,853	-	-	-		-	3,853
Reversal of interest receivable on loan due from an associate	-	(11,244)	-	-		-	(11,244)
Allowance for impairment on non-current investment securities	-	(37)	-	-		-	(37)
Allowance for impairment on current investment securities	-	(252)	-	-		-	(252)
Allowance made for impairment loss on investment properties (net)	(1,439)	-	-	-		-	(1,439)
Investment property written off	(342)	-	-	-		-	(342)
Other non-cash income	2	-	76		C, D	118	196
Share of results from associates and unincorporated joint venture	-	9,646	-	-		-	9,646
Taxation	-	-	-	-	C	729	729
Profit from discontinued operations	-	-	-	403		-	403
Profit before taxation from continuing operations	370	8,513	(2,111)	-	B	(853)	5,919
Balance Sheet							
Segment assets	103,860	110,053	183,037	-	E	(230,485)	166,465
Unallocated items						51,827	51,827
Interest in unincorporated joint venture	-	177	-	-		-	177
Investment in associates	-	9,838	-	-		-	9,838
Total assets							228,307
Segment liabilities	(53,322)	(14,438)	(2,560)	-	F	39,059	(31,261)
Capital expenditure	14,046	107	4			-	14,157

A. Amounts relating to Phratra have been excluded on consolidation as they are presented separately in the income statement within one line item, “loss/profit from discontinued operation, net of taxation’.

B. Inter-segment revenue, interest income, interest expense are eliminated and allowance for impairment on subsidiary are reversed on consolidation.

C. Unallocated items as these are managed on a company and Group level and not allocated to the segments.

D. Other non-cash expenses consist of allowance for doubtful receivables and profit on disposal of property, plant and equipment.

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

	FY2013 $'000	FY2012 $'000
Assets		
Segment assets	404,227	396,950
Assets associated with disposal group	3,177	-
Investment in associates	14,986	9,838
Interest in unincorporated joint venture	225	177
Interest in joint venture	4,015	-
Unallocated items – Cash and bank balances	52,524	51,827
Inter-segment elimination	(232,371)	(230,485)
	246,783	228,307

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

	FY2013 $'000	FY2012 $'000
Liabilities		
Segment liabilities	63,521	70,320
Liabilities associated with disposal group	40	-
Unallocated items:		
- bank loans	28,990	19,160
- provision for tax	1,846	2,021
- deferred tax liabilities	5,130	3,777
Inter- segment elimination	(54,681)	(64,017)
Total liabilities	44,846	31,261

Geographical information:

	FY2013		FY2012	
	Revenue $'000	Non-current assets $'000	Revenue $'000	Non-current assets $'000
Singapore	23,988	90,360	19,709	73,112
United Kingdom	4,610	42,994	6,628	43,296
Others	-	-	-	3,304
	28,598	133,354	26,337	119,712

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.

Information about a major customer

Revenue of $3.7 million (2012: Nil) was derived from a single external. This revenue was derived in Singapore and relates to rental income

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.

	GROUP		
	FY2013 $'000	FY2012 $'000	+/(–) %
(a) Revenue reported for first half year			
- continuing operations	16,876	11,094	52.0
- discontinued operations	16	21	(23.8)
	16,892	11,115	
(b) Operating profit after tax before deducting minority interests reported for first half year			
- continuing operations	3,692	2,656	39.0
- discontinued operations	(33)	(26)	26.9
	3,659	2,630	
(c) Revenue reported for second half year			
- continuing operations	11,722	15,243	23.0
- discontinued operations	-	20	n.m.
	11,722	15,263	
(d) Operating profit after tax before deducting minority interests reported for second half year			
- continuing operations	5,105	3,992	27.9
- discontinued operations	(136)	429	n.m.
	4,969	4,421	

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

	GROUP	
	FY2013 $'000	FY2012 $'000
Ordinary	6,535	6,535
Preference	–	–
Total	6,535	6,535

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	$240,754	Not applicable*
Ong Hian Eng - Interest charge on convertible debt instruments issued by a company in which the above director has a substantial interest	$273,793	Not applicable*
Goh Kian Hwee - Professional fee for services rendered by a firm and an associated firm related to a director	$102,774	Not applicable*
Guan Meng Kuan - Deposit received from a director for the proposed acquisition of a 40% interest in a subsidiary - Deposit received from an associate of Mr Guan for the proposed acquisition of a 60% interest in a subsidiary	$1,310,700 $2,010,930	Not applicable* 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.

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 29 January 2014.

Submitted by

Lee Soo Wei
Chief Financial Officer
29 January 2014