
UNAUDITED RESULTS FOR FULL YEAR ENDED 31 DECEMBER 2015

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

	Note	Group					
		Fourth Quarter Ended		+ / (-) %	Financial Year Ended		+ / (-) %
		31.12.2015	31.12.2014		31.12.2015	31.12.2014	
	\$'000	\$'000		\$'000	\$'000		
Continuing operations							
Revenue	8	3,250	3,020	7.6	13,077	10,930	19.6
Cost of sales	1, 8	(1,598)	(1,023)	56.2	(4,543)	(3,897)	16.6
Gross profit		1,652	1,997	(17.3)	8,534	7,033	21.3
Other income	2	2,490	(47)	n.m.	5,809	19,618	(70.4)
General and administrative costs	3, 8	(674)	(1,443)	(53.3)	(6,559)	(6,054)	8.3
Selling and distribution costs		-	-	-	-	(27)	n.m.
Other operating costs	4	(342)	(504)	(32.1)	(2,016)	(8,994)	(77.6)
Finance costs	5	(222)	(105)	n.m.	(816)	(519)	57.2
Share of after tax results of associates and joint ventures	6	514	286	79.7	1,677	1,434	16.9
Profit before taxation from continuing operations		3,418	184	n.m.	6,629	12,491	(46.9)
Taxation	7	536	879	(39.0)	152	-	n.m.
Profit from continuing operations, net of taxation		3,954	1,063	n.m.	6,781	12,491	(45.7)
Discontinued operations							
Loss from discontinued operations, net of taxation		-	-	-	-	(71)	n.m.
Net profit after taxation		3,954	1,063		6,781	12,420	

Profit from continuing operations, before taxation included the following:

	Group					
	Fourth Quarter Ended			Financial Year Ended		
	31.12.2015	31.12.2014	+/(-) %	31.12.2015	31.12.2014	+/(-) %
	\$'000	\$'000	%	\$'000	\$'000	%
Investment income	450	171	n.m.	1,480	1,785	(17.1)
Interest income (included in revenue)	323	92	n.m.	837	555	50.8
Interest on borrowings	(222)	(105)	n.m.	(816)	(519)	57.2
Depreciation on property, plant and equipment and investment properties	(422)	(566)	(25.4)	(2,337)	(2,201)	6.2
Allowance made for doubtful debts due from an associate	-	16	n.m.	-	(2,379)	n.m.
Allowance made for doubtful debts due from trade receivables	-	(23)	n.m.	-	(196)	n.m.
Allowance written-back/(made) for impairment loss on - investment properties	355	344	3.2	355	(4,314)	n.m.
Allowance written-back/(made) for impairment loss on -quoted non-current investments	-	-	-	-	36	n.m.
- unquoted non-current investments	-	(20)	n.m.	-	(20)	n.m.
- quoted current investments	(342)	(821)	(58.3)	(2,016)	(2,085)	(3.3)
Overprovision of taxation in prior years	640	490	30.6	640	490	30.6
Foreign exchange gain/(loss)	766	(157)	n.m.	(851)	227	n.m.
Gain/(loss) on disposal of investment securities - included in revenue	402	900	(55.3)	2,082	1,337	55.7
Gain on disposal of property, plant and equipment - included in other income	-	-	-	-	21	n.m.
- included in general and administrative costs	-	-	-	(4)	-	n.m.
Gain/(loss) on disposal of investment properties - included in other income	2,133	(156)	n.m.	4,785	18,415	(74.0)

Notes to Group Profit and Loss Statement:

- Cost of sales increased by \$0.6 million year-on-year (“yoy”) and quarter-on-quarter (“qoq”) mainly due to higher direct operating expenses attributable to the investment properties. The higher direct operating expenses resulted mainly from an increase in property tax in the Paya Lebar property, whereby Comptroller of Income Tax (“CPT”) increased the annual value of the property arising from installation work carried out by the tenant. The Group has objected to the increase of \$0.9 million for the years 2014 and 2015, and submitted a Notice of Appeal to the Valuation Review Board (“VRB”). As there are currently other similar property tax cases under appeal to VRB, VRB has agreed to keep this matter under abeyance pending outcome of a certain test case.

- Other income comprised the following:

	4Q2015 \$'000	4Q2014 \$'000	+ / (-) %	FY2015 \$'000	FY2014 \$'000	+ / (-) %
Interest income	20	23	(13.0)	74	140	(47.1)
Dividend income	(170)	106	n.m.	128	355	(63.9)
Gain on disposal of property, plant and equipment	-	-	-	-	21	n.m.
Gain/(loss) on disposal of investment properties	2,133	(156)	n.m.	4,785	18,415	(74.0)
Impairment loss written back on non-current investment securities	-	-	n.m.	-	36	n.m.
Allowance written back for impairment loss on investment properties	355	-	n.m.	355	-	n.m.
Other investment income	19	2	n.m.	130	92	41.3
Foreign exchange gain (net)	-	(157)	n.m.	-	227	n.m.
Sundry	133	135	(1.5)	337	332	1.5
	<u>2,490</u>	<u>(47)</u>		<u>5,809</u>	<u>19,618</u>	

- General and administrative costs increased by \$0.5 million yoy and decreased by \$0.8 million qoq mainly due to unfavourable exchange impact of \$0.9 million yoy and favourable exchange impact of \$0.8 million qoq. The unrealised foreign exchange impact arose mainly from the translation of bank loans denominated in Sterling Pounds.

- Other operating costs comprised the following:

	4Q2015 \$'000	4Q2014 \$'000	+ / (-) %	FY2015 \$'000	FY2014 \$'000	+ / (-) %
Allowance written-back/(made) for impairment loss on						
- non-current investment securities	-	(20)	n.m.	-	(20)	n.m.
- current investment securities	(342)	(821)	(58.3)	(2,016)	(2,085)	(3.3)
- investment properties	-	344	n.m.	-	(4,314)	n.m.
Allowance made for doubtful debts						
- due from an associate	-	16	n.m.	-	(2,379)	n.m.
- due from trade receivables	-	(23)	n.m.	-	(196)	n.m.
	<u>(342)</u>	<u>(504)</u>		<u>(2,016)</u>	<u>(8,994)</u>	

- Allowance for impairment loss on current investment securities relate to investment securities that suffered a significant or prolonged decline in the market value below the acquisition cost of those investments;
- Allowance made for impairment loss on investment properties of \$4.3 million was due to a decline in value of certain UK properties arising from external and internal valuation exercises carried out in FY2014;
- Allowance for receivables due from an associate of \$2.4 million was made in FY2014 arising from an external valuation exercise carried out on the commercial property held by an associate;
- Allowance for doubtful trade receivables of \$0.2 million was made in FY2014 following an assessment exercise to determine collectability of these debt.

5. Finance cost increased by \$0.3 million yoy and \$0.1 million qoq mainly due to a drawn down of an interest bearing loan facility during the year.
6. Share of results of associates and joint ventures increased by \$0.2 million yoy and qoq mainly due to higher contributions from its associated company, Scotts Spazio Pte Ltd ("Scotts") and from its joint venture, Neo Bankside Retail LLP.
7. The taxation charge for the Group was a credit balance mainly due a reversal of tax no longer required to be provided. Effective tax rates for FY2015 and 4Q2015, excluding this reversal of tax, were 7.4% and 3% 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 yoy mainly due to certain gains being capital in nature and absence of tax effect on the share of results of associates. For 4Q2015, the taxation was lower than the statutory tax rate of 17% to the profit before tax mainly due to reversal of tax arising from utilisation of Group tax relief for Singapore subsidiaries and certain gains being capital in nature.
8. Comparative figures – Reclassification

		2014	2014
	Note	As restated \$	As previously reported \$
Income statement			
Revenue	(a)	10,930	20,411
Cost of sales	(a),(b)	(3,897)	(11,268)
General and administrative costs	(b)	<u>(6,054)</u>	<u>(8,164)</u>

- (a) In prior years, "Revenue" and "Cost of sales" included sales proceeds and the cost of disposal of investment securities respectively. These have now been set off to present the disposal of the investment securities on a net basis to be recognized as part of "Revenue". The reclassification was made so that the financial statements of the Group are comparable and consistent with market practices.
- (b) Direct operating expenses relating to the investment properties were classified under "General and administrative costs" in prior years instead of "Cost of sales". These expense have been reclassified and the comparative figures in 2014 presented as "Cost of sales" in line with current year presentation. The change in accounting presentation is to align with current market practices whereby the revised Gross profit would provide more reflective indicator of the results generated from the revenue generating properties.

The effect of these changes in the revised reclassification did not have any impact on the profits for the year ended 31 December 2014 and 2015.

Statement of Comprehensive Income

	Note	Group					
		Fourth Quarter Ended			Financial Year Ended		
		31.12.2015	31.12.2014	+ / (-) %	31.12.2015	31.12.2014	+ / (-) %
		\$'000	\$'000		\$'000	\$'000	
Net profit after taxation		3,954	1,063	n.m.	6,781	12,420	(45.4)
Other comprehensive income/(loss):							
Items that may be reclassified subsequently to profit or loss:							
Net gain/(loss) on available-for-sale investments (net of tax)	1	977	(1,294)	n.m.	(5,186)	(511)	n.m.
Exchange difference arising from - consolidation	3	(633)	46	n.m.	538	(365)	n.m.
- revaluation of net investment in foreign operation	3	(1,327)	82	n.m.	1,218	99	n.m.
- reclassification on disposal of a subsidiary	2	-	-	-	-	3,548	n.m.
Revaluation gain realised by an associate to income statement		-	-	-	-	(106)	n.m.
Other comprehensive (loss)/gain, net of tax		(983)	(1,166)		(3,430)	2,665	
Total comprehensive gain/(loss) for the period		2,971	(103)		3,351	15,085	
Total comprehensive gain/(loss) for the period attributable to:							
Owner of the Company		2,971	(103)	n.m.	3,351	15,085	(77.8)
Non-controlling Interests		-	-	-	-	-	-
		<u>2,971</u>	<u>(103)</u>		<u>3,351</u>	<u>15,085</u>	

- 1) Net loss on available-for-sale investments (net of tax) in FY2015 was mainly due to decreases in fair value of the available-for-sale investments arising from unfavourable market conditions. The net gain in 4Q2015 was mainly due to realisation of fair value gain on disposal of available-for sale investments and recognition of fair value losses as impairment losses for those investment securities that suffered a significant or prolonged decline in market value below the acquisition cost of those investments.
- 2) The currency translation reserve of \$3.5 million relating to Phratra Sdn Bhd has been reclassified, arising from the disposal of this subsidiary in 1Q2014.
- 3) Exchange differences arising from the consolidation of \$0.5 million and \$1.2 million from revaluation of net investment in foreign operation in FY2015 were mainly due to favourable foreign exchange impact arising from the translation of Sterling Pound against Singapore Dollars for those UK net investments and assets. The strengthening of the Sterling Pound against Singapore Dollar resulted in overall net foreign exchange gain of approximately \$0.8 million for FY2015 notwithstanding a translation loss in the profit and loss of \$0.9 million attribution to our Sterling Pound loans. In 4Q2015, unfavourable foreign exchange resulted in exchange differences arising from consolidation of \$0.6 million and \$1.3 million from revaluation of net investment in foreign operations. The weakening of the Sterling Pound against Singapore Dollar resulted in overall net foreign loss of approximately \$1.1 million notwithstanding a translation gain of \$0.8 million.

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		Company	
		31.12.2015 \$'000	31.12.2014 \$'000	31.12.2015 \$'000	31.12.2014 \$'000
Non-current assets					
Property, plant and equipment		4,883	5,282	-	-
Investment properties		100,300	100,467	-	-
Investment in subsidiaries	1	-	-	170,164	171,439
Investment in joint ventures		8,375	8,142	-	-
Investment in associates		16,527	16,521	746	746
Investment securities	2	22,187	15,791	-	-
Other receivables	3	7,143	4,366	-	-
Amounts due from associates		2,000	2,000	-	-
		<u>161,415</u>	<u>152,569</u>	<u>170,910</u>	<u>172,185</u>
Current assets					
Tax recoverable		18	-	-	-
Properties classified as held for sale	4	1,524	-	-	-
Trade receivables	5	154	771	-	-
Prepayments and deposits		231	247	49	57
Other receivables	6	14,329	2,780	3	7
Amounts due from subsidiaries		-	-	8,200	200
Amounts due from associates		8,814	8,987	-	-
Investment securities	7	29,748	37,479	-	-
Cash and bank balances	8	40,538	52,156	4,340	8,897
		<u>95,356</u>	<u>102,420</u>	<u>12,592</u>	<u>9,161</u>
Current liabilities					
Bank overdrafts (secured)	8	(229)	-	-	-
Trade payables		(351)	(578)	-	-
Other payables	9	(2,011)	(2,329)	(318)	(315)
Accrued operating expenses		(2,345)	(2,476)	(203)	(168)
Amounts due to associates		(571)	(546)	(376)	(354)
Bank loans (secured)	6	(39,253)	(31,259)	-	(5)
Tax payable	10	(1,457)	(2,108)	-	-
		<u>(46,217)</u>	<u>(39,296)</u>	<u>(897)</u>	<u>(842)</u>
Net current assets		49,139	63,124	11,695	8,319
Non-current liabilities					
Deferred tax liabilities	11	(3,803)	(4,726)	-	-
Other payables		(428)	(480)	-	-
		<u>(4,231)</u>	<u>(5,206)</u>	<u>-</u>	<u>-</u>
Net assets		<u>206,323</u>	<u>210,487</u>	<u>182,605</u>	<u>180,504</u>

	Group		Company	
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
	\$'000	\$'000	\$'000	\$'000
Equity attributable to owner of the Company				
Share capital	172,154	172,154	172,154	172,154
Capital reserve	1,202	1,202	-	-
Revenue reserve	37,578	38,312	10,451	8,350
Fair value reserve	5,175	10,361	-	-
Currency translation reserve	(9,786)	(11,542)	-	-
	<u>206,323</u>	<u>210,487</u>	<u>182,605</u>	<u>180,504</u>
Non-controlling interests	-	-	-	-
Share capital and reserves	<u>206,323</u>	<u>210,487</u>	<u>182,605</u>	<u>180,504</u>

Note:

- Investment in subsidiaries decreased by \$1.3 million arising from an impairment made on the cost of investment in a subsidiary further to an assessment made on the carrying values of all the subsidiaries.
- Increase in non-current investment securities by \$6.4 million was mainly due to an investment in a new fund of \$3.3 million, a further injection of \$1.7 million to an existing investment and fair value change on the non-current investment securities during the year.
- Increase in non-current other receivables by \$2.8 million was mainly due to a loan of GBP1.1 million provided to UK joint ventures.
- One UK commercial property has been classified as held for sale and, subject to completion, a possible gain is expected on disposal in FY2016.
- Decrease in trade receivables by \$0.6 million was mainly due to collection of receipts from a tenant.
- Increase in current other receivables by \$11.6 million was mainly due a secured loan of GBP5.2 million in connection with the Head Post Office site located at Sheffield, UK, in which the group has a financial interest. This was funded through additional bank loans to the group.
- Decrease in current investment securities by \$7.7 million was mainly due to disposals and fair value change of available-for-sale investments during the year.
- Decrease in the Company's cash and bank balances by \$4.6 million was mainly due to payment of dividends offset by receipt of dividend income from its subsidiary. Decrease in Group's cash and cash equivalents by \$11.8 million were mainly due to payment of dividends during the year.
- Decrease in current other payables of \$0.3 million was mainly due to a reduction in deferred income and rental received in advance offset by UK capital gain tax during the period. With effect from 6 April 2015, UK levied capital gain tax on gains arising from disposal of residential properties for non-UK residents and only gains from 6 April 2015 would be taxed, i.e the value of the property as at 6 April 2015 would be used as the base cost.
- Decrease in tax payable by \$0.7 million was mainly due to reversal of tax arising from overprovision of tax in respect of previous years.
- Decrease in deferred tax liabilities of \$0.9 million as mainly due to lesser provision made due to fair value decreases of available-for-sale investments.

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

Amount repayable in one year or less, or on demand

	31.12.2015		31.12.2014	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Bank overdrafts	229	-	-	-
Short term bank loans	39,253	-	31,259	-
	<u>39,482</u>	<u>-</u>	<u>31,259</u>	<u>-</u>

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

Amount repayable after one year

	31.12.2015		31.12.2014	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Long term bank loans	-	-	-	-

Details of any collateral

Short term bank loans comprised:

- An amount of \$17.4 million (2014: \$9.9 million) secured by a pledge of \$15 million (2014: \$15 million) on a subsidiary's fixed deposits and a corporate guarantee from the Company.
- An amount of \$10.6 million (2014: \$10.3 million) secured by a legal charge over a subsidiary's investment property and assignment of tenancy agreement in respect of the property.
- An amount of \$2.9 million (2014: \$2.9 million) secured by a deed of guarantee and indemnity for \$4 million (2014: \$4 million) from a subsidiary.
- An amount of \$8.4 million (2014: \$8.15 million) secured by a pledge of \$4 million (2014: \$4 million) on a subsidiary's fixed deposits.

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

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

	Group			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities:				
Profit before taxation from continuing operations	3,418	184	6,629	12,491
Loss before taxation from discontinued operations	-	-	-	(71)
Adjustments for:				
Interest income	(343)	(114)	(911)	(694)
Interest expense	222	105	816	519
Dividend income from investment securities	(280)	(277)	(1,608)	(2,140)
Depreciation of property, plant and equipment and investment properties	422	566	2,337	2,201
Share of results of associates and joint ventures	(514)	(286)	(1,677)	(1,434)
Allowance made for doubtful debts due from an associate	-	(16)	-	2,379
Allowance made for doubtful debts due from trade receivables	-	23	-	196
Allowance (written-back)/made for impairment loss on				
- investment properties	(355)	(344)	(355)	4,314
- non current investment securities (net)	-	20	-	(16)
- current investment securities	342	821	2,016	2,085
Loss/(gain) on disposal of subsidiaries and a related joint venture	-	-	-	61
Gain on disposal of investment properties	(2,133)	156	(4,785)	(18,415)
Loss/(gain) on disposal of property, plant and equipment	-	-	4	(21)
Unrealised exchange differences	(45)	1,153	(11)	5
	(2,684)	1,807	(4,174)	(10,960)
Operating cash flows before changes in working capital	734	1,991	2,455	1,460
Increase in receivables and current investments	(447)	(2,396)	(1,792)	(5,478)
Decrease in inventories	-	-	-	4
Increase/(decrease) in payables	636	2,620	(727)	657
	189	224	(2,519)	(4,817)
Cash flows generated from/(used in) operations	923	2,215	(64)	(3,357)
Interest received	(127)	(62)	255	443
Interest paid	(222)	(105)	(816)	(519)
Dividend income from investment securities	280	277	1,608	2,140
Income taxes paid	(26)	(37)	(151)	(139)
	(95)	73	896	1,925
Net cash flows generated from/(used in) operating activities carried forward	828	2,288	832	(1,432)

	Group			
	Fourth Quarter Ended		Financial Year Ended	
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
	\$'000	\$'000	\$'000	\$'000
Net cash flows generated from/(used in) operating activities brought forward	828	2,288	832	(1,432)
Cash flows from investing activities:				
Increase in other investments	(261)	(1,276)	(5,004)	(1,276)
Increase in current other receivables	(10,998)	-	(10,998)	-
Dividends received from associate	900	-	1,650	-
Increase in investment in joint venture	-	(1)	-	(4,355)
Decrease/(increase) in amounts due from associates	173	244	350	(657)
Net cash inflows on disposal of a subsidiary	-	-	-	3,185
Proceeds from disposal of investment properties	2,372	(276)	5,663	39,884
Proceeds from disposal of property, plant and equipment	-	26	-	60
Decrease/(increase) in amounts due from joint ventures	6,668	(174)	(2,238)	7,995
Addition to investment properties	(1,163)	(38,217)	(2,754)	(39,567)
Purchase of property, plant and equipment	(1)	(2)	(3)	(3)
Net cash flows (used in)/generated from investing activities	(2,310)	(39,676)	(13,334)	5,266
Cash flows from financing activities:				
Increase in bank loans	(1,007)	22,008	7,994	27,865
Repayments of bank loans	-	(10,203)	-	(25,597)
Increase in pledged fixed deposits	-	-	-	(1,660)
Dividends paid on ordinary shares	-	-	(7,515)	(6,535)
Net cash flows (used in)/generated from financing activities	(1,007)	11,805	479	(5,927)
Net decrease in cash and cash equivalents	(2,489)	(25,583)	(12,023)	(2,093)
Cash and cash equivalents at beginning of the period	23,989	58,717	33,156	35,197
Effects of exchange rate changes on cash and cash equivalents	(191)	22	176	52
Cash and cash equivalents at end of the period	21,309	33,156	21,309	33,156

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	
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
	\$'000	\$'000	\$'000	\$'000
Cash and bank balances:	40,538	52,156	40,538	52,156
Less: cash and bank balances pledged	(19,000)	(19,000)	(19,000)	(19,000)
Less: bank overdrafts	(229)	-	(229)	-
Cash and cash equivalents at end of the period	21,309	33,156	21,309	33,156

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 Owners of the Company -----						
	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 1.1.2015	172,154	1,202	38,312	10,361	(11,542)	-	210,487
Total comprehensive gain/(loss) for the period	-	-	1,211	(1,409)	(921)	-	(1,119)
Balance at 31.3.2015	172,154	1,202	39,523	8,952	(12,463)	-	209,368
Total comprehensive gain/(loss) for the period	-	-	1,096	(1,246)	1,930	-	1,780
Dividends paid	-	-	(7,515)	-	-	-	(7,515)
Balance at 30.6.2015	172,154	1,202	33,104	7,706	(10,533)	-	203,633
Total comprehensive gain/(loss) for the period	-	-	520	(3,508)	2,707	-	(281)
Balance at 30.9.2015	172,154	1,202	33,624	4,198	(7,826)	-	203,352
Total comprehensive gain/(loss) for the period	-	-	3,954	977	(1,960)	-	2,971
Balance at 31.12.2015	172,154	1,202	37,578	5,175	(9,786)	-	206,323
Group							
Balance at 1.1.2014	172,154	1,308	32,427	10,872	(14,824)	-	201,937
Total comprehensive (loss)/gain for the period	-	(106)	2,360	32	4,196	-	6,482
Balance at 31.3.2014	172,154	1,202	34,787	10,904	(10,628)	-	208,419
Total comprehensive gain for the period	-	-	5,030	4,480	91	-	9,601
Dividends paid	-	-	(6,535)	-	-	-	(6,535)
Balance at 30.6.2014	172,154	1,202	33,282	15,384	(10,537)	-	211,485
Total comprehensive gain/(loss) for the period	-	-	3,967	(3,729)	(1,133)	-	(895)
Balance at 30.9.2014	172,154	1,202	37,249	11,655	(11,670)	-	210,590
Total comprehensive gain/(loss) for the period	-	-	1,063	(1,294)	128	-	(103)
Balance at 31.12.2014	172,154	1,202	38,312	10,361	(11,542)	-	210,487

**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 1.1.2015	172,154	8,350	180,504
Total comprehensive loss for the period	-	(225)	(225)
Balance at 31.3.2015	172,154	8,125	180,279
Total comprehensive loss for the period	-	(296)	(296)
Dividends paid	-	(7,515)	(7,515)
Balance at 30.6.2015	172,154	314	172,468
Total comprehensive gain for the period	-	1,623	1,623
Balance at 30.9.2015	172,154	1,937	174,091
Total comprehensive gain for the period	-	8,514	8,514
Balance at 31.12.2015	172,154	10,451	182,605
Balance at 1.1.2014	172,154	9,311	181,465
Total comprehensive gain for the period	-	3,626	3,626
Balance at 31.3.2014	172,154	12,937	185,091
Total comprehensive loss for the period	-	(293)	(293)
Dividends paid	-	(6,535)	(6,535)
Balance at 30.6.2014	172,154	6,109	178,263
Total comprehensive loss for the period	-	(1,287)	(1,287)
Balance at 30.9.2014	172,154	4,822	176,976
Total comprehensive gain for the period	-	3,528	3,528
Balance at 31.12.2014	172,154	8,350	180,504

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 2014, there has been no change to the total number of 653,504,000 issued ordinary shares of the Company.

Total number of issued shares excluding treasury shares, as at 31 December 2015 was 653,504,000 (31 December 2014: 653,504,000). As at 31 December 2015 and 31 December 2014, there were no treasury shares held.

As at 31 December 2015 and 31 December 2014, there were no outstanding convertibles.

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 2014.

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 January 2015:-

<i>Description</i>	<i>Effective for annual periods beginning on or after</i>
Amendments to FRS 19 Defined Benefit Plans: Employee Contribution	1 July 2014
Improvements to FRSs (January 2014)	1 July 2014
(a) Amendments to FRS 102 Share Based Payment	1 July 2014
(b) Amendments to FRS 103 Business Combinations	1 July 2014
(c) Amendments to FRS 108 Operating Segments	1 July 2014
(d) Amendments to FRS 113 Fair Value Measurements	1 July 2014
(e) Amendments to FRS 16 Property, Plant and Equipment and FRS 38 Intangible Assets	1 July 2014
(f) Amendments to FRS 24 Related Party Disclosures	1 July 2014
Improvements to FRSs (February 2014)	
(a) Amendments to FRS 103 Business Combinations	1 July 2014
(b) Amendments to FRS 113 Fair Value Measurement	1 July 2014

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 2015.

In addition, please refer to 1(a) item 8, whereby certain amendments on the comparative numbers were made in order for the financial statements of the Group to be more comparable and consistent with the market practices. The effect of these changes in the revised reclassification did not have any impact on the profits for the year ended 31 December 2014 and 2015.

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	
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
<u>Continuing operations</u>				
Earnings 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)	0.61	0.16	1.04	1.91
(ii) On a fully diluted basis (cents)	0.61	0.16	1.04	1.91
<u>Discontinued operation</u>				
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)	-	-	-	(0.01)
(ii) On a fully diluted basis (cents)	-	-	-	(0.01)

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 31.12.2015	As at 31.12.2014	As at 31.12.2015	As at 31.12.2014
Net asset value per ordinary share (cents)	31.57	32.21	27.94	27.62

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

	4Q2015 \$'000	4Q2014 \$'000	+/(-) %	FY2015 \$'000	FY2014 \$'000	+/(-) %
Rental	2,074	1,858	11.6	8,678	7,243	19.8
Investments	1,176	1,162	1.2	4,399	3,677	19.6
Corporate and Others	-	-	-	-	10	n.m.
	<u>3,250</u>	<u>3,020</u>		<u>13,077</u>	<u>10,930</u>	

Increase in revenue for rental segment by \$1.4 million yoy and \$0.2 million qoq takes into account:-

- increase in rental income from Eagle House in London by \$1.8 million yoy and \$0.3 million qoq subsequent to its acquisition in December 2014;
- decrease of \$0.3 million yoy due to absence of rental income from certain UK properties arising from their disposals in May and September 2014;

Increase in revenue for investments segment by \$0.7 million yoy was mainly due to:-

- increase in net gains from sale of investment securities mainly due to increase in share trading activities.

Profit before tax from continuing operations

	4Q2015 \$'000	4Q2014 \$'000	+/(-) %	FY2015 \$'000	FY2014 \$'000	+/(-) %
Rental	2,660	403	n.m.	7,318	12,528	(41.6)
Investments	853	353	n.m.	3,019	2,117	42.6
Corporate and Others	(487)	(500)	(2.6)	(2,053)	(1,885)	8.9
	<u>3,026</u>	<u>256</u>		<u>8,284</u>	<u>12,760</u>	
Unallocated items	392	(72)	n.m.	(1,655)	(269)	n.m.
	<u>3,418</u>	<u>184</u>		<u>6,629</u>	<u>12,491</u>	

Rental segment refers to rental of residential, commercial properties and warehouse. Profit before taxation for Rental segment decreased by \$5.2 million yoy and increased by \$2.3 million qoq mainly due to:-

- decrease in gain from disposal of investment properties by \$13.6 million yoy and increase of \$2.3 million qoq;
- reversal of impairment loss on an investment property of \$0.4 million yoy and qoq;
- absence of allowance made for impairment loss on doubtful debts due from an associate of \$2.4 million yoy. The allowance was made in 2Q2014 and 3Q2014 arising from assessment exercise to determine collectability of the debt;

- absence of allowance made for impairment loss on doubtful debts due from trade receivables of \$0.2 million yoy following impairment exercises to determine collectability of these debts;
- absence of allowance made for impairment loss on investment properties of \$4.3 million yoy on 2 UK properties outside of London, arising from external and internal valuation exercises carried out in FY2014;
- positive contributions from Eagle House by \$1.4 million yoy and \$0.4 million qoq subsequent to its acquisition in Dec 2014;
- increase in property tax expense for one of the properties in Singapore of \$0.9 million yoy and qoq.

Investment segment refers to investment holding. Increase in profit before taxation for Investment segment by \$0.9 million yoy and \$0.5 million qoq takes into account:-

- increase in gain on disposal of investments of investment securities of \$0.7 million yoy and a decrease of \$0.5 million qoq;
- decrease in impairment loss on quoted current investments of \$0.5 million qoq. Impairment loss on available-for-sale investments are made when the investment securities suffer a significant or prolonged decline in the market value below the acquisition cost of those investments;
- decrease in dividend income by \$0.5 million yoy mainly due to a US\$0.6 million distribution in FY2014 made by a fund held by the Group;
- Increase in share of profits of the associates of \$0.2 million yoy and qoq;
- increase in interest income by \$0.3 million yoy and \$0.2 million qoq.

Corporate segment refers to the provision of management, administrative and support services to related companies and investment holding. The loss before tax of the Corporate segment yoy and qoq remained relatively the same and were mainly contributed by salaries, bonuses and accruals of director fees.

Unallocated items refer to items such as finance costs and certain foreign exchange differences which are managed on a Group basis and were not allocated to the segments. The losses yoy was mainly due to unfavourable foreign exchange impact arising from the translation of Sterling Pound against Singapore Dollar and the higher finance costs of \$0.3 million incurred yoy. The losses turnaround from \$0.1 million to a profit of \$0.4 million qoq mainly due to favourable exchange impact arising from the translation of Sterling Pound against Singapore Dollar.

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.

Uncertainties in the equity and property markets are expected to create challenging conditions in the sectors in which we operate.

In Singapore, falling rentals and rising vacancies for most classes of properties are likely to continue. However, the Group has been able to maintain acceptable occupancy levels for its Singapore residential properties, albeit at lower rentals. The industrial and commercial properties are fully let.

Construction works at the Sheffield Post Office were completed as scheduled and handed over to Sheffield Hallam University. Our share of part of the gain on the sale of this leasehold property will be recognised in 2016. Another commercial property in UK is in the process of being sold and if completed, we expect to record a gain in FY2016. At this stage, the gains from both transactions have not been finalised. Meanwhile, planning of the student accommodation in Sheffield and conversion of the Manchester property to residential are ongoing.

11. Dividend

(a) Current Financial Period Reported On

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

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

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes.

Name of Dividend	Final Ordinary Dividend	Special Dividend
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	1 cent, (one-tier) tax exempt	0.15 cent, (one-tier) tax exempt
Tax Rate	Not applicable	Not applicable

(c) Date payable

The proposed final dividend, if approved at the forthcoming Annual General Meeting of the Company, will be paid on 20 May 2016.

(d) Books closure date

NOTICE IS HEREBY GIVEN that the Share Transfer Books and Register of Members of the Company will be closed on 6 May 2016 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 5 May 2016 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.

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 overdrafts, 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.

FY2015	Rental \$'000	Investments \$'000	Corporate & Others \$'000	Note	Eliminations \$'000	Total \$'000
<u>Income Statement</u>						
Revenue						
- external	8,678	4,399	-		-	13,077
- inter-segment	-	2,000	11,845	A	(13,845)	-
Total revenue	<u>8,678</u>	<u>6,399</u>	<u>11,845</u>			<u>13,077</u>
Interest income (in other income)	8	29	37		-	74
Depreciation of property plant and equipment and investment properties	(2,155)	(51)	(131)		-	(2,337)
Gain on disposal of investment properties	4,785	-	-		-	4,785
Allowance for impairment loss on investment properties	-	-	-		-	-
Allowance written back for impairment loss on investment properties	355	-	-		-	355
Allowance made for impairment loss on non-current investment securities	-	-	-		-	-
Allowance made for impairment loss on current investment securities	-	(2,016)	-		-	(2,016)
Allowance made for impairment loss on amount due from associate	-	-	-		-	-
Allowance made for doubtful debts due from trade receivables	-	-	-		-	-
Loss on disposal of property, plant and equipment	(3)	(1)	-		-	(4)
Share of results from associates and joint ventures	-	1,677	-		-	1,677
Profit/(loss) before taxation	<u>7,318</u>	<u>3,019</u>	<u>(2,053)</u>	B	(1,655)	<u>6,629</u>
<u>Balance Sheet</u>						
Investment in joint ventures	-	8,375	-		-	8,375
Investment in associates	-	16,527	-		-	16,527
Additions to non-current assets	2,755	2	-	C	-	2,757
Segment assets	<u>125,207</u>	<u>122,542</u>	<u>183,866</u>	D	(174,844)	<u>256,771</u>
Segment liabilities	<u>(60,736)</u>	<u>(18,104)</u>	<u>(3,134)</u>	E	31,526	<u>(50,448)</u>

FY2014	Rental \$'000	Investments \$'000	Corporate & Others \$'000	Discontinued operations \$'000	Note	Eliminations \$'000	Total \$'000
<u>Income Statement</u>							
Revenue							
- external	7,244	3,676	10	-		-	10,930
- inter-segment	-	3,800	4,852	-	A	(8,652)	-
Total revenue	<u>7,244</u>	<u>7,476</u>	<u>4,862</u>				<u>10,930</u>
Interest income (in other income)	3	29	108	-		-	140
Depreciation of property plant and equipment and investment properties	(2,014)	(54)	(133)	-		-	(2,201)
Gain on disposal of investment properties	18,415	-	-	-		-	18,415
Allowance for impairment loss on investment properties	(4,314)	-	-	-		-	(4,314)
Allowance written back for impairment loss on unquoted non-current investments	-	36	-	-		-	36
Allowance made for impairment loss on non-current investment securities	-	(20)	-	-		-	(20)
Allowance made for impairment loss on current investment securities	-	(2,085)	-	-		-	(2,085)
Allowance made for impairment loss on amount due from associate	(2,379)	-	-	-		-	(2,379)
Allowance made for doubtful debts due from trade receivables	(196)	-	-	-		-	(196)
Gain on disposal of property, plant and equipment	-	-	21	-		-	21
Share of results from associates and joint ventures		1,434	-	-		-	1,434
Profit/(loss) before taxation	<u>12,528</u>	<u>2,117</u>	<u>(1,885)</u>	<u>(71)</u>	B	<u>(198)</u>	<u>12,491</u>
<u>Balance Sheet</u>							
Investment in joint ventures	-	8,142	-	-		-	8,142
Investment in associates	-	16,521	-	-		-	16,521
Additions to non-current assets	39,567	-	3	-	C	-	39,570
Segment assets	<u>117,441</u>	<u>168,585</u>	<u>176,944</u>	-	D	<u>(207,981)</u>	<u>254,989</u>
Segment liabilities	<u>(62,087)</u>	<u>(1,958)</u>	<u>(3,029)</u>	-	E	<u>22,572</u>	<u>(44,502)</u>

A. Inter-segment revenues are eliminated on consolidation.

B. The following items are added/(deducted from) segment profit to arrive at "profit before tax from continuing operations" presented in the consolidated income statement:

	FY2015 \$'000	FY2014 \$'000
Segment results of discontinued operations	-	71
Finance costs	(816)	(519)
Unallocated (expenses)/income	(839)	250
	<u>(1,655)</u>	<u>(198)</u>

C. Additions to non-current assets consist of additions to property, plant and equipment and investment properties.

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

	FY2015 \$'000	FY2014 \$'000
Cash and bank balances	40,538	52,156
Inter-segment assets	(215,383)	(260,137)
	<u>(174,844)</u>	<u>(207,981)</u>

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

	FY2015 \$'000	FY2014 \$'000
Bank loans	39,253	31,259
Bank overdrafts	229	-
Tax payable	1,457	2,108
Deferred tax liabilities	3,803	4,726
Inter- segment liabilities	(76,268)	(60,665)
Total liabilities	<u>(31,526)</u>	<u>(22,572)</u>

Geographical information:

	FY2015		FY2014	
	Revenue \$'000	Non-current assets \$'000	Revenue \$'000	Non-current assets \$'000
Singapore	9,740	104,456	8,713	96,604
United Kingdom	3,337	56,959	2,217	55,965
	<u>13,077</u>	<u>161,415</u>	<u>10,930</u>	<u>152,569</u>

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

Information about a major customer

Revenue of \$4.4 million (2014: \$4.4 million) was derived from a single external customer. 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		
	FY2015 \$'000	FY2014 \$'000	+/(–) %
(a) Revenue reported for first half year	6,795	5,710	19.0
(b) Operating profit after tax before deducting minority interests reported for first half year			
- continuing operations	2,307	7,461	(69.1)
- discontinued operations	-	(71)	n.m.
	<u>2,307</u>	<u>7,390</u>	
(c) Revenue reported for second half year	6,282	5,220	20.3
(d) Operating profit after tax before deducting minority interests reported for second half year			
- continuing operations	4,474	5,030	(11.1)
- discontinued operations	-	-	-
	<u>4,474</u>	<u>5,030</u>	

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

	GROUP	
	FY2015 \$'000	FY2014 \$'000
Ordinary	6,535	6,535
Preference	-	-
Total	<u>6,535</u>	<u>6,535</u>

17. Interested Person Transactions

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
Hong Leong Investment Holdings Pte. Ltd. Group – Interest charged on shareholder loan to Hong Property Investment Pte Ltd	\$151,633	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 2 February 2016.

Submitted by

Lee Soo Wei
Chief Financial Officer
2 February 2016