

**UNAUDITED RESULTS FOR FIRST QUARTER ENDED 31 MARCH 2016****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		+ / (-) %
		First Quarter Ended		
		31.3.2016 \$'000	31.3.2015 \$'000	
<b>Revenue</b>		2,353	3,329	(29.3)
Cost of sales	1	(1,150)	(934)	23.1
<b>Gross profit</b>		1,203	2,395	(49.8)
Other income	2	3,865	543	n.m.
General and administrative costs		(1,428)	(1,520)	(6.1)
Other operating costs	3	(927)	(98)	n.m.
Finance costs		(215)	(170)	26.5
Share of after tax results of associates and joint ventures	4	450	279	61.3
Profit before taxation		2,948	1,429	n.m.
Taxation	5	(163)	(218)	(25.2)
<b>Net profit after taxation</b>		2,785	1,211	n.m.
<b>Attributable to:</b>				
<b>Owners of the Company</b>		2,785	1,211	n.m.
<b>Profit for the year attributable to owners of the Company</b>		2,785	1,211	

n.m. denotes not meaningful.

Profit before taxation included the following:

	Group		
	First Quarter Ended		
	31.3.2016	31.3.2015	+/(-) %
	\$'000	\$'000	%
Investment income	71	215	(67.0)
Interest income (included in revenue)	351	94	n.m.
Interest on borrowings	(215)	(170)	26.5
Depreciation on property, plant and equipment and investment properties	(566)	(634)	(10.7)
Foreign exchange gain	1,860	317	n.m.
Gain on disposal of investments (included in revenue)	129	803	(83.9)
Loss on disposal of property, plant and equipment			
- included in general and administrative expenses	-	(4)	n.m.
(Under)/over provision of taxation in prior years	-	-	-
Gain on disposal of investment property			
- included in other income	1,913	-	n.m.
Allowance made for impairment loss on			
- quoted current investments	(590)	(98)	n.m.
Allowance made for doubtful debts			
- due from an associate	(337)	-	n.m.

1. Cost of sales increased by \$0.2 million quarter-on-quarter (“qoq”) mainly due to higher direct operating expenses attributable mostly to an increase in property tax in the Paya Lebar and Eagle House properties. For the Paya Lebar property, the Comptroller of Income Tax (“CPT”) increased the annual value of the property arising from installation work carried out by the tenant since FY2014. For the latest development, please refer to paragraph 10.

2. Other income comprised the following:

	1Q2016	1Q2015	+/(-) %
	\$'000	\$'000	%
Interest income	15	21	(29)
Dividend income	-	11	n.m.
Gain on disposal of investment properties	1,913	-	n.m.
Other investment income	-	108	n.m.
Foreign exchange gain	1,860	317	n.m.
Sundry	77	86	(10)
	<u>3,865</u>	<u>543</u>	

3. Other operating costs comprised the following:

	1Q2016	1Q2015	+/( <sup>-</sup> )
	\$'000	\$'000	%
Allowance made for impairment loss on			
- current investment securities	590	98	n.m.
Allowance made for doubtful debts			
- due from an associate	337	-	n.m.
	<u>927</u>	<u>98</u>	

- Allowance for impairment loss on current investment securities relate to investment securities that had suffered a significant or prolonged decline in the market value below the acquisition cost of those investments;
  - Allowance for receivables due from an associate of \$0.3 million was made following the disposal of the commercial property held by the associate.
4. Share of after tax results of associates and joint ventures increased by \$0.2 million mainly due to higher contributions from associated company, Scotts Spazio Pte Ltd and from two joint ventures, Neo Pav E Investments LLP and Neo Bankside Retail LLP.
5. Effective tax rates for 1Q2016 and 1Q2015 were 5.5% and 15.3% respectively. The taxation charge for the Group in 1Q2016 was lower than that arrived at by applying the statutory tax rate of 17% to the profit before taxation mainly due to certain gains being capital in nature, absence of tax effect on the share of results of associates and joint ventures, offset by certain non-deductible expenses and losses incurred by foreign subsidiaries which are not available for set off against profits of local subsidiaries.

## Statement of Comprehensive Income

	Note	Group		+ / (-) %
		First Quarter Ended		
		31.3.2016 \$'000	31.3.2015 \$'000	
<b>Net profit after taxation</b>		2,785	1,211	n.m.
<u>Other comprehensive gain/(loss):</u>				
Items that may be reclassified subsequently to profit or loss				
Net loss on available-for-sale investments (net of tax)	1	(142)	(1,409)	(89.9)
Exchange difference arising from				
- consolidation	2	(1,754)	(326)	n.m.
- revaluation of net investment in foreign operations	2	(3,306)	(595)	n.m.
Other comprehensive loss , net of tax		(5,202)	(2,330)	n.m.
<b>Total comprehensive loss for the period</b>		<b>(2,417)</b>	<b>(1,119)</b>	
Total comprehensive loss for the period attributable to:				
Owners of the Company		(2,417)	(1,119)	
Non-controlling interests		-	-	
		<b>(2,417)</b>	<b>(1,119)</b>	

- 1) Net loss on available-for-sale investments (net of tax) in 1Q2016 of \$0.1 million was mainly due to decrease in fair value of available-for-sale investments arising from unfavourable market conditions.
- 2) Exchange differences arising from the consolidation of \$1.8 million and \$3.3 million from revaluation of net investment in foreign operation in 1Q2016 were mainly due to unfavourable foreign exchange impact arising from the translation of Sterling Pound against Singapore Dollars for those UK net investments and assets. The weakening of the Sterling Pound against Singapore Dollar resulted in overall net foreign exchange loss of approximately \$3.2 million for 1Q2016 made up of \$1.8 million and \$3.3 million in the Other Comprehensive Income net of a translation gain in the profit and loss of \$1.9 million mainly attributable to our Sterling Pound loans.

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	
		31.3.2016 \$'000	31.12.2015 \$'000	31.3.2016 \$'000	31.12.2015 \$'000
<b>Non-current assets</b>					
Property, plant and equipment		4,929	4,883	-	-
Investment properties	1	96,059	100,300	-	-
Investment in subsidiaries		-	-	170,164	170,164
Investment in joint ventures		7,818	8,375	-	-
Investment in associates	2	20,699	16,527	746	746
Investment securities		21,835	22,187	-	-
Other receivables		7,291	7,143	-	-
Amounts due from associates		2,000	2,000	-	-
		160,631	161,415	170,910	170,910
<b>Current assets</b>					
Tax recoverable		-	18	-	-
Properties classified as held for sale		1,418	1,524	-	-
Trade receivables		287	154	-	-
Prepayments and deposits		217	231	57	49
Other receivables		14,475	14,329	-	3
Amounts due from subsidiaries		-	-	8,200	8,200
Amounts due from associates		8,422	8,814	-	-
Investment securities		29,722	29,748	-	-
Cash and bank balances		40,693	40,538	4,238	4,340
		95,234	95,356	12,495	12,592
<b>Current liabilities</b>					
Bank overdrafts (secured)		(330)	(229)	-	-
Trade payables		(398)	(351)	-	-
Other payables		(2,017)	(2,011)	(310)	(318)
Accrued operating expenses	3	(1,834)	(2,345)	(283)	(203)
Amounts due to associates		(557)	(571)	(369)	(376)
Bank loans (secured)	4	(40,994)	(39,253)	-	-
Tax payable		(1,462)	(1,457)	-	-
		(47,592)	(46,217)	(962)	(897)
<b>Net current assets</b>		47,642	49,139	11,533	11,695
<b>Non-current liabilities</b>					
Deferred tax liabilities		(3,936)	(3,803)	-	-
Other payables		(431)	(428)	-	-
		(4,367)	(4,231)	-	-
<b>Net assets</b>		203,906	206,323	182,443	182,605

	Group		Company	
	31.3.2016	31.12.2015	31.3.2016	31.12.2015
	\$'000	\$'000	\$'000	\$'000
<b>Equity attributable to Owners of the Company</b>				
Share capital	172,154	172,154	172,154	172,154
Capital reserve	1,202	1,202	-	-
Revenue reserve	40,363	37,578	10,289	10,451
Fair value reserve	5,033	5,175	-	-
Currency translation reserve	(14,846)	(9,786)	-	-
	<u>203,906</u>	<u>206,323</u>	<u>182,443</u>	<u>182,605</u>
Non-controlling interests	-	-	-	-
<b>Share capital and reserves</b>	<u>203,906</u>	<u>206,323</u>	<u>182,443</u>	<u>182,605</u>

Note:

1. Investment properties decreased by \$4.2 million mainly due to:
  - a. disposal of a UK residential property in London;
  - b. translation loss arising from the UK properties as Sterling Pound had weakened against Singapore Dollar;
  - c. and depreciation of the investment property in this period.
2. Investment in associates increased by \$4.2 million mainly due to a \$3.7 million investment in an UK associate during the period.
3. Reduction in accrued operating expenses by \$0.5 million was mainly due to payment of bonuses during the period.
4. Bank loans increased by \$1.7 million mainly due to additional loan taken up during the period to finance the investment in the UK associate, offset by translation gains as Sterling Pound had weakened against the Singapore Dollar.

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

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

	31.3.2016		31.12.2015	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Bank overdrafts	330	-	229	-
Short term bank loans	40,994	-	39,253	-
	<u>41,324</u>	<u>-</u>	<u>39,482</u>	<u>-</u>

### Amount repayable after one year

	31.3.2016		31.12.2015	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Long term bank loans	-	-	-	-

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

### Details of any collateral

Short term bank loans comprised:

- a) An amount of \$20.5 million (2015: \$17.4 million) secured by a pledge of \$15 million (2015: \$15 million) on a subsidiary's fixed deposits and a corporate guarantee from the Company.
- b) An amount of \$9.8 million (2015: \$10.6 million) is secured by a legal charge over a subsidiary's investment property and assignment of tenancy agreement in respect of the property.
- c) An amount of \$2.9 million (2015: \$2.9 million) secured by a deed of guarantee and indemnity for \$4 million (2015: \$4 million) from a subsidiary.
- d) An amount of \$7.8 million (2015: \$8.4 million) secured by a pledge of \$4 million (2015: \$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.

	<b>Group</b>	
	<b>First Quarter Ended</b>	
	<b>31.3.2016</b>	<b>31.3.2015</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Cash flows from operating activities:</b>		
Profit before taxation	2,948	1,429
Adjustments for:		
Interest income	(366)	(115)
Interest expense	215	170
Depreciation on property, plant and equipment and investment properties	566	634
Dividend income from investment securities	(71)	(226)
Loss on disposal of property, plant and equipment	-	4
Share of results of associates and joint ventures	(450)	(279)
Allowance made for impairment loss on current investment securities	590	98
Allowance made for doubtful debts due from an associate	337	-
Gain on disposal of investment properties	(1,913)	-
Unrealised exchange differences	(276)	(81)
	<u>(1,368)</u>	<u>205</u>
<b>Operating cash flows before changes in working capital</b>	<b>1,580</b>	<b>1,634</b>
Decrease in receivables and current investments	(196)	503
Decrease in payables	(455)	(1,706)
	<u>(651)</u>	<u>(1,203)</u>
<b>Cash flows generated from operations</b>	<b>929</b>	<b>431</b>
Dividend income from investment securities	71	226
Interest received	38	90
Interest paid	(215)	(170)
Income taxes paid	(50)	(40)
	<u>(156)</u>	<u>106</u>
<b>Net cash flows generated from operating activities</b>	<b>773</b>	<b>537</b>
<b>Cash flows from investing activities:</b>		
(Increase)/decrease in other investments	(262)	282
Increase in other receivable	-	(6,108)
Increase in investment in associates	(3,743)	-
Decrease in amounts due from associates	103	3
Proceeds from disposal of investment properties	2,145	-
Purchase of property, plant and equipment	(154)	(2)
Additions to investment properties	(386)	(133)
<b>Net cash flows used in investing activities</b>	<b>(2,297)</b>	<b>(5,958)</b>
<b>Cash flows from financing activities:</b>		
Proceeds from bank loans	1,741	6,618
<b>Net cash flows generated from financing activities</b>	<b>1,741</b>	<b>6,618</b>
Net increase in cash and cash equivalents	217	1,197
Cash and cash equivalents at beginning of the period	21,309	33,156
Effects of exchange rate changes on cash and cash equivalents	(163)	(86)
<b>Cash and cash equivalents at end of the period</b>	<b>21,363</b>	<b>34,267</b>



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

	Group	
	31.3.2016 \$'000	31.3.2015 \$'000
Cash and bank balances	40,693	53,320
Less: cash and bank balances pledged	(19,000)	(19,000)
bank overdraft	(330)	(53)
Cash and cash equivalents at end of the period	21,363	34,267

**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
<b>Group</b>							
Balance at 1.1.2016	172,154	1,202	37,578	5,175	(9,786)	-	206,323
Total comprehensive gain/(loss) for the period	-	-	2,785	(142)	(5,060)	-	(2,417)
Balance at 31.3.2016	172,154	1,202	40,363	5,033	(14,846)	-	203,906
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

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

<b>Company</b>	<b>Share capital \$'000</b>	<b>Revenue reserve \$'000</b>	<b>Total equity \$'000</b>
Balance at 1.1.2016	172,154	10,451	182,605
Total comprehensive loss for the period	-	(162)	(162)
Balance at 31.3.2016	<u>172,154</u>	<u>10,289</u>	<u>182,443</u>
Balance at 1.1.2015	172,154	8,350	180,504
Total comprehensive loss for the period	-	(225)	(225)
Balance at 31.3.2015	<u>172,154</u>	<u>8,125</u>	<u>180,279</u>

**1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

No option has been granted under the Hwa Hong Corporation Limited (2001) Share Option Scheme since its adoption on 29 May 2001. At the 58<sup>th</sup> 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 2015, 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 March 2016 was 653,504,000 (31 December 2015: 653,504,000). As at 31 March 2016 and 31 December 2015, there were no treasury shares held.

As at 31 March 2016 and 31 December 2015, 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 and the Company have applied the same accounting policies and methods of computation in the financial statements for the current reporting period as those of the most recently audited consolidated financial statements for the financial year ended 31 December 2015.

**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 2016:-

<i>Description</i>	<i>Effective for annual periods beginning on or after</i>
Amendments to FRS 27: <i>Equity Method in Separate Financial Statements</i>	1 January 2016
Amendments to FRS 16 and FRS 38: <i>Clarification of Acceptable Methods of Depreciation and Amortisation</i>	1 January 2016
Amendments to FRS 111: <i>Accounting for Acquisitions of Interests in Joint Operations</i>	1 January 2016
Improvements to FRSs (November 2014)	
(a) Amendments to FRS 105 <i>Non-current Assets Held for Sale and Discontinued Operations</i>	1 January 2016
(b) Amendments to FRS 107 <i>Financial Instruments: Disclosures</i>	1 January 2016
(c) Amendments to FRS 19 <i>Employee Benefits</i>	1 January 2016
Amendments to FRS 1 <i>Disclosure Initiative</i>	1 January 2016
Amendments to FRS 110, FRS 112 and FRS 28: <i>Investment Entities: Applying the Consolidation Exception</i>	1 January 2016

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 quarter ended 31 March 2016.

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

	<b>GROUP</b>	
	<b>First Quarter Ended</b>	
	<b>31.3.2016</b>	<b>31.3.2015</b>
Earnings per ordinary share after deducting any provision for preference dividends:		
(i) Based on the weighted average number of ordinary shares in issue (cents)	0.43	0.19
(ii) On a fully diluted basis (cents)	0.43	0.19

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

**(a) current financial period reported on; and**

**(b) immediately preceding financial year.**

	<b>Group</b>		<b>Company</b>	
	<b>31.3.2016</b>	<b>31.12.2015</b>	<b>31.3.2016</b>	<b>31.12.2015</b>
Net asset value per ordinary share (cents)	31.20	31.57	27.92	27.94

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** (excluding all inter-segment transactions)

	<b>1Q2016</b>	<b>1Q2015</b>	<b>+/(-) %</b>
	<b>\$'000</b>	<b>\$'000</b>	
Rental	1,802	2,217	(18.7)
Investments	551	1,112	(50.4)
Corporate and Others	-	-	n.m.
	<b>2,353</b>	<b>3,329</b>	

Decrease in revenue for rental segment by \$0.4 million mainly due to decrease in rental income from Eagle House as the property is undergoing asset enhancement work.

Decrease in revenue for investments segment by \$0.6 million mainly due to reduction in net gains from sale of investment securities by \$0.7 million mainly due to decrease in share trading activities.

**Profit before tax** (excluding all inter-segment transactions)

	1Q2016 \$'000	1Q2015 \$'000	+/(-) %
Rental	1,705	779	n.m.
Investments	107	1,074	(90.0)
Corporate and Others ("Corporate")	(487)	(527)	(7.6)
	1,325	1,326	
unallocated items	1,623	103	n.m.
	2,948	1,429	

Rental segment refers to rental of residential, commercial and industrial properties. Increase in profit before taxation for Rental segment by \$0.9 million qoq takes into account:-

- gain from disposal of a UK residential property of \$1.9 million in Q1 2016;
- allowance made for impairment loss on doubtful debts due from an associate of \$0.3 million in 1Q2016 following the disposal of the commercial property held by the associate;
- loss of results from Eagle House by \$0.5 million as the property is not revenue generating due to commencement of asset enhancement work in 1Q 2016.

Investment segment refers to investment holding and the decrease in profit before taxation in 1Q2016 by \$1 million takes into account:-

- decrease in net gain on disposal of investment securities of \$0.7 million qoq;
- decrease in dividend income of \$0.2 million qoq;
- increase in impairment loss on available-for-sale 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;
- increase in share of profits of the associates of \$0.2 million qoq mainly due to higher contribution from two joint ventures, Neo Pav E Investments LLP and Neo Bankside Retail LLP and from associates, Scotts Spazio Pte Ltd;
- increase in interest income of \$0.3 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 for 1Q2016 and 1Q2015 remained relatively the same and were mainly attributable to 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 are not allocated to the segments. The profit increased \$1.5 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.**

The Singapore real estate sector remains subdued owing to uncertainties and weakness in the global economy and the property cooling measures put in place by the Singapore government. The Group continues to maintain a cautious approach when assessing opportunities in the Singapore property sector.

As discussed on page 2, CPT increased the assessment of the annual value of the Paya Lebar property which took into account the installation work carried out by the tenant. The Group had paid additional property tax of a total of \$855,000 for 2014 and 2015 in respect of this increased annual value. The Group appealed against the assessment and the matter was put in abeyance pending the outcome of a certain test case. In April 2016, we understand that the test case has been settled amicably. Arising from this settlement, the Group intends to negotiate with CPT for a mutually amicable settlement. If the matter is amicably settled, the Group expects a writeback in respect of a portion of the property tax that was paid in connection with the installation work.

In the UK, weakness in the global economies and uncertainties over Brexit have resulted in a slowdown in all segments of the UK property market and currency volatility. This may present opportunities for new investments. As such, the Group is maintaining a cautious and selective approach as we continue to look for opportunities in London.

Our asset enhancement program for our residential and commercial property assets in London continues as planned. We expect the asset enhancement works in Eagle House to complete in Q3, after which the property will be let for long term recurring income.

We are in the process of divesting our interests in our office properties located in the East Midlands and Liverpool and expect these divestments to be completed by 2Q 2016. The divestment in Liverpool is expected to result in a gain of approximately GBP150,000.

Our redevelopment of the Sheffield Post Office building continues as planned, with practical completion of the academic facilities expected by 3Q 2016. Our share of part of the fee in respect of the redevelopment is expected to be recognised in 2016. At this stage, the fee is estimated to be approximately GBP270,000 without taking into account expenses and taxes. At the same time, we are in the process of obtaining a change of use to residential use for our office property located in Manchester.

The uncertain outlook in the world economy is expected to remain and returns from equity investments are expected to be muted.

**11. Dividend**

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

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

**(b) Corresponding Period of the Immediately Preceding Financial Year**

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

**(c) Date payable**

Not applicable.

**(d) Books closure date**

Not applicable.

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

Not applicable.

**13. INTERESTED PERSON TRANSACTIONS**

<b>Name of interested person</b>	<b>Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)</b>	<b>Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)</b>
Nil	Nil	Nil

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

**14. CONFIRMATION BY THE BOARD**

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

**SUBMITTED BY**

Lee Soo Wei  
Chief Financial Officer  
27 April 2016