



Unaudited Financial Statements For The Second Quarter Ended 30th June 2009

**1(a) CONSOLIDATED INCOME STATEMENT
For The Second Quarter Ended 30th June 2009**

	THE GROUP					
	2nd Quarter Ended 30th June			1st Half Ended 30th June		
	2009	2008	Change	2009	2008	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	740,792	116,809	534.2	850,828	210,997	303.2
Cost of sales	(383,499)	(59,863)	540.6	(450,562)	(116,058)	288.2
Gross profit	357,293	56,946	527.4	400,266	94,939	321.6
Other operating income	4,200	4,055	3.6	8,884	7,587	17.1
Administrative expenses	(11,886)	(4,206)	182.6	(14,351)	(7,014)	104.6
Other operating expenses	(58,691)	(1,930)	NM	(59,545)	(4,152)	NM
Profit from operations	290,916	54,865	430.2	335,254	91,360	267.0
Finance costs	(1,842)	(3,140)	(41.3)	(5,132)	(6,060)	(15.3)
	289,074	51,725	458.9	330,122	85,300	287.0
Share of losses of:						
Associates	(1,074)	(4)	NM	(1,074)	(9)	NM
Jointly controlled entities	(53,461)	(793)	NM	(51,532)	(797)	NM
Profit before taxation	234,539	50,928	360.5	277,516	84,494	228.4
Income tax expense	(56,100)	(10,321)	443.6	(60,336)	(16,143)	273.8
Net profit for the period	178,439	40,607	339.4	217,180	68,351	217.7
Attributable to:						
Shareholders	157,320	36,963	325.6	194,600	63,065	208.6
Minority interests	21,119	3,644	479.6	22,580	5,286	327.2
Net profit for the period	178,439	40,607	339.4	217,180	68,351	217.7
The following items have been included in arriving at profit before taxation:						
Other income	1,937	1,311	47.7	2,450	1,520	61.2
Interest income	2,261	2,525	(10.5)	3,795	3,644	4.1
Gain on sale of investment properties	-	-	-	-	2,156	NM
Foreign exchange gain/(loss)	(1,628)	(297)	448.1	272	(1,447)	NM
Fair value changes of investment properties	(30,422)	-	NM	(30,422)	-	NM
Write down of development properties	(25,444)	-	NM	(25,444)	-	NM
Write down of development properties (included in share of losses of jointly controlled entities)	(53,926)	-	NM	(57,575)	-	NM
Allowance for doubtful debts reversed/(made)	(32)	1	NM	(31)	9	NM
Net change in fair value of derivative financial instruments	(140)	215	NM	736	262	180.9
Net change in fair value of financial assets through profit & loss	(394)	(877)	(55.1)	(853)	(1,258)	(32.2)
Depreciation of property, plant & equipment	(317)	(401)	(20.9)	(725)	(796)	(8.9)

NM : Not Meaningful

1(b)(i) STATEMENTS OF FINANCIAL POSITION AS AT 30TH JUNE 2009

	The Group		The Company	
	30-06-2009	31-12-2008	30-06-2009	31-12-2008
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Non-current assets				
Property, plant & equipment	88,374	121,450	138	164
Investment properties	328,300	329,900	-	-
Investments in subsidiaries	-	-	43,088	43,088
Interests in associates	1,655	2,729	635	635
Interests in jointly controlled entities	(54,155)	(2,623)	1,000	1,000
Other assets	3,524	3,524	-	-
Financial assets	28,803	29,086	-	-
Amounts due from subsidiaries, Joint-venture entities & associates	356,648	351,988	510,267	505,309
Deferred tax assets	8	8	-	-
	753,157	836,062	555,128	550,196
Current assets				
Development properties	843,862	1,232,247	-	-
Properties held for sale	73,290	76,154	-	-
Trade & other receivables	147,438	8,823	119,015	220,099
Inventories	16	20	-	-
Financial assets	81	69	45	40
Cash & cash equivalents	36,996	45,106	1,880	435
	1,101,683	1,362,419	120,940	220,574
TOTAL ASSETS	1,854,840	2,198,481	676,068	770,770
EQUITIES & LIABILITIES				
Equity attributable to owners of the Company				
Share capital	205,133	205,133	205,133	205,133
Treasury shares	(659)	(659)	(659)	(659)
Capital reserve	2,230	2,230	187	187
Currency translation reserve	2,029	1,633	-	-
Revaluation reserve	41,748	47,048	-	-
Accumulated profits	812,764	625,524	143,045	38,236
Share capital and reserves	1,063,245	880,909	347,706	242,897
Minority interests	33,107	23,354	-	-
Total equity	1,096,352	904,263	347,706	242,897
Non-current liabilities				
Long-term borrowings	458,144	615,643	-	-
Other non-current liabilities	1,972	3,593	-	-
Deferred tax liabilities	19,422	50,722	-	-
	479,538	669,958	-	-
Current liabilities				
Trade & other payables	61,758	69,372	327,372	514,600
Short-term borrowings	117,700	538,277	-	12,466
Current tax payable	99,492	16,611	990	807
	278,950	624,260	328,362	527,873
Total liabilities	758,488	1,294,218	328,362	527,873
TOTAL EQUITY & LIABILITIES	1,854,840	2,198,481	676,068	770,770

1(b)(ii) AGGREGATE AMOUNT OF GROUP'S BORROWINGS AND DEBT SECURITIES

Amount repayable in one year or less, or on demand

As at 30-06-2009		As at 31-12-2008	
Secured	Unsecured	Secured	Unsecured
S\$117,700,000	-	S\$535,277,000	S\$3,000,000

Amount repayable after one year

As at 30-06-2009		As at 31-12-2008	
Secured	Unsecured	Secured	Unsecured
S\$458,144,000	-	S\$615,643,000	-

Details of any collateral

All secured borrowings of the Group are generally secured by first legal mortgage and assignment of rental and sale proceeds over investment properties, development properties and properties held for sale of the borrowing company.

1(c) CONSOLIDATED STATEMENT OF CASH FLOWS For The Second Quarter Ended 30th June 2009

	2nd Quarter Ended 30th June		1st Half Ended 30th June	
	2009 S\$'000	2008 S\$'000	2009 S\$'000	2008 S\$'000
Cash flows from operating activities				
Profit for the period	178,439	40,607	217,180	68,351
<i>Adjustments for</i>				
Depreciation of property, plant & equipment	317	401	725	796
Property, plant & equipment written off	-	-	11	-
Gain on sale of investment properties	-	-	-	(2,156)
(Gain)/Loss in foreign exchange	1,681	444	(211)	1,410
Fair value changes of investment properties	30,422	-	30,422	-
Write down of development properties	25,444	-	25,444	-
Dividend income	(2)	(4)	(3)	(5)
Finance costs	1,842	3,140	5,132	6,060
Interest income	(2,261)	(2,525)	(3,795)	(3,644)
Net fair value changes of financial derivatives	140	(215)	(596)	(262)
Net change in fair value of financial assets through profit & loss	394	877	853	1,258
Share of losses of jointly controlled entities	53,461	793	51,532	797
Share of losses of associates	1,074	4	1,074	9
Income tax expense	56,100	10,321	60,336	16,143
Operating profit before changes in working capital	347,051	53,843	388,104	88,757
<i>Changes in working capital</i>				
Inventories	(1)	-	4	1
Development properties	345,184	(37,293)	371,911	(42,191)
Trade & other receivables	(120,159)	22,659	(125,427)	3,332
Trade & other payables	(49)	(6,218)	(2,458)	(13,645)
Cash generated from operations	572,026	32,991	632,134	36,254
Income tax paid	(4,886)	(6,945)	(8,936)	(11,394)
Net cash inflow from operating activities	567,140	26,046	623,198	24,860

	2nd Quarter Ended 30th June		1st Half Ended 30th June	
	2009 S\$'000	2008 S\$'000	2009 S\$'000	2008 S\$'000
Cash flows from investing activities				
Interest received	603	2,525	2,137	3,644
Net dividend received	2	4	3	5
Investments in jointly controlled entities	-	-	-	(350)
Investments in debt securities	(366)	(4,730)	(366)	(5,184)
Advance to jointly controlled entities	(7,789)	(56,307)	(16,017)	(171,867)
Proceeds from sale of investment properties	-	(32)	-	27,324
Proceeds from sale of property, plant & equipment	43	-	43	-
Purchase of property, plant & equipment	(753)	(6,195)	(1,825)	(8,465)
Purchase of other financial assets	(25)	(47)	(30)	(122)
Distribution income of other financial assets	3	228	13	613
Cash flows from investing activities	(8,282)	(64,554)	(16,042)	(154,402)
Cash flows from financing activities				
Advance from/(Repayment to) minority shareholders	(4,838)	1,398	(5,108)	(3,506)
Proceeds from term loans	4,520	39,238	17,877	193,635
Interest paid	(4,356)	(6,222)	(11,754)	(10,298)
Cash and cash equivalents pledged to banks	30,921	16,219	22,495	(65,283)
Repayment of term loans	(568,603)	(26,700)	(595,953)	(56,684)
Dividends paid to minority interests	(13,000)	-	(13,000)	(2,400)
Dividends paid	(7,360)	(14,747)	(7,360)	(14,747)
Cash flows from financing activities	(562,716)	9,186	(592,803)	40,717
Net increase/(decrease) in cash and cash equivalents	(3,858)	(29,322)	14,353	(88,825)
Effect of foreign exchange rate changes on consolidation	(164)	(197)	31	(280)
Cash and cash equivalents at beginning of period	41,017	74,664	22,611	134,250
Cash and cash equivalents at end of period	36,995	45,145	36,995	45,145

1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For The Second Quarter Ended 30th June 2009

	2nd Quarter Ended 30th June			1st Half Ended 30th June		
	2009 S\$'000	2008 S\$'000	Change %	2009 S\$'000	2008 S\$'000	Change %
Profit for the period	178,439	40,607	339.4	217,180	68,351	217.7
Other comprehensive income:						
Revaluation of property, plant and equipment	(5,300)	-	NM	(5,300)	-	NM
Exchange differences on consolidation of foreign subsidiary	389	(50)	NM	569	(351)	NM
Total comprehensive income for the period	173,528	40,557	327.9	212,449	68,000	212.4
Attributable to:						
Owners of the Company	152,272	36,933	312.2	189,696	62,821	202.0
Minority interest	21,256	3,624	486.5	22,753	5,179	339.3
	173,528	40,557	327.9	212,449	68,000	212.4

1(e)(i) STATEMENT OF CHANGES IN EQUITY

GROUP	Share Capital S\$'000	Treasury Shares S\$'000	Revaluation Reserve S\$'000	Other Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Minority Interest S\$'000	Total Equity S\$'000
Balance at 1st Jan 2008	205,133	-	45,782	4,959	554,578	810,452	22,358	832,810
Total comprehensive income and expense for 1st qtr 2008	-	-	-	(214)	26,102	25,888	1,555	27,443
Dividends paid to minority interest	-	-	-	-	-	-	(2,400)	(2,400)
Balance at 31st Mar 2008	205,133	-	45,782	4,745	580,680	836,340	21,513	857,853
Total comprehensive income and expense for 2nd qtr 2008	-	-	-	(30)	36,963	36,933	3,624	40,557
Dividends paid	-	-	-	-	(14,747)	(14,747)	-	(14,747)
Balance at 30th Jun 2008	205,133	-	45,782	4,715	602,896	858,526	25,137	883,663

GROUP	Share Capital S\$'000	Treasury Shares S\$'000	Revaluation Reserve S\$'000	Other Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Minority Interest S\$'000	Total Equity S\$'000
Balance at 1st Jan 2009	205,133	(659)	47,048	3,863	625,524	880,909	23,354	904,263
Total comprehensive income for 1st qtr 2009	-	-	-	144	37,280	37,424	1,497	38,921
Balance at 31st Mar 2009	205,133	(659)	47,048	4,007	662,804	918,333	24,851	943,184
Total comprehensive income and expense for 2nd qtr 2009	-	-	(5,300)	252	157,320	152,272	21,256	173,528
Dividends paid	-	-	-	-	(7,360)	(7,360)	(13,000)	(20,360)
Balance at 30th Jun 2009	205,133	(659)	41,748	4,259	812,764	1,063,245	33,107	1,096,352

COMPANY	Share Capital S\$'000	Treasury Shares S\$'000	Capital Reserve S\$'000	Accum. Profits S\$'000	Total S\$'000
Balance at 1st Jan 2008	205,133	-	187	38,794	244,114
Total comprehensive income for 1st qtr 2008	-	-	-	704	704
Balance at 31st Mar 2008	205,133	-	187	39,498	244,818
Total comprehensive income for 2nd qtr 2008	-	-	-	12,459	12,459
Dividends paid	-	-	-	(14,747)	(14,747)
Balance at 30th Jun 2008	205,133	-	187	37,210	242,530

COMPANY	Share Capital S\$'000	Treasury Shares S\$'000	Capital Reserve S\$'000	Accum. Profits S\$'000	Total S\$'000
Balance at 1st Jan 2009	205,133	(659)	187	38,236	242,897
Total comprehensive income for 1st qtr 2009	-	-	-	1,972	1,972
Balance at 31st Mar 2009	205,133	(659)	187	40,208	244,869
Total comprehensive income for 2nd qtr 2009	-	-	-	110,197	110,197
Dividends paid	-	-	-	(7,360)	(7,360)
Balance at 30th Jun 2009	205,133	(659)	187	143,045	347,706

1(e)(ii) DETAILS OF CHANGES IN THE COMPANY'S ISSUED SHARE CAPITAL

	2nd Quarter Ended 30th June 2009		Full Year Ended 31st December 2008	
	No. of Ordinary Shares	S\$'000	No. of Ordinary Shares	S\$'000
Balance issued as at the beginning	737,338,000	205,133	737,338,000	205,133
Balance issued as at the end	737,338,000	205,133	737,338,000	205,133

There were 1,363,000 treasury shares held by the Company as at 30th June 2009 and 31st December 2008 respectively and these were included in the above number of issued Ordinary Shares. There were no sale, transfer, disposal, cancellation and/or use of treasury shares for the financial period ended 30th June 2009.

2. AUDIT

The figures have not been audited or reviewed by the Company's auditors.

3. ACCOUNTING POLICIES AND METHODS OF COMPUTATION

Except as disclosed in item 4 below, the Group has applied the same accounting policies and methods of computation in the consolidated financial statements for the current financial period as in the audited consolidated financial statements for the year ended 31st December 2008.

4. CHANGES IN ACCOUNTING POLICIES

The Group has adopted the new and revised Financial Reporting Standards and Interpretations that are applicable for the financial period beginning 1st January 2009.

The following are the new or amended FRS that are relevant to the Group:

FRS 1 (revised 2008) : Presentation of financial Statements

FRS 23 (revised 2007): Borrowing costs

FRS 108 : Operating Segments

Improvements to FRSs 2008

On 1st January 2009, the Group adopted the Singapore Financial Reporting Standards, FRS 1 (revised 2008) – Presentation of Financial Statements (“FRS 1”), which is effective for annual periods beginning on or after 1st January 2009. According to FRS 1, the Group elected to present all items of income and expenses accounted for directly in equity, in the Consolidated Statement of Comprehensive Income.

In addition, the “Balance Sheets” and “Consolidated Cash Flow Statement” have been re-titled to “Statements of Financial Position” and “Consolidated Statement of Cash Flows” respectively.

There was no impact on prior period’s earnings per ordinary share and net asset value per ordinary share on the adoption of the revised FRS.

5. EARNINGS PER ORDINARY SHARE

	2nd Qtr Ended 30th June		1st Half Ended 30th June	
	2009	2008	2009	2008
Weighted average number of shares (excluding treasury shares)	735,975,000	737,338,000	735,975,000	737,338,000
Earnings per ordinary share for the period				
i) Based on weighted average number of ordinary shares (excluding treasury shares)	21.4 cts	5.0 cts	26.4	8.6 cts
ii) On a fully diluted basis	21.4 cts	5.0 cts	26.4	8.6 cts

6. NET ASSET VALUE PER ORDINARY SHARE

	Group		Company	
	30th Jun 2009	31st Dec 2008	30th Jun 2009	31st Dec 2008
Net asset value per ordinary share	S\$1.44	S\$1.20	S\$0.47	S\$0.33

The calculation of net asset value per ordinary shares of the Group and the Company was based on the net assets of the Group and the Company as at 30th June 2009 and 31st December 2008 after adjusting for minority interests and 735,975,000 shares (excluding treasury shares) as at 30th June 2009 and 31st December 2008 respectively.

7. PERFORMANCE REVIEW OF THE GROUP

2nd Qtr 2009 vs 2nd Qtr 2008

Group's turnover for the 2nd quarter of 2009 registered a 534% increase over the corresponding period last year, rising from S\$116.8 million to S\$740.8 million. This was mainly attributable to revenue recognised on our development properties.

Boosted by this robust increase, profit before tax rose sharply to S\$234.5 million, after a write-down of S\$109.8 million in fair value changes of investment and development properties. Likewise, profit attributable to shareholders increased by 326% to S\$157.3 million, adding 21.4 cents to earnings per share in the 2nd quarter this year. Without the write-down, profit before tax and profit after tax and minority interest would have been S\$344.3 million and S\$267.1 million respectively.

1st Half 2009 vs 1st Half 2008

For the six months ended 30th June, Group turnover for the current year was S\$850.8 million, up 303% from S\$211 million in the preceding year. This improvement was again contributed by the sharp increase in revenue recognised on our development properties.

In line with the robust turnover, profit at pre-tax level rose 228% to S\$277.5 million against S\$84.5 million last year. Correspondingly, profits attributable to shareholders increased three-fold from S\$63.1 million in the same period last year to S\$194.6 million. With this strong performance, earnings per share for the period under review rose 207% to 26.4 cents against 8.6 cents in the preceding year. Total shareholders' fund as at end of June 2009 reached S\$1.063 billion. This is equivalent to S\$1.44 per share, an increase of 20% from the end of last year.

Property Development

For the 2nd quarter of 2009, revenue from property development amounted to S\$735.1 million, an increase of 566% over the same period last year. The contribution to revenue came predominantly from the progressive recognition of sale of residential projects, namely The Coast and Paradise Island in Sentosa Cove, which had obtained Temporary Occupation Permit ("TOP") in April/May 2009 and Certificate of Statutory Completion in June 2009. All sales for both projects have been successfully completed except for one unit at The Coast.

For the six-month period, revenue from property development was up by 660% from S\$110.4 million last year to S\$839.1 million in the current year. The bulk of the contribution to this sharp increase was again attributable to the progressive recognition of sale of residential projects mentioned above.

The sales and income recognition status for each of the Group's current residential projects are as follows:

Name Of Projects	No. of Units	Sold To-Date	Income Recognition			
			Up To 1st Qtr 09	2nd Qtr 2009	To-Date	Balance
Paradise Island (Sentosa Cove)	29	96%	31.8%	61.2%	93.0%	7.0%
The Coast (Sentosa Cove)	249	99%	36.7%	56.3%	93.0%	7.0%
Turquoise (Sentosa Cove)	91	48%	24.0%	2.8%	26.8%	73.2%
Montview (Mount Sinai)	115	100%	100.0%	-	100.0%	-
Vertis (Amber Gardens)	42	100%	85.0%	8%	93.0%	7.0%
Quinterra (Holland Road)	55	100%	85.0%	-	85.0%	15.0%
Orange Grove Residences (Orange Grove Road)	60	92%	36.1%	4.4%	40.5%	59.5%
The Orange Grove (Orange Grove Road)	72	28%	7.0%	5.6%	12.6%	87.4%
Joint-Venture Project						
Dakota Residences (Dakota Crescent)	348	75%	24.1%	6.0%	30.1%	69.9%

Property Investment

Revenue from property investment for the 2nd quarter of this year was up 12% from S\$4.1 million in the same period last year to S\$4.6 million. This was attributed to the increase in rental income from the Group's industrial and retail spaces. On a half-year basis, revenue for 2009 was up 14% to S\$9.4 million as compared to S\$8.3 million for 2008.

Hotel Operation

In line with the drop in tourists arrival, our hotel occupancy continues to trend downwards, falling below 50% during the 2nd quarter of 2009. The Group's hotel revenue dropped from S\$2.2 million in the 2nd quarter of 2008 to S\$1.1 million.

8. VARIANCE BETWEEN ACTUAL RESULTS FOR THE CURRENT PERIOD AND PROSPECT STATEMENT PREVIOUSLY DISCLOSED

No prospect statement for the current quarter was previously provided.

9. COMMENTARY ON THE GROUP PROSPECTS

The economic data for 2nd quarter 2009 released by The Ministry of Trade & Industry ("MTI") indicated a moderation in the rate of economic contraction. Real GDP contracted by 3.5% against the same period last year, compared to 9.5% registered in the 1st quarter of 2009. On a quarter-on-quarter comparison, the economy grew 20.7% in the 2nd quarter of 2009, an improvement from the 12.2% contraction in the previous quarter. MTI has now revised the economic growth forecast for 2009 to contract by 4% to 6% from the 6% to 9% forecasted earlier.

Underpinned by the encouraging economic outlook and buoyant stock market, the private residential property market has shown positive improvement. Real estate statistics released by URA for 2nd quarter 2009 showed a decline of 4.7% in the overall prices of private residential property as compared to a decline of 14.1% in the last quarter. The buying interest that started in February 2009 in the mass market projects continues to improve and is filtering up to the mid and higher-end segments of the market.

Riding on the improved market sentiments, the Group has since May 2009, additionally sold more than 20% each of the two residential projects, The Orange Grove and Dakota Residences. TOP has been obtained for the Orange Grove Residences project in July 2009. The Group is expected to remain profitable for the next two quarters this year.

10. DIVIDEND

In view of the sterling performance of the Group, the directors are pleased to declare an interim (one-tier) tax exempt dividend of two cents per ordinary share.

(a) Current financial period reported on

Any dividend recommended for the current financial period reported on? **Yes**

Name of Dividend	Interim (One-tier)
Dividend Type	Cash
Dividend Amount per Share (in cents)	2 cents per ordinary share
Tax Rate	Tax exempt

(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	Interim (One-tier)
Dividend Type	Cash
Dividend Amount per Share (in cents)	1 cent per ordinary share
Tax Rate	Tax exempt

(c) Date payable

The interim dividend will be paid on 15 September 2009.

(d) Books closure date

Notice is hereby given that the Share Transfer Books and Register of Members of the Company will be closed on 1 September 2009. Duly completed transfers received by the Company's Share Registrar, M & C Services Private Limited, 138 Robinson Road #17-00, The Corporate Office, Singapore 068906, up to the close of business at 5.00 p.m. on 31 August 2009 will be registered to determine entitlements to the interim dividend. In respect of shares in securities accounts with The Central Depository (Pte) Limited ("CDP"), the interim dividend will be paid by the Company to CDP which will in turn distribute the dividend entitlements to shareholders.

BY ORDER OF THE BOARD

Desmond Woon
Executive Director
14/08/2009

CONFIRMATION PURSUANT TO RULE 705 (5) OF THE LISTING MANUAL

To the best of our knowledge, nothing has come to the attention of the board of directors of the Company which may render the unaudited interim financial statements of the Group and the Company for the 2nd quarter ended 30th June 2009 to be false or misleading in any material aspect.

ON BEHALF OF THE BOARD

Chua Thian Poh
Chairman & CEO

Desmond Woon
Executive Director

14/08/2009
Singapore