



TIONG SENG HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)

(Co. Reg. No: 200807295Z)

UNAUDITED FULL YEAR FINANCIAL STATEMENT ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2014

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF FULL YEAR RESULTS

1(a)(i) Consolidated statement of comprehensive income, together with a comparative statement for the corresponding year of the immediately preceding financial year.

	12 Months Ended 31 December 2014	12 Months Ended 31 December 2013	Change
	S\$'000	S\$'000	%
Revenue			
Revenue from construction contracts	627,480	576,145	9
Revenue from sales of development properties	31,968	68,720	-53
Revenue from sales of goods	8,000	8,939	-11
Rental Income	1,306	1,111	18
	<u>668,754</u>	<u>654,915</u>	2
Other income	<u>5,185</u>	<u>16,021</u>	-68
Costs of construction contracts	(582,719)	(530,272)	10
Costs of sales of development properties	(31,915)	(68,386)	-53
Costs of goods sold	(4,940)	(4,692)	5
Depreciation and amortisation	(6,282)	(5,855)	7
Selling expenses	(3,686)	(4,047)	-9
Staff costs	(18,416)	(21,594)	-15
Other expenses	(48,426)	(13,106)	>100
	<u>(696,384)</u>	<u>(647,952)</u>	7
(Loss) / Profit from operating activities	(22,445)	22,984	N.M
Finance income	2,677	3,118	-14
Finance costs	(3,215)	(5,740)	-44
Net finance costs	(538)	(2,622)	-79
Share of loss of joint ventures, net of tax	<u>(1,635)</u>	<u>(64)</u>	>100
(Loss) / Profit before tax	(24,618)	20,298	N.M
Tax expense	(5,008)	(11,422)	-56
(Loss) / Profit for the year	(29,626)	8,876	N.M

N.M : Not Meaningful

	12 Months Ended 31 December 2014	12 Months Ended 31 December 2013	Change
	S\$'000	S\$'000	%
Other comprehensive income			
Items that are / may be reclassified subsequently to profit or loss:			
Translation differences relating to financial statements of foreign subsidiaries	5,982	11,604	-48
Exchange differences on monetary items forming part of net investment in a foreign operation	2,506	1,843	36
Foreign currency translation difference on liquidation of subsidiary reclassified to profit and loss	-	2,139	-100
Net change in the fair value of available-for-sale investments	(1)	(11)	-91
Income tax on other comprehensive income	-	2	-100
Other comprehensive income for the year, net of tax	8,487	15,577	-46
Total comprehensive income for the year	(21,139)	24,453	N.M
(Loss) / Profit attributable to:			
Owners of the Company	(15,279)	9,321	N.M
Non-controlling interests	(14,347)	(445)	>100
(Loss) / Profit for the year	(29,626)	8,876	N.M
Total comprehensive income attributable to:			
Owners of the Company	(7,830)	23,561	N.M
Non-controlling interests	(13,309)	892	N.M
Total comprehensive income for the year	(21,139)	24,453	N.M
Earnings per share			
- Basic and diluted (cents) ¹	(1.66)	1.19	N.M

¹ Based on 919,247,700 shares, net of non-controlling interests as at 31 December 2014 and a weighted average number of ordinary shares outstanding of 783,401,988 as at 31 December 2013.

1(a)(ii) Notes to the consolidated statement of comprehensive income

The following items have been charged or (credited) in arriving at (loss) / profit for the year:

	12 Months Ended 31 December 2014	12 Months Ended 31 December 2013	Change
	S\$'000	S\$'000	%
Fees from property management	(412)	(393)	5
Gain on disposal of spare parts and scrap materials	(859)	(390)	>100
Gain on disposal of investment properties	(683)	(8,133)	-92
Allowance for diminution in value of development properties	34,573	-	N.M
Impairment loss on intangible assets	1,656	-	N.M
Operating lease expenses	1,510	1,470	3
Travelling and transport expenses	1,111	1,339	-17
Repair and maintenance expenses	723	1,288	-44
Professional fees	1,342	1,709	-21
Advertisement and promotional expenses	2,573	2,734	-6
Gain from sales of car park lots	(460)	(3,356)	-86
Tender expenses	408	806	-49
Allowance for doubtful debts	459	-	100

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	Group		Company	
	31.12.2014	31.12.2013	31.12.2014	31.12.2013
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	86,998	87,052	-	-
Intangible assets	3,523	6,307	-	-
Investment properties	16,205	17,999	-	-
Associates and joint ventures	23,263	25,903	-	-
Trade and other receivables	23,520	33,872	-	-
Investment in subsidiaries	-	-	59,624	59,624
Other investments	6,148	6,018	-	-
Deferred tax assets	3,334	3,921	-	-
	162,991	181,072	59,624	59,624
Current assets				
Inventories	2,173	2,714	-	-
Construction work-in-progress	50,917	43,519	-	-
Development properties	441,023	390,296	-	-
Trade and other receivables	199,795	225,115	9	10,037
Amounts due from related parties	40,826	27,069	126,161	44,871
Cash and cash equivalents	94,974	79,812	10,397	26,465
	829,708	768,525	136,567	81,373
Total assets	992,699	949,597	196,191	140,997
Equity attributable to owners of the Company				
Share capital	181,947	154,552	181,947	154,552
Reserves	(54,768)	(34,822)	(45,850)	(18,455)
Retained earnings / (Accumulated losses)	124,111	144,918	(16,656)	(7,778)
	251,290	264,648	119,441	128,319
Non-controlling interests	45,430	46,301	-	-
Total equity	296,720	310,949	119,441	128,319
Non-current liabilities				
Trade and other payables	20,765	15,847	-	-
Loans and borrowings	178,013	93,582	73,730	1,000
Deferred tax liabilities	3,840	3,565	-	-
	202,618	112,994	73,730	1,000
Current liabilities				
Progress billings in excess of construction work-in-progress	7,054	1,480	-	-
Trade and other payables	340,046	331,477	2,020	1,510
Amounts due to related parties	18,360	26,038	-	8,968
Loans and borrowings	119,674	158,455	1,000	1,200
Current tax payable	8,227	8,204	-	-
	493,361	525,654	3,020	11,678
Total liabilities	695,979	638,648	76,750	12,678
Total equity and liabilities	992,699	949,597	196,191	140,997

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

Amount repayable in one year or less, or on demand

As at 31.12.2014		As at 31.12.2013	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
119,674	-	157,210	1,245

Amount repayable after one year

As at 31.12.2014		As at 31.12.2013	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
104,283	73,730	93,582	-

Details of any collateral

1. Secured loan from a financial institution

Pursuant to a loan agreement dated 26 June 2010 and the shareholding entrusted agreements, the shareholders of our subsidiary, Tianjin Zizhulin Guangang Property Development Co., Ltd. ("Guangang"), pledged their equity interests as well as the shareholders' loan of RMB62 million to Northern International Trust & Investment Co., Ltd. ("NIT") as a form of security for loans up to RMB200 million to Guangang for a tenure of 24 months. Details of the loan are as per our announcement dated 29 June 2010. In 2013, the loan repayment dates have been extended to August 2014 (RMB130 million) and December 2014 (RMB 70 million). Notwithstanding this, Guangang remains a subsidiary of the Group. As of 31 December 2014, full repayment has been made to the loans from NIT.

2. Secured loan from a bank

Pursuant to a loan facility arrangement with a bank, the Group pledges its shares in Chang De Investment Private Limited ("ChangDe"), Tiong Seng Properties (Private) Limited ("TSP"), Tianjin Zizhulin Development Co. Ltd. ("Zizhulin"), and Suzhou Changhe Investment and Development Co., Ltd ("Changhe") as well as the subordination of the group's share of existing and future shareholder's loan to those companies, to the bank as securities for loans of up to approximately S\$100 million to ChangDe for a tenure of 72 months. Notwithstanding this, ChangDe, TSP, Zizhulin and Changhe still remain as subsidiaries of the Group.

3. The secured bank loans, secured loan from a financial institution and secured bank overdrafts are secured on the following assets:

	31 December 2014	31 December 2013
	\$'000	\$'000
Carrying amounts of assets:		
Leasehold land	4,797	4,902
Freehold land	4,710	4,835
Leasehold properties	33,478	34,279
Investment properties	560	567
Development properties	129,991	96,747
Plant and machinery	16,123	12,767
Deposits pledged	37,158	18,778
Total	226,817	172,875

The secured bank loans and bank overdrafts are also secured by assignment of rights, interests and benefits in connection with construction contracts and corporate guarantee of the Company.

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

	12 Months Ended 31 December 2014 S\$'000	12 Months Ended 31 December 2013 S\$'000
Cash flow from operating activities		
(Loss)/Profit from operating activities	(22,445)	22,984
Adjustments for:		
Allowance for doubtful trade receivables	459	-
Depreciation and amortisation	13,348	15,511
Allowance for diminution in value of development properties	34,573	-
Impairment loss on intangible assets	1,656	-
Gain on disposal of:		
- property, plant and equipment	(270)	(23)
- investment properties	(683)	(8,133)
- other investments	(16)	-
Operating profit before working capital changes	26,622	30,339
Changes in working capital:		
Inventories	420	19
Construction work-in-progress	(1,797)	21,836
Development properties	(64,799)	(696)
Trade and other receivables	28,273	(62,443)
Balances with related parties (trade)	3,089	862
Trade and other payables	11,672	34,764
Cash generated from operations	3,480	24,681
Income taxes paid	(5,737)	(18,267)
Income taxes refunded	551	-
Net cash (used in)/from operating activities	(1,706)	6,414
Cash flow from investing activities		
Balances with related parties (non-trade)	(4,015)	(3,680)
Balances with ultimate holding company	2,420	(2,420)
Dividend received from joint ventures	3,816	10,995
Dividend received from available for sale investments	1	4
Investment in a joint venture	(2,860)	-
Interest received	562	625
Proceeds from disposal of:		
- property, plant and equipment	464	111
- investment properties	1,950	8,946
- other investments	94	3,849
Purchase of other investments	(130)	(3,646)
Purchase of property, plant and equipment	(9,582)	(14,728)
Purchase of intangible assets	(1,020)	(872)
Net cash used in investing activities	(8,300)	(816)

	12 Months Ended 31 December 2014 S\$'000	12 Months Ended 31 December 2013 S\$'000
Cash flow from financing activities		
Balances with related parties (non-trade)	(9,488)	(64)
Capital contribution by non-controlling interests	122	26
Repayment of loan to non-controlling interests	(996)	(2,577)
Increase in deposits pledged	(17,778)	(1,515)
Decrease / (Increase) in restricted cash	8,530	(4,589)
Dividends paid to: - owners of the company	(5,515)	(7,660)
- non-controlling interests	(98)	-
Interest paid	(9,962)	(16,122)
Proceeds from issue of rights	10,026	17,551
Proceeds from issue of multicurrency medium term note	73,541	-
Payments of finance lease liabilities	(957)	(586)
Proceeds from loans and borrowings	218,823	162,970
Repayment of loans and borrowings	(246,700)	(157,980)
Net cash from/(used in) financing activities	19,548	(10,546)
Net increase/(decrease) in cash and cash equivalents	9,542	(4,948)
Cash and cash equivalents at beginning of the year	44,977	49,282
Effect of exchange rate changes on balances held in foreign currencies	(1,310)	643
Cash and cash equivalents at end of the year	53,209	44,977

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

Group	Share capital	Merger reserve	Capital reserve	Statutory reserve	Fair value reserve	Foreign currency translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
At 1 January 2014	154,552	(77,720)	29,283	3,564	16	10,035	144,918	264,648	46,301	310,949
Total comprehensive income for the year										
Profit for the year	-	-	-	-	-	-	(15,279)	(15,279)	(14,347)	(29,626)
Other comprehensive income										
Translation differences relating to financial statements of foreign subsidiaries	-	-	-	-	-	4,944	-	4,944	1,038	5,982
Exchange differences on monetary items forming part of net investment in a foreign operation	-	-	-	-	-	2,506	-	2,506	-	2,506
Net change in the fair value of available-for-sale investments	-	-	-	-	(1)	-	-	(1)	-	(1)
Total other comprehensive income	-	-	-	-	(1)	7,450	-	7,449	1,038	8,487
<i>Total comprehensive income for the year</i>	-	-	-	-	(1)	7,450	(15,279)	(7,830)	(13,309)	(21,139)
Transaction with owners, recognised directly in equity										
Contributions by and distributions to owners										
Dividends declared	-	-	-	-	-	-	(5,515)	(5,515)	(98)	(5,613)
Reclass of reserves to share capital	27,395	-	(27,395)	-	-	-	-	-	-	-
Acquisition of non-controlling interests without a change in control	-	-	-	-	-	-	(13)	(13)	13	-
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	12,523	12,523
<i>Total transactions with owners of the Company</i>	27,395	-	(27,395)	-	-	-	(5,528)	(5,528)	12,438	6,910
At 31 December 2014	181,947	(77,720)	1,888	3,564	15	17,485	124,111	251,290	45,430	296,720

Group	Share capital	Merger reserve	Capital reserve	Statutory reserve	Fair value reserve	Foreign currency translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
At 1 January 2013	154,552	(77,720)	1,888	3,564	25	(4,214)	143,257	221,352	45,383	266,735
Total comprehensive income for the year										
Profit for the year	-	-	-	-	-	-	9,321	9,321	(445)	8,876
Other comprehensive income										
Translation differences relating to financial statements of foreign subsidiaries	-	-	-	-	-	10,267	-	10,267	1,337	11,604
Exchange differences on monetary items forming part of net investment in a foreign operation	-	-	-	-	-	1,843	-	1,843	-	1,843
Foreign currency translation difference on liquidation of subsidiary reclassified to profit and loss	-	-	-	-	-	2,139	-	2,139	-	2,139
Net change in the fair value of available-for-sale investments	-	-	-	-	(11)	-	-	(11)	-	(11)
Tax on other comprehensive income	-	-	-	-	2	-	-	2	-	2
Total other comprehensive income	-	-	-	-	(9)	14,249	-	14,240	1,337	15,577
<i>Total comprehensive income for the year</i>	-	-	-	-	(9)	14,249	9,321	23,561	892	24,453
Transaction with owners, recognised directly in equity										
Contributions by and distributions to owners										
Issue of rights, net of expenses	-	-	27,395	-	-	-	-	27,395	-	27,395
Dividends declared	-	-	-	-	-	-	(7,660)	(7,660)	-	(7,660)
Capital contributions by non-controlling interest	-	-	-	-	-	-	-	-	26	26
<i>Total transactions with owners of the Company</i>	-	-	27,395	-	-	-	(7,660)	19,735	26	19,761
At 31 December 2013	154,552	(77,720)	29,283	3,564	16	10,035	144,918	264,648	46,301	310,949

Company	Share capital	Capital Reserve	Merger Reserve	Accumulated losses	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
At 1 January 2014	154,552	27,395	(45,850)	(7,778)	128,319
Total comprehensive income for the period	-	-	-	(3,363)	(3,363)
Reclassification from capital reserves to share capital for rights shares issued	27,395	(27,395)	-	-	-
Dividend paid	-	-	-	(5,515)	(5,515)
At 31 December 2014	181,947	-	(45,850)	(16,656)	119,441
At 1 January 2013	154,552	-	(45,850)	(2,201)	106,501
Total comprehensive income for the period	-	-	-	2,083	2,083
Issue of rights, net of expenses	-	27,395	-	-	27,395
Dividend paid	-	-	-	(7,660)	(7,660)
At 31 December 2013	154,552	27,395	(45,850)	(7,778)	128,319

- 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.

Issued and fully paid ordinary shares, with no par value	No of shares	S\$'000
At 1 January 2014	766,039,750	154,552
Issue of new ordinary shares pursuant to rights issuance	153,207,950	27,395
Balance at 31 December 2014	919,247,700	181,947

The Company issued a total of 153,207,950 new ordinary shares in the capital of the Company during the year ended 31 December 2014 pursuant to the rights issuance exercise that was fully subscribed as of 27 December 2013.

The Company did not have any outstanding convertibles and treasury shares 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.

- 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.**

The Company has a total of 919,247,700 issued shares as at 31 December 2014 and 766,039,750 issued shares as at 31 December 2013.

- 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.**

There are no treasury shares as at the end of the current financial year reported on.

- 2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by the Company's independent 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 in paragraph 5 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 audited financial statements for the year ended 31 December 2013.

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 adopted a number of new standards, amendments to standard and interpretations that are effective for annual periods beginning on or after 1 January 2014. The adoptions of these new standards, amendments to standard and interpretations did not result in any significant impact on the financial statements of the Group.

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.**

	12 Months Ended 31 December 2014	12 Months Ended 31 December 2013
	(cents)	(cents)
Earnings per ordinary share of the group, after deducting any provision for preference dividends (in cents):		
(a) Based on weighted average number of ordinary shares on issue; and	(1.66)	1.19
(b) On a fully diluted basis	(1.66)	1.19

The earning per ordinary share has been calculated net of non-controlling interests of 919,247,700 shares as at 31 December 2014 and a weighted average number of 783,401,988 as at 31 December 2013.

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	
	31 December 2014	31 December 2013	31 December 2014	31 December 2013
	(cents)	(cents)	(cents)	(cents)
Net asset value per ordinary share based on issued share capital at the end of:	27.34 ⁽¹⁾	34.55 ⁽²⁾	12.99 ⁽¹⁾	16.75 ⁽²⁾

The net asset value per ordinary share has been calculated net of non-controlling interests of:

⁽¹⁾ 919,247,700 shares subsequent to rights issuance on 7 January 2014.

⁽²⁾ 766,039,750 shares prior to right issuance on 7 January 2014.

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.

Review of Group Performance for FY2014 vs FY2013

Overview

The breakdown of our major business segment financial information as follows:

	<u>Construction</u>	<u>Property Development</u>	<u>Sales of Goods</u>	<u>Rental</u>	<u>Others</u>	<u>Total</u>
	Financial Year Ended 31 December 2014					
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue	627,480	31,968	8,000	1,306	-	668,754
Costs	(582,719)	(31,915)	(4,940)	-	-	(619,574)
Gross Profit	44,761	53	3,060	1,306	-	49,180
Other income	2,719	461	114	913	978	5,185
Depreciation	(4,253)	(92)	(695)	(1,112)	(130)	(6,282)
Selling expenses	-	(3,434)	(249)	-	(3)	(3,686)
Staff costs	(11,436)	(2,427)	(3,036)	-	(1,517)	(18,416)
Other operating expenses	(6,830)	(2,369)	(2,475)	-	(2,179)	(13,853)
Allowance for diminution in value of development properties	-	(34,573)	-	-	-	(34,573)
Profit / (loss) from operating activities	24,961	(42,381)	(3,281)	1,107	(2,851)	(22,445)

	<u>Construction</u>	<u>Property Development</u>	<u>Sales of Goods</u>	<u>Rental</u>	<u>Others</u>	<u>Total</u>
	Financial Year Ended 31 December 2013					
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Revenue	576,145	68,720	8,939	1,111	-	654,915
Costs	(530,272)	(68,386)	(4,692)	-	-	(603,350)
Gross Profit	45,873	334	4,247	1,111	-	51,565
Other income	2,975	3,356	104	8,133	1,453	16,021
Depreciation	(3,858)	(108)	(767)	(979)	(143)	(5,855)
Selling expenses	-	(3,844)	(169)	-	(34)	(4,047)
Staff costs	(13,594)	(2,215)	(2,652)	-	(3,133)	(21,594)
Other operating expenses	(6,716)	(1,776)	(703)	-	(3,911)	(13,106)
Profit / (loss) from operating activities	24,680	(4,253)	60	8,265	(5,768)	22,984

The Group's revenue increased by S\$13.8 million from S\$654.9 million in FY2013 to S\$668.7 million in FY2014 underpinned by higher construction activity partially offset by lower revenue recognized in property development. Construction segment contributes substantially to the Group's gross profit though its level reduced marginally by S\$1.1 million from S\$45.9 million in FY2013 to S\$44.8 million in FY2014 on the back of the challenging tender landscape as well as increased cost in construction segment. Nevertheless, construction segment remains the key contributor with operating profit of approximately S\$25.0 million.

Property development revenue decreased by S\$36.7 million from S\$68.7 million in FY2013 to S\$32.0 million in FY2014 due to lower revenue recognized from sale in Equinox project in FY2014 as compared to revenue contributed by sale recognition of phase II and IV from Sunny International Project in FY2013. Slowdown in residential property sales growth, high inventory levels in the market and liquidity crunch in the People's Republic of China ("PRC") property market have a negative impact on the prospect of the projects. With the recent global developments and the uncertainties posed by these macro developments on the policies in the PRC, in the interests of the Group, a cautious approach is adopted for the PRC property market in which the Group is operating in. As a result, the Group has made an allowance for diminution in value of development properties of S\$34.6 million for these projects, resulting a net loss of S\$42.4 million being registered in this segment.

Sales of goods segment from the patented Cobiax product registered a loss of S\$3.3 million as a result of drop in revenue and gross profit margin that reduced gross profit by S\$1.2 million, one-off impairment on intangible assets of S\$1.6 million and allowance for doubtful debts amounted to S\$0.5 million. Meanwhile, rental segment profit decreased by S\$7.2 million in FY2014 due to the absence of a one-timed disposal gain of investment properties of S\$8.1 million recorded in FY2013.

Due to efforts in cost tightening, overall staff cost have decreased by S\$3.2 million from S\$21.6 million to S\$18.4 million. This reduction has partially mitigated the downward impact on profitability as a consequence of the allowance for diminution in value of development properties of S\$34.6 million booked in FY2014.

Excluding one-time item of gain on disposal of investment properties of S\$8.1 million in FY2013, and the allowance for diminution in value of S\$34.6 million for property development and one-off impairment on intangible assets of S\$1.6 million in FY2014, the Group's profit from operating activities decreased marginally by S\$1.1 million from approximately S\$14.9 million in FY2013 to S\$13.8 million in FY2014.

Revenue

Revenue increased marginally by approximately S\$13.8 million or 2% yoy from approximately S\$654.9 million in FY2013 to approximately S\$668.7 million in FY2014, attributable mainly to increase in revenue from construction contracts by S\$51.3 million, partially offset by a decrease in sales of development properties of approximately S\$36.8 million and sales of goods of approximately S\$0.9 million.

Revenue from construction contract

Increase in revenue was mainly due to a net increase in work done for new, on-going and completed projects.

In accordance with our revenue recognition policy, work done amounting to approximately S\$14.3 million from newly commenced projects have yet to be recognized as revenue as at 31 December 2014.

Revenue from sales of development properties

Revenue from sales of development properties in FY2014 amounted to S\$32.0 million was contributed mainly from the sale recognition of 70 units (13,403 sqm) of developments from Equinox and 28 units (4,193 sqm) of residential from Sunny International Project respectively.

As at 31 December 2014, approximately S\$75.7 million of gross development value were sold, but yet to be recognised as revenue in accordance to our revenue recognition policy, as follows:

Projects	Units	Sqm
Sunny International	243	23,766
Equinox	50	13,490
Tranquility Residences	51	6,288
Wenchang Baihui	1	59
Tianmen Jinwan	1	141

Revenue from sales of goods

Decrease in revenue from sales of goods by approximately S\$0.9 million from S\$8.9 million in FY2013 to S\$8.0 million in FY2014 was due mainly to a decrease in sales volume and licensing income from the patented Cobiax product.

Other income

Decrease in other income of approximately S\$10.8 million from S\$16.0 million in FY2013 to S\$5.2 million in FY2014 was mainly due to the absence of a one-time gain on disposal of investment properties of approximately S\$8.1 million recorded in FY2013 and lower sales of car park lots in property development segment.

Gross profit in construction segment

Gross profit margin decreased from 8.0% in FY2013 to 7.1% in FY2014 due mainly to the challenging tender landscape as well as the impact from increased manpower costs following policies change. As a results, gross profit in the construction segment decreased marginally by 2.4% yoy to S\$44.8 million in FY2014.

Gross profit in property development segment

Gross profit in the property development segment in FY2014 was approximately S\$0.1 million (S\$0.3 million in FY2013) amid slowdown in residential property sales growth, high inventory levels in the market and liquidity crunch in the PRC property market.

Gross profit in sales of goods segment

Gross profit in sales of goods segment from the patented Cobiax product decreased 28.0% yoy to S\$3.1 million in FY2014 due to lower transacted volume and licensing income. Meantime, gross profit margin decreased from 47.5% in FY2013 to 38.2% in FY2014, due mainly to decrease in licensing income with higher profit margin and reduced profit margin in component sales.

Depreciation and amortisation expenses

Depreciation and amortization expenses increased S\$0.4 million to S\$6.3 million in FY2014 due mainly to on-going acquisition of general plant and equipment to support increased construction activities.

Selling expenses

Decrease in selling expenses of approximately S\$0.4 million to S\$3.7 million in FY2014 due mainly to the reduced marketing activities to promote property development projects in the PRC during FY2014.

Staff costs

Decrease in staff costs of approximately S\$3.2 million to S\$18.4 million in FY2014 due mainly to tighter cost controls measures taken by the Group.

Other expenses

Increase in other expenses of approximately S\$35.3 million to S\$48.4 million in FY2014 due mainly to allowance for diminution in value of development properties of S\$34.6 million. Excluding allowance for diminution in value of development properties of S\$34.6 million and impairment loss on intangible assets of S\$1.6 million, other expenses decreased S\$0.9 million from S\$13.1 million in FY2013 to S\$12.2 million in FY2014 due mainly to aggregate decrease in repair and maintenance cost, entertainment and tender expenses.

Net finance costs

Net finance expense decreased by approximately S\$2.1 million to S\$0.5 million in FY2014 due mainly to net exchange gain of approximately S\$2.3 million arising from appreciation in RMB vis-à-vis SGD in FY2014, decrease in accretion of discount implicit in retention sum receivables of S\$1.8 million, partially offset by the increase in finance expense of S\$1.8 million from multicurrency medium term note issued in early July 2014.

Share of loss of joint ventures, net of tax

The Group registered a share of loss from joint ventures of approximately S\$1.6 million in FY2014 due mainly to loss recognition from a joint venture project.

Income tax expense

Income tax expense decreased by approximately S\$6.4 million to S\$5.0 million in FY2014 due mainly to the absence of land appreciation tax in PRC of approximately S\$3.2 million arising from lower recognition of revenue on sales of development properties, lower reversal of deferred tax assets by approximately S\$1.9 million from a subsidiary, Cobiax Technology AG and lower tax in construction segment as a result of lower taxable profit.

Profit for the year

FY2014 reported a loss of S\$29.6 million as a result of the factors mentioned in the preceding paragraphs.

Review of Group Financial Position

Non-Current Assets

As at 31 December 2014, non-current assets stood at S\$163.0 million or approximately 16.4% of total assets, a decrease of approximately S\$18.1 million as compared to 31 December 2013.

The decrease in intangible assets of S\$2.8 million was mainly due to amortisation charges of approximately S\$1.9 million and impairment loss of S\$1.6 million in sales of goods segment, partially offset by capitalization of patent development costs incurred during the year.

Decrease in investment properties by S\$1.8 million to S\$16.2 million as at 31 December 2014 was mainly due to disposal of an investment property in 2Q2014.

Decrease in associates and joint ventures of approximately S\$2.6 million to S\$23.3 million as at 31 December 2014 was mostly due to net receipt of dividend distribution of S\$3.8 million and share of loss registered in joint ventures in FY2014 of S\$1.6 million, partially offset by additional investment in joint ventures amounted to S\$2.8 million.

Decrease in trade and other receivables by S\$10.4 million to S\$23.5 million as at 31 December 2014 was mainly due to reduction in retention sums from construction projects.

Decrease in deferred tax assets by S\$0.6 million to S\$3.3 million as at 31 December 2014 was mainly due to reversal of deferred tax assets in sales of goods segment of S\$1.2 million partially offset by recognition of deferred tax assets arising from tax losses in certain property development projects.

Current Assets

As at 31 December 2014, current assets stood at S\$829.7 million or approximately 83.6% of total assets, an increase of approximately S\$61.2 million as compared to 31 December 2013.

The increase in construction work-in-progress (net of excess of progress billings over construction work-in-progress) of about S\$1.8 million was due mainly to differences in stages of the various construction projects.

Increase in development properties by S\$50.7 million to S\$441.0 million as at 31 December 2014 from 31 December 2013 was due mainly to increase in development costs for ongoing PRC development projects, being Equinox, Sunny International and Tranquility Residences projects, partially offset by units sold and recognized in Equinox project and Sunny International project as well as the allowance for diminution in value of development properties of approximately S\$34.6 million.

As at 31 December 2014, trade and other receivables decreased by approximately S\$25.3 million to S\$199.8 million due mainly to decrease in trade receivables, accrued receivables and other receivables of approximately S\$3.8 million, S\$32.0 million and S\$8.5 million respectively, partially offset by the increase in retention sum on construction contracts and other recoverable of approximately S\$17.2 million and S\$3.0 million respectively.

Amount due from related parties increased by S\$13.8 million to S\$40.8 million as at 31 December 2014 from 31 December 2013 mainly due to interest bearing loans to non-controlling shareholder in the property development segment.

Non-Current Liabilities

As at 31 December 2014, non-current liabilities amounted to S\$202.6 million or approximately 29.1% of total liabilities, an increase of approximately S\$89.6 million compared to 31 December 2013.

Non-current loans and borrowings increased by S\$84.4 million from 31 December 2013 to S\$178.0 million as at 31 December 2014 due mainly to the issue of multicurrency medium term note of S\$75 million (gross) and construction loan obtained for ongoing Tranquility Residences project of approximately S\$27.7 million, partially offset by repayment of loan during the year.

Non-current trade and other payables increased by S\$4.9 million from 31 December 2013 to S\$20.8 million as at 31 December 2014 due mainly to increase of retention sums payable as a result from increase in work done for on-going and new projects.

Current Liabilities

As at 31 December 2014, current liabilities stood at S\$493.4 million or approximately 70.9% of total liabilities, a decrease of S\$32.3 million from 31 December 2013.

Trade and other payables increased by approximately S\$8.6 million from 31 December 2013 to S\$340.0 million as at 31 December 2014 due mainly to a collective increase in receipts in advance, accrued trade payables and retention sum payable of approximately S\$19.0 million, S\$15.2 million and S\$7.0 million, partially offset by decrease in trade payables, accrued operating expenses and other payables of approximately S\$21.6 million, S\$5.6 million and S\$5.4 million respectively.

Decrease in amount due to related parties of approximately S\$7.7 million from 31 December 2013 to S\$18.4 million as at 31 December 2014 due mainly to return of S\$8.5 million excess rights application monies to a corporate shareholder, pursuant to the rights issuance exercise, and repayment of loan to non-controlling interests of approximately S\$0.9 million, partially offset by the increase in amount due to affiliated corporation of S\$2.0 million.

Loans and borrowings decreased by S\$38.8 million from 31 December 2013 to S\$119.7 million as at 31 December 2014 mainly due to net repayment of bank loans to banks and financial institutions during the year.

Review of Statement of Cash Flows

Net cash from operating activities

For the year ended 31 December 2014, the Group recorded a net cash outflow from operating activities of approximately S\$1.7 million, as compared to S\$6.4 million net cash inflow from operating activities in the previous corresponding year ended 31 December 2013. Net cash outflow from operating activities are mostly to support working capital of the Group.

The changes in working capital from operating activities arose mainly from:

- (a) Increase in development properties by S\$64.8 million, due mainly to additional property development costs for Equinox, Sunny International and Tranquility Residences projects, partially offset by units sold.
- (b) Decrease in trade and other receivables by S\$28.3 million, due mainly to decrease in accrued receivables from on-going projects, partially offset by increase in retention sum receivables.
- (c) Increase in trade and other payables by S\$11.7 million, due mainly to increase in receipts in advance, accrued trade payables and retention sum payables, partially offset by decrease in trade payables, accrued operating expenses and other payables, following the completion and finalization of accounts for a few construction projects.

Net cash from investing activities

For the year ended 31 December 2014, the Group recorded a net cash outflow from investing activities of S\$8.3 million, increased by S\$7.5 million as compared to the previous corresponding year ended 31 December 2013. This was mainly due to increase in amount due from related parties of approximately S\$4.0 million and purchase of property, plant and equipment of approximately S\$9.6 million, partially offset by dividend received from joint venture project of approximately S\$3.8 million and the sales proceeds from sale of investment property of approximately S\$2.0 million.

Net cash from financing activities

For the year ended 31 December 2014, the Group recorded a net cash inflow from financing activities of S\$19.6 million, increased by S\$30.1 million as compared to net cash outflow of S\$10.5 million in the previous corresponding year ended 31 December 2013. This was mainly due to cash inflow from net proceeds from issue of multicurrency medium term note of S\$73.5 million, balance net proceeds from rights issuance of approximately S\$10.0 million, partially offset by cash outflow from increase in deposits pledged of S\$17.8 million, net repayment of loans and borrowings in FY2014 of S\$27.9 million and interest paid of approximately S\$10.0 million respectively.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

The FY2014 results announcement is in line with the profit guidance announced on 13 February 2015.

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.

Construction Outlook

The Ministry of Trade and Industry (“MTI”) announced on 17 February 2015 that the Singapore economy grew 2.9% in FY2014 as compared to 4.4% in FY2013. For the construction segment, growth moderated to 3.0% as compared to 6.3% in FY2013 due mainly to a slowdown in private sector construction activities¹.

Meanwhile on 8 January 2015, the Building & Construction Authority (“BCA”) estimated that construction demand for FY2015 will fall and in the range of S\$29.0 billion to S\$36.0 billion, supported by a strong pipeline of public sector projects. Although this forecast is a decline in total construction demand from the historical high of S\$37.7 billion achieved in FY2014, public sector projects are expected to contribute to an estimated 60.0% or S\$18.0 billion to S\$21.0 billion of total construction activity in 2015, driven by an increase in industrial, institutional and civil engineering projects. Similarly, construction activity in the private sector is expected to slow down further to an estimated S\$11.0 billion to S\$15.0 billion in 2015 as compared to S\$18.0 billion in 2014 due to weak private home sales and uncertainties in the global economy².

Faced with a challenging tender landscape and manpower shortages, the Group continues to focus on diversifying its construction capabilities in order to strengthen its current forerunner position within the industry when it comes to pioneering construction technology. In anticipation of the growth in demand for institutional and civil engineering projects in FY2014, the Group has expanded its focus to include projects within those fields. As a result, more than a third of total contract value won in FY2014 was attributed to civil engineering projects, including a S\$107.7 million contract for the construction of the Stamford Diversion Canal and a S\$316.0 million contract for the construction of Great World Station and tunnels for the Thomson Line.

Construction Order Book

During the year, the Group secured S\$932 million of new contracts, bringing its order book to S\$1.4 billion as at 31 December 2014. The projects came from various sectors including industrial, institutional, residential, and commercial and are expected to be completed by 2020. Among contracts secured in 2014 includes the following major contracts:

- February 2014: S\$210 million contract from Wheelock Properties (Singapore) Limited, to build The Panorama condominium
- May 2014: S\$316 million contract under the Joint Venture with Dongah Geological Engineering Co. Ltd (Singapore Branch) to construct the Great World Station and Tunnels for the Thomson Line from the Land Transport Authority

¹ Ministry of Trade and Industry, “MTI maintains 2015 GDP growth forecast at 2.0 to 4.0 per cent”, 17 Feb 2015

² Build and Construction Authority, “Public sector projects to sustain construction demand in 2015”, 8 Jan 2015

- September 2014: S\$108 million contract from PUB, the national water agency, for the construction of Stamford Diversion Canal Phase 2
- November 2014: S\$276 million contract from MCL Land Limited to build executive condominium at Choa Chu Kang Grove
- November 2014: S\$132 million contract from DBS Trustee Ltd (as Trustee of Mapletree Industrial Trust) to construct a high-tech industrial building

Property Development Outlook

In FY2014, the Chinese government relaxed property cooling measures in response to a slowdown in real estate sales and construction. Out of 45 cities that had implemented housing purchase restrictions, 41 lifted this restriction in order to stimulate buying demand. As a result, real estate owners will be able to apply for a lower down payment and mortgage rate on their second home so long as they have paid off their first mortgage. Mortgage restrictions will also be eased for those seeking to buy a third home³.

As at 31 December 2014, approximately S\$75.7 million of gross development value comprises of 1 unit, totaling 141 sqm of Tianmen Jinwan, 243 units (23,766 sqm) of Sunny International, 50 units (13,490 sqm) of the Equinox, 51 units (6,288 sqm) of Tranquility Residences and 1 unit totaling 59 sqm of Wenchang Baihui were sold, but yet to be recognized as revenue in accordance to Tiong Seng's revenue recognition policy.

Also, the Group has completed construction for B1 (phase 1) in 1Q2014 and B2 (phase 1) in 4Q2014 and is currently carrying out construction for C (phase 2) and E1 (phase 3) out of the 7 phases for the Equinox Project. The construction for C and E1 are expected to be completed towards 2Q2015 and 4Q2015 respectively. As at 31 December 2014, approximately 51.3% of the total 234 units of phase 1, 2 and 3 launched have been sold.

For Tranquility Residences project in Suzhou New District Development zone, construction of phase 1, total 2 phases, has commenced in 3Q2013 with expected completion in 2015. Phase 2 has commenced construction in 2Q2014 with expected completion in 2016.

Meantime, the Group has completed construction for last phase of the 4 phases of Sunny International project in 4Q2014.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

Name of Dividend:	First and Final
Dividend Type:	Cash
Dividend Rate:	0.2 cent per ordinary share
Tax rate:	1-tier 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:	First and Final
Dividend Type:	Cash
Dividend rate:	0.6 cent per ordinary share
Tax rate:	1-tier tax-exempt

³ "China eases property restrictions amid growth concern", Bloomberg, October 1, 2014

(c) Date payable

The proposed dividend, if approved at the Annual General Meeting, will be paid out at a date to be announced.

(d) Books closure date

The books closure date will be announced at a later date.

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

Not applicable.

13. If the group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as require under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Company has obtained a general mandate from shareholders for interested person transactions ("IPTs") at the Extraordinary General Meeting held on 28 April 2014. Save as disclosed below, there was no other IPT for the period ended 31 December 2014.

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$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 S\$100,000)	
	4Q2014	FY2014	4Q2014	FY2014
Peck Tiong Choon Transport (Pte) Ltd – Hiring charges	-	4,372,000 ⁽¹⁾	1,997,000	7,045,000

⁽¹⁾ For financial period prior to the IPT Mandate obtained on 28 April 2014.

14. Use of proceeds

During the financial year, the Company has fully utilised the proceeds from the rights issue. Please refer to respective announcement dated 17 December 2014 and 30 December 2014 for detail disclosure on use of rights proceeds.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT (This part is not applicable to Q1, Q2, Q3, or Half Year Results)

15. 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.

(a) Business segments

31 December 2014	Construction	Property Development	Rental	Sales of goods	Segments total	Others *	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
External revenue	627,480	31,968	1,306	8,000	668,754	-	668,754
Interest income	38	420	-	-	458	104	562
Interest expenses	(1,824)	(149)	-	(67)	(2,040)	(2,049)	(4,089)
Depreciation and amortization	(11,319)	(92)	(1,112)	(695)	(13,218)	(130)	(13,348)
Allowance for diminution in value of development properties	-	(34,573)	-	-	(34,573)	-	(34,573)
Impairment loss on intangible assets	-	-	-	(1,656)	(1,656)	-	(1,656)
Reportable segment profit / (loss) before income tax	24,368	(41,473)	1,108	(3,418)	(19,415)	(3,568)	(22,983)
Share of loss of associates and joint ventures, net of tax	(1,041)	(594)	-	-	(1,635)	-	(1,635)
Loss before income tax							(24,618)
Income tax expense							(5,008)
Loss for the year							(29,626)
Reportable segment assets	394,300	519,213	16,207	7,889	937,609	31,827	969,436
Investment in associates and joint ventures	1,234	22,029	-	-	23,263	-	23,263
Total assets							992,699
Reportable segment liabilities	360,742	325,631	-	4,121	690,494	5,485	695,979
Capital expenditure	11,693	59	-	2,054	13,806	10	13,816
31 December 2013	Construction	Property Development	Rental	Sales of goods	Segments total	Others *	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
External revenue	576,145	68,720	1,111	8,939	654,915	-	654,915
Interest income	45	419	-	-	464	160	624
Interest expenses	(1,727)	(270)	-	(119)	(2,116)	(84)	(2,200)
Depreciation and amortization	(13,839)	(153)	(609)	(767)	(15,368)	(143)	(15,511)
Reportable segment profit before income tax	20,328	(2,397)	8,265	(142)	26,054	(5,692)	20,362
Share of profit of associates and joint ventures, net of tax	(3)	(61)	-	-	(64)	-	(64)
Profit before income tax							20,298
Income tax expense							(11,422)
Profit for the year							8,876
Reportable segment assets	397,112	458,770	17,999	10,381	884,262	39,432	923,694
Investment in associates and joint ventures	3,280	22,623	-	-	25,903	-	25,903
Total assets							949,597
Reportable segment liabilities	336,271	264,526	-	5,452	606,249	32,399	638,648
Capital expenditure	16,252	15	-	859	17,126	99	17,225

*General Corporate activities

(b) Geographical segment

In presenting information on the basis of geographical segments, segment revenue is based on the geographical location of customers. Segment assets are based on the geographical location of the assets. The construction and property development segments are mainly domiciled in Singapore and the PRC respectively.

	<u>Revenue from external customers</u>		<u>Non-current assets*</u>	
	2014 S\$'000	2013 S\$'000	2014 S\$'000	2013 S\$'000
Singapore	619,927	568,474	102,413	106,244
PRC	33,092	69,574	16,394	17,181
PNG	7,735	7,928	2,105	2,498
Europe	8,000	8,939	2,299	6,070
Malaysia	-	-	6,778	5,268
	668,754	654,915	129,989	137,261

* The non-current asset consists of property, plant and equipment, intangible assets, investment properties and investment in associates and joint ventures.

16. 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.

17. A breakdown of sales and profit before tax.

	2014 S\$'000	2013 S\$'000	Increase / (Decrease) %
Sales reported for first half year	325,134	278,094	17
Operating profit after tax before deducting non-controlling interests reported for first half year	1,620	13,381	(88)
Sales reported for second half year	343,620	376,821	(9)
Operating (loss) / profit after tax before deducting non-controlling interests reported for second half year	(31,246)	(4,505)	>100

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

Total annual dividend (Refer to note 11 for the details).

	Latest full year (S\$'000) (Recommended)	Previous full year (S\$'000)
Ordinary	1,838	5,515
Preference	-	-
Total:	1,838	5,515

19. PERSONS OCCUPYING MANAGERIAL POSITIONS PURSUANT TO RULE 704(13)

Name	Age	Family Relationship with any Director and/or Chief Executive Officer and/or Substantial Shareholder	Current position and duties, and the year position was first held	Details of changes in duties and position held, if any, during the year
Pek Ah Tuan	89	<p>Substantial shareholder of the Company and father of Pek Lian Guan (Executive Director & Chief Executive Officer ("CEO")) and Pek Dien Kee (Head of Asset Management).</p> <p>Uncle of Pay Sim Tee (Executive Director) and Pay Teow Heng (Project Director).</p> <p>Grandfather of Ong Chun Tiong (General Manager for the Group's subsidiaries in Tianjin, PRC) and Pek Chik Lay (General Manager of Cobiax Technologies (Asia) Pte Ltd and Robin Village Development Pte. Ltd.) and Pek Chee Keong (General Manager of Jet-Scan Private Limited)</p> <p>Granduncle of Peh Geok Soon (Deputy General Manager of Suzhou Huisheng Construction Development Co., Ltd & Deputy General Manager of Suzhou Chang He Investment & Development Co. Ltd).</p>	Non-Executive Chairman since 2010	Not Applicable
Pek Lian Guan	50	<p>Son of Pek Ah Tuan (Non-Executive Chairman).</p> <p>Brother of Pek Dien Kee (Head of Asset Management).</p> <p>Cousin of Pay Sim Tee (Executive Director) and Pay Teow Heng (Project Director).</p> <p>Uncle of Ong Chun Tiong (General Manager for the Group's subsidiaries in Tianjin, PRC), Pek Chik Lay (General Manager of Cobiax Technologies (Asia) Pte Ltd and Robin Village Development Pte Ltd), Peh Geok Soon (Deputy General Manager of Suzhou Huisheng Construction Development Co., Ltd & Deputy General Manager of Suzhou</p>	Executive Director & CEO since 15 April 2008 and 2010 respectively	Not Applicable

Name	Age	Family Relationship with any Director and/or Chief Executive Officer and/or Substantial Shareholder	Current position and duties, and the year position was first held	Details of changes in duties and position held, if any, during the year
		Chang He Investment & Development Co. Ltd) and Pek Chee Keong (General Manager of Jet-Scan Private Limited).		
Pay Sim Tee	64	Nephew of Pek Ah Tuan (Non-Executive Chairman). Cousin of Pek Lian Guan (Executive Director & CEO), Pek Dien Kee (Head of Asset Management) and Pay Teow Heng (Project Director). Uncle of Ong Chun Tiong (General Manager for the Group's subsidiaries in Tianjin, PRC), Pek Chik Lay (General Manager of Cobiax Technologies (Asia) Pte Ltd and Robin Village Development Pte Ltd) and Peh Geok Soon (Deputy General Manager of Suzhou Huisheng Construction Development Co., Ltd & Deputy General Manager of Suzhou Chang He Investment & Development Co. Ltd) and Pek Chee Keong (General Manager of Jet-Scan Private Limited).	Executive Director since 2010	Not Applicable
Pek Dien Kee	61	Son of Pek Ah Tuan (Non-Executive Chairman). Brother of Pek Lian Guan (Executive Director and CEO). Cousin of Pay Sim Tee (Executive Director).	Head of Asset Management since 2010	Not Applicable
Pay Teow Heng	48	Nephew of Pek Ah Tuan (Non-Executive Chairman). Cousin of Pek Lian Guan (Executive Director and CEO) and Pay Sim Tee (Executive Director).	Project Director since 2010	Not Applicable
Ong Chun Tiong	42	Grandson of Pek Ah Tuan (Non-Executive Chairman). Nephew of Pek Lian Guan (Executive Director and CEO) and Pay Sim Tee (Executive Director).	General Manager for the Group's subsidiaries in Tianjin, PRC. since 2004	Not Applicable

Name	Age	Family Relationship with any Director and/or Chief Executive Officer and/or Substantial Shareholder	Current position and duties, and the year position was first held	Details of changes in duties and position held, if any, during the year
Pek Chik Lay	38	Grandson of Pek Ah Tuan (Non-Executive Chairman). Nephew of Pek Lian Guan (Executive Director and CEO) and Pay Sim Tee (Executive Director).	General Manager of Cobiax Technologies (Asia) Pte Ltd since 2012 and Robin Village Development Pte Ltd since 2014	Pek Chik Lay was appointed as General Manager of Robin Village Development Pte Ltd since 2014
Peh Geok Soon	60	Grandnephew of Pek Ah Tuan (Non-Executive Chairman). Nephew of Pek Lian Guan (Executive Director and CEO) and Pay Sim Tee (Executive Director).	Deputy General Manager of Suzhou Huisheng Construction Development Co., Ltd since 2003 & Deputy General Manager of Suzhou Chang He Investment & Development Co. Ltd since 2011	Not Applicable
Pek Chee Keong	33	Grandson of Pek Ah Tuan (Non-Executive Chairman). Nephew of Pek Lian Guan (Executive Director and CEO) and Pay Sim Tee (Executive Director).	General Manager of Jet-Scan Private Limited since 2014	Pek Chee Keong was appointed as General Manager of Jet-Scan Private Limited since 2014

On behalf of the Board of Directors

BY ORDER OF THE BOARD

Pek Lian Guan
Executive Director and CEO
25 February 2015