



**Second Quarter And First Half Financial Statement And Dividend Announcement**

**Second Quarter And First half financial statements on consolidated results for the period ended 30 November 2015.**

These figures have not been audited.

**PART I INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS.**

**1(a)(i) 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.**

	The Group						
	Second Quarter Ended			% Increase /(Decrease)	Half Year Ended		% Increase /(Decrease)
	30.11.2015 S\$'000	30.11.2014 S\$'000	30.11.2015 S\$'000		30.11.2014 S\$'000		
<b>Revenue</b>	129,990	199,974	-35.0%	265,612	367,611	-27.7%	
Cost of sales	(114,701)	(183,009)	-37.3%	(235,093)	(333,999)	-29.6%	
<b>Gross profit</b>	15,289	16,965	-9.9%	30,519	33,612	-9.2%	
Other operating income	3,228	3,178	1.6%	6,099	5,407	12.8%	
Distribution expenses	(107)	(181)	-40.9%	(160)	(242)	-33.9%	
Administrative expenses	(6,510)	(6,076)	7.1%	(13,984)	(11,530)	21.3%	
Other operating expenses	(2,301)	(2,593)	-11.3%	(4,906)	(4,837)	1.4%	
Finance costs	(2,119)	(1,288)	64.5%	(4,028)	(2,673)	50.7%	
Share of results of associates	6,682	11,948	-44.1%	22,090	13,116	68.4%	
Share of results of joint ventures	11,521	4,448	159.0%	24,684	8,340	196.0%	
<b>Profit before taxation</b>	25,683	26,401	-2.7%	60,314	41,193	46.4%	
Taxation	(1,405)	(1,324)	6.1%	(2,445)	(2,637)	-7.3%	
<b>Profit for the period</b>	24,278	25,077	-3.2%	57,869	38,556	50.1%	
<b>Other comprehensive income :</b>							
<i>Items that may be reclassified subsequently to profit or loss:</i>							
Foreign currency translation (loss) / gain	(3)	(18)	-83.3%	9	(2)	-550.0%	
Net loss on fair value changes of available-for-sale financial assets <span style="float:right">Note A</span>	(892)	(2,651)	-66.4%	(7,272)	(7,272)	0.0%	
<b>Other comprehensive loss for the period, net of tax</b>	(895)	(2,669)	-66.5%	(7,263)	(7,274)	-0.2%	
Total comprehensive income for the period	23,383	22,408	4.4%	50,606	31,282	61.8%	
<b>Profit attributable to :</b>							
Owners of the Company	22,868	23,519	-2.8%	55,137	35,491	55.4%	
Non-controlling interests	1,410	1,558	-9.5%	2,732	3,065	-10.9%	
	24,278	25,077	-3.2%	57,869	38,556	50.1%	
<b>Total comprehensive income attributable to:</b>							
Owners of the Company	21,973	20,850	5.4%	47,874	28,217	69.7%	
Non-controlling interests	1,410	1,558	-9.5%	2,732	3,065	-10.9%	
	23,383	22,408	4.4%	50,606	31,282	61.8%	

**Note :**

A) Net loss on fair value changes of available-for-sale financial assets of \$7.3 million in 1H16 was mainly due to the unrealised loss arising from the valuation of Group's investment in quoted ordinary shares as at 30 Nov 2015.

**1(a)(ii)** The following items (with appropriate breakdowns and explanations), if significant, must either be included in the income statement or in the notes to the income statement for the current financial period reported on and the corresponding period of the immediately preceding financial year.

	The Group						
	Second Quarter Ended		% Increase /(Decrease)	Half Year Ended		% Increase /(Decrease)	
	30.11.2015	30.11.2014		30.11.2015	30.11.2014		
	S\$'000	S\$'000	S\$'000	S\$'000			
Other income including interest income	Note 1	2,731	2,258	20.9%	5,379	4,101	31.2%
Gain on disposal of plant & equipment		98	864	-88.7%	268	982	-72.7%
Depreciation of property, plant and equipment	Note 2	(4,148)	(3,879)	6.9%	(8,262)	(7,615)	8.5%
Foreign exchange (loss) / gain		209	(19)	-1200.0%	120	(36)	*nm
Dividend income from investment securities		228	6	3700.0%	231	200	15.5%
Write back / (write off) bad debts		7	(306)	-102.3%	-	(306)	*nm
Provision for doubtful debt		(147)	-	*nm	(147)	-	*nm

\* Not Meaningful

**Explanatory notes:**

- 1 The increase in other income and interest income from \$4.1 million in 1H15 to \$5.4 million in 1H16 was mainly due to the increase in interest income from fixed deposit and interest earned from associates.
- 2 The increase in depreciation of property, plant and equipment from \$7.6 million in 1H15 to \$8.3 million in 1H16 was mainly due to the addition of plant and equipment as well as purchases of vessels.

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.

	The Group S\$'000		The Company S\$'000	
	30-Nov-15	31-May-15	30-Nov-15	31-May-15
<b><u>Non-current assets</u></b>				
Property, plant and equipment	87,348	91,589	4	5
Investment properties	376,400	351,277	-	-
Investments in joint ventures	52,517	27,871	500	500
Investments in subsidiaries	-	-	67,800	67,800
Investments in associates	35,364	11,084	2,200	1,400
Deferred tax assets	476	637	-	-
Other assets	550	-	-	-
Investment securities	59,339	53,743	20,985	20,710
	<b>611,994</b>	<b>536,201</b>	<b>91,489</b>	<b>90,415</b>
<b><u>Current assets</u></b>				
Construction work-in-progress in excess of progress billings	1,097	7,186	-	-
Development properties	131,433	96,948	-	-
Development properties held for sale	14,268	14,268	-	-
Inventories	6,770	6,220	-	-
Trade receivables	148,050	159,742	-	-
Other receivables and deposits	56,446	21,545	3,735	3,729
Prepayments	1,492	1,473	6	5
Receivables from related parties	1	1	200,004	171,427
Amounts due from joint ventures	50,588	51,200	10,064	9,885
Amounts due from associates	120,039	117,133	14,371	14,164
Investment securities	15,130	45,418	-	-
Cash and cash equivalents	198,711	187,058	6,659	536
	<b>744,025</b>	<b>708,192</b>	<b>234,839</b>	<b>199,746</b>
<b><u>Current liabilities</u></b>				
Progress billings in excess of construction work-in-progress	116,754	117,517	-	-
Trade and other payables	196,570	210,732	55	223
Accruals	16,260	19,559	244	458
Amounts due to associates	16,339	12,931	76	76
Amounts due to joint ventures	31,921	33,151	-	-
Amounts due to subsidiaries	-	-	216,294	161,013
Bank loans	56,022	65,878	-	-
Obligations under hire purchases	6,062	5,545	-	-
Provision for taxation	7,086	9,100	7	9
	<b>447,014</b>	<b>474,413</b>	<b>216,676</b>	<b>161,779</b>
<b>Net current assets</b>	<b>297,011</b>	<b>233,779</b>	<b>18,163</b>	<b>37,967</b>
<b><u>Non-current liabilities</u></b>				
Refundable rental deposit	443	640	-	-
Bank loans	314,774	211,284	-	-
Obligations under hire purchase	8,223	10,237	-	-
Deferred tax liabilities	2,838	2,552	-	-
	<b>326,278</b>	<b>224,713</b>	<b>-</b>	<b>-</b>
<b>Net assets</b>	<b>582,727</b>	<b>545,267</b>	<b>109,652</b>	<b>128,382</b>
<b><u>Equity attributable to equity holders of the Company</u></b>				
Share capital	82,275	82,275	82,275	82,275
Treasury share	(15,638)	(12,781)	(15,638)	(12,781)
Capital reserve	(220)	(221)	-	-
Foreign currency translation reserve	(23)	(32)	-	-
Fair value adjustment reserve	(7,975)	(703)	(8,038)	(1,010)
Retained earnings	440,509	395,461	51,053	59,898
	<b>498,928</b>	<b>463,999</b>	<b>109,652</b>	<b>128,382</b>
Non-controlling interests	83,799	81,268	-	-
<b>Total equity</b>	<b>582,727</b>	<b>545,267</b>	<b>109,652</b>	<b>128,382</b>

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 November 2015

Secured (S\$)	Unsecured (S\$)
62,084,000	-

As at 31 May 2015

Secured (S\$)	Unsecured (S\$)
71,423,000	-

**Amount repayable after one year**

As at 30 November 2015

Secured (S\$)	Unsecured (S\$)
322,997,000	-

As at 31 May 2015

Secured (S\$)	Unsecured (S\$)
221,521,000	-

**Details of any collateral**

As at 30 November 2015, the Group's borrowings of S\$385.1 million (31 May 2015: S\$292.9 million) are secured by the Group's freehold and leasehold properties, development properties, investment properties, barges, tug boats, plant, machinery and motor vehicles and investment securities. The bank facilities of the subsidiary companies are also secured by corporate guarantees from the Company.

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.

	The Group		The Group	
	Second Quarter ended		Half Year ended	
	30-Nov-15	30-Nov-14	30-Nov-15	30-Nov-14
<b>Cash flows from operating activities</b>	S\$'000	S\$'000	S\$'000	S\$'000
Profit before tax	25,683	26,401	60,314	41,193
<u>Adjustments for:-</u>				
Depreciation of property, plant and equipment	4,148	3,879	8,262	7,615
Dividend income from investment securities	(228)	(6)	(231)	(200)
Gain on disposal of property, plant and equipment	(98)	(864)	(268)	(982)
Net fair value loss on investment securities	-	2	3	3
Gain on disposal of investment securities	-	-	-	(23)
Interest income	(2,031)	(1,589)	(4,152)	(2,957)
Interest expense	2,119	1,288	4,028	2,673
Unrealised exchange differences	(14)	(16)	1	-
Provision for doubtful debt	147	-	147	-
(Write back) / write off bad debt	(7)	306	-	306
Share of results of associates and joint ventures	(18,203)	(16,396)	(46,774)	(21,456)
<b>Operating cash flows before changes in working capital</b>	<b>11,516</b>	<b>13,005</b>	<b>21,330</b>	<b>26,172</b>
<b>Changes in working capital :-</b>				
Development properties	(29,493)	3,289	(33,531)	3,166
Construction work-in-progress	3,491	24,653	4,494	35,750
Inventories	839	2,434	(550)	(1,163)
Trade receivables	(13,728)	(21,280)	11,545	(28,304)
Other receivables and deposits	6,192	(610)	(34,901)	5,515
Prepayments	(331)	(348)	(20)	(60)
Trade payables, other payables and accruals	(9,865)	11,837	(17,399)	23,981
Balances with related parties	5,382	2,606	6,846	(11,560)
	<b>(37,513)</b>	<b>22,581</b>	<b>(63,516)</b>	<b>27,325</b>
Cash flows (used in) / from operations	<b>(25,997)</b>	<b>35,586</b>	<b>(42,186)</b>	<b>53,497</b>
Interest paid capitalised in development properties	(493)	(70)	(954)	(143)
Income tax paid	(4,012)	(7,209)	(4,012)	(7,271)
<b>Net cash flows (used in) / from operating activities</b>	<b>(30,502)</b>	<b>28,307</b>	<b>(47,152)</b>	<b>46,083</b>
<b>Cash flows from investing activities</b>				
Interest received	2,795	2,151	4,392	2,886
Dividend income from investment securities	228	6	231	200
Dividend income from an associate	-	9,880	-	9,880
Additional investment in investment securities	(15,770)	-	(23,073)	(3,754)
Purchase of property, plant and equipment	(2,689)	(8,815)	(3,519)	(13,576)
Purchase of investment properties	(489)	(390)	(25,123)	(51,612)
Other assets	(550)	-	(550)	-
Proceeds from disposal of property, plant and equipment	737	946	1,155	1,070
(Loan to) / repayment of loan by associates	(608)	2,864	(7,038)	(11,331)
Investment in associates	(1,504)	(2)	(1,504)	(2)
Repayment of loan by / (loan to) joint ventures	340	6,417	(484)	23,909
Proceed from the liquidation of an associate	-	-	3	-
Proceeds from redemption of investment securities	40,250	250	40,250	1,024
<b>Net cash flows from / (used in) investing activities</b>	<b>22,740</b>	<b>13,307</b>	<b>(15,260)</b>	<b>(41,306)</b>
<b>Cash flows from financing activities</b>				
Interest paid	(2,119)	(1,287)	(4,028)	(2,673)
Proceeds from bank loans and bills payable	25,204	4,856	123,997	44,933
Repayment of hire purchase creditors	(1,580)	(1,280)	(2,886)	(1,794)
Repayment of bank loans	(24,963)	428	(30,363)	(601)
Dividend paid on ordinary shares	(10,089)	(11,920)	(10,089)	(11,920)
Purchase of treasury shares	(706)	(11,972)	(2,857)	(11,972)
Dividend paid to a non-controlling shareholder of a subsidiary	-	(4,500)	(200)	(4,500)
Loan from the minority shareholder of a subsidiary company	483	-	483	2,400
<b>Net cash flows (used in) / from financing activities</b>	<b>(13,770)</b>	<b>(25,675)</b>	<b>74,057</b>	<b>13,873</b>
Net (decrease) / increase in cash and cash equivalents	<b>(21,532)</b>	<b>15,939</b>	<b>11,645</b>	<b>18,650</b>
Cash and cash equivalents at beginning of the period	220,233	150,948	187,058	148,237
Effect of exchange rate changes on cash and cash equivalents	10	(2)	8	(2)
<b>*Cash and cash equivalents at end of the period</b>	<b>198,711</b>	<b>166,885</b>	<b>198,711</b>	<b>166,885</b>
<b>* Breakdown of cash and cash equivalents at the end of period :</b>				
Cash at bank and in hand	91,458	126,969	91,458	126,969
Fixed deposits	107,253	39,916	107,253	39,916
<b>Total</b>	<b>198,711</b>	<b>166,885</b>	<b>198,711</b>	<b>166,885</b>

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 immediate preceding financial year.

	Group							
	Share Capital	Treasury Shares	Capital reserve	Translation Reserves	Fair Value Adjustment Reserves	Retained earnings	Non-controlling interests	Total equity
	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000
<b>(i) Group - 2Q FY2015</b>								
<b>Balance as at 1 Sept 2014</b>	82,275	-	474	8	2,821	316,426	62,252	464,256
Profit for the period	-	-	-	-	-	23,519	1,558	25,077
<u>Other comprehensive (loss)</u>								
Net loss on fair value changes of available-for-sale financial assets	-	-	-	-	(2,651)	-	-	(2,651)
Foreign currency translation loss	-	-	-	(18)	-	-	-	(18)
Other comprehensive loss for the period, net of tax	-	-	-	(18)	(2,651)	-	-	(2,669)
<b>Total comprehensive income for the period</b>	-	-	-	(18)	(2,651)	23,519	1,558	22,408
<u>Contribution by and distribution to owners</u>								
Disposal and acquisition of non-controlling interests without a change in control	-	-	(695)	-	-	-	695	-
Dividend paid to non-controlling shareholders of subsidiaries	-	-	-	-	-	-	(4,500)	(4,500)
Dividend on ordinary shares	-	-	-	-	-	(11,920)	-	(11,920)
Purchase of treasury shares	-	(11,972)	-	-	-	-	-	(11,972)
<b>Total transactions with owners in their capacity as owners</b>	-	(11,972)	(695)	-	-	(11,920)	(3,805)	(28,392)
<b>Balance as at 30 Nov 2014</b>	82,275	(11,972)	(221)	(10)	170	328,025	60,005	458,272
<b>(ii) Group - 2Q FY2016</b>								
<b>Balance as at 1 Sept 2015</b>	82,275	(14,932)	(221)	(20)	(7,083)	427,730	82,390	570,139
Profit for the period	-	-	-	-	-	22,868	1,410	24,278
<u>Other comprehensive income / (loss)</u>								
Net gain / (loss) on fair value changes of available-for-sale financial assets	-	-	-	-	(892)	-	-	(892)
Foreign currency translation loss	-	-	-	(3)	-	-	-	(3)
Other comprehensive loss for the period, net of tax	-	-	-	(3)	(892)	-	-	(895)
<b>Total comprehensive income / (loss) for the period</b>	-	-	-	(3)	(892)	22,868	1,410	23,383
<u>Contribution by and distribution to owners</u>								
Disposal and acquisition of non-controlling interests without a change in control	-	-	1	-	-	-	(1)	-
Dividend paid to non-controlling shareholders of subsidiaries	-	-	-	-	-	-	-	-
Dividend on ordinary shares	-	-	-	-	-	(10,089)	-	(10,089)
Purchase of treasury shares	-	(706)	-	-	-	-	-	(706)
<b>Total transactions with owners</b>	-	(706)	1	-	-	(10,089)	(1)	(10,795)
<b>Balance as at 30 Nov 2015</b>	82,275	(15,638)	(220)	(23)	(7,975)	440,509	83,799	582,727

	Group							
	Share Capital	Treasury Shares	Capital reserve	Translation Reserves	Fair Value Adjustment Reserves	Retained earnings	Non-controlling interests	Total equity
	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000
<b>(iii) Group - 1H FY2015</b>								
<b>Balance as at 1 June 2014</b>	82,275	-	474	(8)	7,442	304,454	60,745	455,382
Profit for the period	-	-	-	-	-	35,491	3,065	38,556
<u>Other comprehensive (loss)</u>								
Net loss on fair value changes of available-for-sale financial assets	-	-	-	-	(7,272)	-	-	(7,272)
Foreign currency translation loss	-	-	-	(2)	-	-	-	(2)
Other comprehensive loss for the period, net of tax	-	-	-	(2)	(7,272)	-	-	(7,274)
<b>Total comprehensive income / (loss) for the period</b>	-	-	-	(2)	(7,272)	35,491	3,065	31,282
<u>Contribution by and distribution to owners</u>								
Disposal and acquisition of non-controlling interests without a change in control	-	-	(695)	-	-	-	695	-
Dividend paid to non-controlling shareholders of subsidiaries	-	-	-	-	-	-	(4,500)	(4,500)
Dividend on ordinary shares	-	-	-	-	-	(11,920)	-	(11,920)
Purchase of treasury shares	-	(11,972)	-	-	-	-	-	(11,972)
<b>Total transactions with owners in their capacity as owners</b>	-	(11,972)	(695)	-	-	(11,920)	(3,805)	(28,392)
<b>Balance as at 30 Nov 2014</b>	82,275	(11,972)	(221)	(10)	170	328,025	60,005	458,272
<b>(iv) Group - 1H FY2016</b>								
<b>Balance as at 1 June 2015</b>	82,275	(12,781)	(221)	(32)	(703)	395,461	81,268	545,267
Profit for the period	-	-	-	-	-	55,137	2,732	57,869
<u>Other comprehensive income / (loss)</u>								
Net loss on fair value changes of available-for-sale financial assets	-	-	-	-	(7,272)	-	-	(7,272)
Foreign currency translation gain	-	-	-	9	-	-	-	9
Other comprehensive income / (loss) for the period, net of tax	-	-	-	9	(7,272)	-	-	(7,263)
<b>Total comprehensive income / (loss) for the period</b>	-	-	-	9	(7,272)	55,137	2,732	50,606
<u>Contribution by and distribution to owners</u>								
Disposal and acquisition of non-controlling interests without a change in control	-	-	1	-	-	-	(1)	-
Dividend paid to non-controlling shareholders of subsidiaries	-	-	-	-	-	-	(200)	(200)
Dividend on ordinary shares	-	-	-	-	-	(10,089)	-	(10,089)
Purchase of treasury shares	-	(2,857)	-	-	-	-	-	(2,857)
<b>Total transactions with owners in their capacity as owners</b>	-	(2,857)	1	-	-	(10,089)	(201)	(13,146)
<b>Balance as at 30 Nov 2015</b>	82,275	(15,638)	(220)	(23)	(7,975)	440,509	83,799	582,727

	Company				
	Share Capital	Treasury Shares	Fair Value Adjustment Reserves	Retained earnings	Total equity
	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000
<b>(v) Company - 2Q FY2015</b>					
<b>Balance as at 1 Sept 2014</b>	82,275	-	2,030	41,774	126,079
Profit for the period	-	-	-	30,598	30,598
<u>Other comprehensive (loss)</u>					
Net loss on fair value changes of available-for-sale financial assets	-	-	(2,280)	-	(2,280)
Other comprehensive loss for the period, net of tax	-	-	(2,280)	-	(2,280)
<b>Total comprehensive (loss) / income for the period</b>	-	-	(2,280)	30,598	28,318
<u>Contribution by and distribution to owners</u>					
Purchase of treasury shares	-	(11,972)	-	-	(11,972)
Dividends on ordinary shares	-	-	-	(11,920)	(11,920)
<b>Balance as at 30 Nov 2014</b>	82,275	(11,972)	(250)	60,452	130,505
<b>(vi) Company - 2Q FY2016</b>					
<b>As at 1 Sept 2015</b>	82,275	(14,932)	(7,153)	61,203	121,393
Profit for the period	-	-	-	(61)	(61)
<u>Other comprehensive (loss)</u>					
Net loss on fair value changes of available-for-sale financial assets	-	-	(885)	-	(885)
Other comprehensive loss for the period, net of tax	-	-	(885)	-	(885)
<b>Total comprehensive (loss) / income for the period</b>	-	-	(885)	(61)	(946)
<u>Contribution by and distribution to owners</u>					
Purchase of treasury shares	-	(706)	-	-	(706)
Dividends on ordinary shares	-	-	-	(10,089)	(10,089)
<b>Balance as at 30 Nov 2015</b>	82,275	(15,638)	(8,038)	51,053	109,652

	Company				
	Share Capital	Treasury Shares	Fair Value Adjustment Reserves	Retained earnings	Total equity
	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000
<b>(vii) Company - 1H FY2015</b>					
<b>Balance as at 1 June 2014</b>	82,275	-	6,400	41,988	130,663
Profit for the period	-	-	-	30,384	30,384
<u>Other comprehensive (loss)</u>					
Net loss on fair value changes of available-for-sale financial assets	-	-	(6,650)	-	(6,650)
Other comprehensive loss / (income) for the period, net of tax	-	-	(6,650)	-	(6,650)
<b>Total comprehensive (loss) / income for the period</b>	-	-	(6,650)	30,384	23,734
<u>Contribution by and distribution to owners</u>					
Purchase of treasury shares	-	(11,972)	-	-	(11,972)
Dividends on ordinary shares	-	-	-	(11,920)	(11,920)
<b>Balance as at 30 Nov 2014</b>	82,275	(11,972)	(250)	60,452	130,505
<b>(viii) Company - 1H FY2016</b>					
<b>As at 1 June 2015</b>	82,275	(12,781)	(1,010)	59,898	128,382
Profit for the period	-	-	-	1,244	1,244
<u>Other comprehensive (loss)</u>					
Net loss on fair value changes of available-for-sale financial assets	-	-	(7,028)	-	(7,028)
Other comprehensive loss for the period, net of tax	-	-	(7,028)	-	(7,028)
<b>Total comprehensive (loss) / income for the period</b>	-	-	(7,028)	1,244	(5,784)
<u>Contribution by and distribution to owners</u>					
Purchase of treasury shares	-	(2,857)	-	-	(2,857)
Dividends on ordinary shares	-	-	-	(10,089)	(10,089)
<b>Balance as at 30 Nov 2015</b>	82,275	(15,638)	(8,038)	51,053	109,652



- 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 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.

As at 1 September 2015

Share buyback during the financial period

As at 30 November 2015

Note 1

30-Nov-15	
Number of Shares (excluding treasury shares)	Share Capital (S\$'000)
505,839,600	82,275
(1,350,000)	-
504,489,600	82,275

**Note:**

(1) During the second quarter, the Company purchased an aggregate of 1,350,000 ordinary shares by way of open market purchases for a total consideration of S\$706,260. These shares were held as treasury shares in the Company as at 30 Nov 2015.

As at 30 Nov 2015, the Company held 25,270,400 ordinary shares as treasury shares (31 Aug 2015: 23,920,400).

Total number of issued shares of the Company excluding treasury shares as at 30 Nov 2015 and 30 Nov 2014 were 504,489,600 and 511,175,000 shares respectively.

Save for the foregoing, there are no other 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 1 June 2015.

- 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.

Total number of issued shares

Treasury shares

Total number of issued shares, excluding treasury shares

	30-Nov-15	31-May-15
Total number of issued shares	529,760,000	529,760,000
Treasury shares	(25,270,400)	(19,895,000)
Total number of issued shares, excluding treasury shares	504,489,600	509,865,000

- 1(d)(iv) A statement showing all sales, transfer, disposals, cancellations and/or use of treasury shares as at the end of the current financial period reported on.

There were no sales, transfer, disposals, cancellations and/or use of treasury shares by the Company during the financial period ended 30 November 2015 (1 June 2014 to 31 May 2015: Nil).

- 2 Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard).

The figures have not been audited nor reviewed by the Company's auditors.

- 3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of 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.**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the audited financial statements as at 31 May 2015, except for those disclosed in paragraph 5.

**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 the new/revised FRS and interpretations of FRS ("INT FRS") that are effective for annual periods beginning on or after 1 June 2015. Changes to the Group's accounting policies have been made as required, in accordance with transitional provisions in respective FRS and INT FRS. The adoption of new/revised FRS and INT FRS did not result in any substantial changes to the Group's accounting policies or any significant impact on the Group's financial statements.

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

Earnings per share attributable to equity holders of the Group (cents per share)	Second Quarter Ended		Half Year Ended	
	30-Nov-15	30-Nov-14	30-Nov-15	30-Nov-14
(a) On the weighted average number of ordinary shares on issue	4.53	4.50	10.89	6.75
(b) On a fully diluted basis	4.53	4.50	10.89	6.75

Computed based on the following average number of shares

Basic	504,691,798	522,400,121	506,405,172	526,100,169
Diluted	504,691,798	522,400,121	506,405,172	526,100,169

**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 period reported on and (b) immediately preceding financial year.**

	Group		Company	
	As at 30-Nov-15	As at 31-May-15	As at 30-Nov-15	As at 31-May-15
Net asset value per ordinary share (cents)	98.90	91.00	21.74	25.18
Number of issued shares excluding treasury shares at the end of the financial period	504,489,600	509,865,000	504,489,600	509,865,000

**8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

**A) Comprehensive Income Statements**

The Group reported a 27.7% or \$102.0 million decrease in revenue from \$367.6 million in 1H15 to \$265.6 million in 1H16 mainly due to the decrease in revenue from the construction and ready-mixed concrete segments.

The Group's gross profit decreased 9.2% from \$33.6 million in 1H15 to \$30.5 million in 1H16 in line with the decrease in revenue.

Other operating income increased to \$6.1 million in 1H16 from \$5.4 million in 1H15 mainly due to increase in interest income from fixed deposit and interest earned from associates in 1H16. Administrative expense increased from \$11.5 million in 1H15 to \$14.0 million in 1H16 mainly due to higher accrual for directors' remuneration on the Group's performance for 1H16 as well as increase in other administrative expenses. Finance cost increased from \$2.7 million in 1H15 to \$4.0 million in 1H16 mainly attributable to interest incurred by the Group's subsidiary, Lian Beng - Centurion (Mandai) Pte Ltd of \$2.1 million for 1H16 as compared to \$1.0 million for 1H15 arising from the increase in bank loan for working purposes.

The share of results of associates and joint ventures increased to \$46.8 million in 1H16 from \$21.5 million in 1H15 mainly due to the recognition of the Group's share of results in associates and joint ventures from the property development projects NEWest, KAP Residences, The Midtown and Midtown Residences and the strata sales of office building, Prudential Tower in the Raffles Place as well as the one-off profit recognition from the industrial development project, Eco-tech@Sunview, which obtained its Temporary Occupancy Permit ("TOP") in 1Q16.

After taking into account the other operating income, administrative, other operating and finance expenses, share of results of associates and joint ventures as well as taxation, the Group recorded a 50.1% increase in profit after tax to \$57.9 million for 1H16, compared to \$38.6 million for 1H15.

## B) Financial Position Statements

Long term investment properties increased to \$376.4 million in 1H16 from \$351.3 million in FY2015 mainly due to the acquisition of investment property located at 247 and 249 Collins Street, Melbourne, Australia for generation of recurring rental income.

Long term investment securities increased to \$59.3 million in 1H16 from \$53.7 million in FY2015 mainly due to the investment in corporate bonds for the generation of interest income.

Investment in joint ventures increased to \$52.5 million in 1H16 from \$27.9 million in FY2015 mainly due to the Group's share of profits in the joint ventures.

Investment in associates increased to \$35.4 million in 1H16 from \$11.1 million in FY2015 mainly due to the Group's share of profits in associates.

Development properties increased to \$131.4 million in 1H16 from \$96.9 million in FY2015 mainly due to the acquisition of development property located at 596, St Kilda Road, Melbourne, Australia for redevelopment into a residential development.

Other receivables and deposits increased from \$21.5 million in FY2015 to \$56.4 million in 1H16 mainly due to receivables from the non-controlling interest of the subsidiary.

Trade receivables, construction work-in-progress in excess of progress billings, trade and other payables and accruals decreased in line with the decrease in revenue.

Short-term investment securities decreased to \$15.1 million in 1H16 from \$45.4 million in FY2015 mainly due to the redemption of corporate bonds.

Total borrowings increased from \$292.9 million in FY2015 to \$385.1 million in 1H16 mainly due to bank borrowings to finance the purchase of investment and development properties located at 247 and 249, Collins Street, and 596, St Kilda Road, Melbourne, Australia respectively as well as loan drawn down for working capital purposes.

## C) Cash Flow Statements

Net cash used in operating activities of \$47.2 million in 1H16 was mainly due to operating cash flow before changes in working capital of \$21.3 million and net working capital outflow of \$63.5 million after deducting payment of income tax and interest charges.

Net cash used in investing activities of \$15.3 million in 1H16 was mainly attributable to the purchase of investment property located at 247 and 249 Collins Street, Melbourne, Australia, subscription of 65 million new ordinary shares in Datapulse and investment in corporate bonds offsetted by proceeds from redemption of bonds on maturity.

Net cash generated from financing activities of \$74.0 million in 1H16 was mainly attributable to additional bank loan drawn down to finance the purchase of the investment and development properties located at 247 and 249, Collins Street, and 596, St Kilda Road, Melbourne, Australia respectively as well as for working capital purposes.

Overall, cash and cash equivalents stood at \$198.7 million as at 30 November 2015, compared to \$166.9 million as at 30 November 2014.

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

The Group's Second Quarter Results is in line with the cautious market outlook previously announced in the paragraph 10 of the First Quarter Results announcement.

## 10 A commentary at the date of the announcement of the 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.

Based on advance estimates from the MTI on 4 January 2016, the Singapore economy grew by 2.0% year-on-year from Oct-Dec 2015, better than the 1.8% growth in Jul-Sep 2015. The construction sector grew by 2.2% on a year-on-year in Oct-Dec 2015, an improvement from the 1.1% growth in Jul-Sept 2015. The growth was supported by a pick-up in public sector construction activities.

Notwithstanding the above, the construction industry outlook is expected to remain challenging in the next 12 months with labour cost remaining high due to higher foreign worker levies.

Despite the challenging market conditions in the construction industry, the Group is cautiously optimistic as it has an existing pipeline of construction projects worth approximately \$350 million as at 30 November 2015 which will provide it with a sustainable flow of activities through FY2017. The Group will continue to leverage on its established track record and expertise to tender for more projects

The residential property market in Singapore remains challenging. The Group will continue to look for opportunities overseas. The Group has incorporated a subsidiary, called Goldprime Realty Pte Ltd ("Goldprime") in which Lian Beng and Datapulse Investment Pte Ltd hold 80% and 20% of the equity interest respectively. Goldprime has completed the purchase of the overseas property located at 596 St Kilda Road, Melbourne, Australia, for a consideration of A\$24.4 million (approximately S\$24.6 million) which will be redeveloped into a residential development.

The Group is also co-developing a workers' dormitory and training centre for The Association of Process Industry ("ASPRI") at Jalan Papan. The proposed dormitory with a capacity of approximately 7,900 beds, is expected to complete in mid 2016, will contribute to the Group's share of associates' profit.

11 Dividend

(a) Current Financial Period Reported On

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

Name of Dividend	Interim
Dividend Type	Cash
Dividend Amount per share	\$0.01
Tax Rate	Tax exempt (1-Tier)

(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
Dividend Type	Cash
Dividend Amount per share	\$0.01
Tax Rate	Tax exempt (1-Tier)

(c) Date payable.

The date payable for the proposed interim dividend will be payable on 3 February 2016

(d) Books closure date.

Notice is hereby given that the Share Transfer Books and Register of Members of the Company will be closed on 22 January 2016 for the preparation of dividend warrants.

Duly completed registrable transfers received by the Company's Share Registrar, M & C Services Private Limited at 112 Robinson Road, #05-01, Singapore 068902 up to 5.00 p.m. on 21 January 2016 will be registered to determine shareholders' entitlements to such dividend.

Members whose Securities Accounts with The Central Depository (Pte) Limited are credited with shares as at 5.00 p.m. on 21 January 2016 will be entitled to the proposed dividend.

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

Dividend has been declared/recommended for the financial period ended 30 November 2015.

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

Not applicable as no IPT mandate has been obtained.

14 Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1)

The Company is in the process of procuring the undertakings from all its directors and executive officers.

**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.

Not applicable

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.

Not applicable

17 A breakdown of sales.

Not applicable

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

Not applicable

**BY ORDER OF THE BOARD**

Ong Pang Aik  
Chairman and Managing Director  
13-Jan-2016

**CONFIRMATION PURSUANT TO RULE 705(5) OF THE LISTING MANUAL OF THE SINGAPORE  
EXCHANGE SECURITIES TRADING LIMITED**

**For the announcement of unaudited financial statements  
for the half year ended 30 November 2015**

We, Ong Pang Aik and Ong Lay Koon, being Directors of Lian Beng Group Ltd ( the "Company" ), do hereby confirm, for and on behalf of the Board of Directors of the Company, that, to the best of our knowledge, nothing has come to the attention of the Board which may render the unaudited half year financial results for the half year ended 30 November 2015 to be false or misleading in any material aspect.

For and on behalf of the Board of Directors.

\_\_\_\_\_  
Ong Pang Aik  
Chairman and Managing Director

\_\_\_\_\_  
Ong Lay Koon  
Executive Director

13-Jan-2016