



LIAN BENG GROUP LTD

Full Year Financial Statement And Dividend Announcement

Full-year financial statements on consolidated results for the year ended 31 May 2010.

These figures have not been audited.

PART 1

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

1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year

	The Group		
	12 months ended 31 May 2010 S\$'000	12 months ended 31 May 2009 S\$'000	% Increase /(Decrease)
Revenue	345,705	308,373	12.1%
Cost of sales	(300,401)	(271,312)	10.7%
Gross profit	45,304	37,061	22.2%
Other operating income	3,819	3,399	12.4%
Distribution expenses	(1,787)	(1,322)	35.2%
Administrative expenses	(11,758)	(10,323)	13.9%
Other operating expenses	(5,473)	(6,159)	-11.1%
Finance costs	(1,115)	(1,825)	-38.9%
Profit before taxation	28,990	20,831	39.2%
Taxation	(4,766)	(3,600)	32.4%
Profit for the year	24,224	17,231	40.6%
Other comprehensive income:			
Foreign currency translation	90	(60)	NM
Fair value adjustment on available-for-sale financial assets	144	(106)	NM
Other comprehensive income for the year, net of tax	234	(166)	NM
Total other comprehensive income for the year, net of tax	24,458	17,065	43.3%
Profit attributable to:			
Equity holders of the Company	24,036	17,012	41.3%
Minority interests	188	219	-14.2%
	24,224	17,231	40.6%
Total comprehensive income attributable to:			
Equity holders of the Company	24,270	16,846	44.1%
Minority interests	188	219	-14.2%
	24,458	17,065	43.3%

Notes to Income Statements:

	The Group		
	12 months ended 31 May 2010 S\$'000	12 months ended 31 May 2009 S\$'000	% Increase /(Decrease)
Other income including interest income	1,643	1,595	3.0%
Write back/(Allowance) for foreseeable loss of property held for sale	314	(314)	NM
Gain on sale of property, plant and equipment	231	80	188.8%
Gain on sale of investment property	174	-	NM
Depreciation of investment properties	(118)	(134)	-11.9%
Depreciation of property, plant and equipment Note 1	(4,377)	(3,411)	28.3%
Over provision of tax in respect of prior years	469	374	25.4%
Gain / (Loss) on foreign exchange Note 2	(211)	349	NM
Allowance for impairment on doubtful receivables Note 3	(1,207)	(3,461)	-65.1%
Impairment loss on value of property Note 4	(1,421)	-	NM
Write-back for impairment loss on other receivable	-	223	NM

* NM : Not Meaningful

Explanatory notes:

- 1 The increase in depreciation of property, plant and equipment was mainly due to the set up of the second batching plant and purchase of machinery arising from the expansion of ready-mixed concrete business and increase in construction business.
- 2 The foreign exchange loss for FY2010 was due to weakening of United States Dollar against Singapore Dollar.
- 3 The decrease in allowance for impairment on doubtful receivables was due to decrease in provision made for doubtful debt of trade, other debtors and jointly controlled entity.
- 4 The loss was due to the provision of impairment of value of property used as Corporate Head Office.

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

	The Group S\$'000		The Company S\$'000	
	31-May-10	31-May-09	31-May-10	31-May-09
Non-current assets				
Property, plant and equipment	41,930	32,524	-	-
Investment properties	14,071	11,959	-	-
Intangible assets	129	129	-	-
Investments in subsidiaries	-	-	28,688	28,688
Other receivables	-	2,494	-	-
Investment securities	11,292	8,644	-	-
	67,422	55,750	28,688	28,688
Current assets				
Construction work-in-progress	20,783	29,522	-	-
Development properties	90,264	107,558	-	-
Properties held for sale	6,154	5,840	-	-
Inventories	4,954	2,083	-	-
Trade receivables	104,402	87,204	-	-
Other receivables and deposits	37,453	29,391	9,443	9,517
Prepayments	1,439	1,042	8	3
Receivables from related parties	1	10	70,232	60,957
Amounts due from jointly-controlled entities	36	2,182	-	-
Asset held for sale (Note)	-	-	-	-
Investment securities	13	10	-	-
Fixed deposits	36,396	7,656	128	1,115
Cash and cash balances	34,361	30,367	50	48
	336,256	302,865	79,861	71,640
Current liabilities				
Progress billings in excess of construction work-in-progress	75,175	38,838	-	-
Trade payables and accruals	77,800	63,306	-	-
Other payables and deposits	1,100	5,140	453	478
Amounts due to related parties	4,855	3,942	20,580	13,103
Bank overdrafts	-	10,364	-	-
Bank loans	28,430	15,098	-	1,048
Bills payable	4,196	885	-	-
Current portion of obligations under hire purchase	2,829	2,132	-	-
Provision for taxation	4,484	4,067	-	-
	198,869	143,772	21,033	14,629
Net current assets	137,387	159,093	58,828	57,011
Non-current liabilities				
Bank loans	53,188	87,102	-	-
Obligations under hire purchase	6,080	4,290	-	-
Deferred tax liabilities	1,517	706	-	-
	60,785	92,098	-	-
Net assets	144,024	122,745	87,516	85,699
Equity attributable to equity holders of the Company				
Share capital	82,275	82,275	82,275	82,275
Foreign currency translation reserve	19	(71)	-	-
Fair value adjustment reserve	247	103	-	-
Accumulated profits	60,919	40,062	5,241	3,424
	143,460	122,369	87,516	85,699
Minority interests	564	376	-	-
Total equity	144,024	122,745	87,516	85,699
	-	-	-	-

Note: Relate to 50% interest in jointly-controlled entity ("Lian Beng Energy Pte Ltd")

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 May 2010

Secured (S\$)	Unsecured (S\$)
35,455,000	0

As at 31 May 2009

Secured (S\$)	Unsecured (S\$)
28,479,000	0

Amount repayable after one year

As at 31 May 2010

Secured (S\$)	Unsecured (S\$)
59,268,000	0

As at 31 May 2009

Secured (S\$)	Unsecured (S\$)
91,391,000	0

Details of any collateral

As at 31 May 2010, the Group's borrowings of S\$94.7 million (31 May 2009 : S\$119.9 million) are secured by the Group's freehold and leasehold properties, development properties, properties held for sale, plant, machinery and motor vehicles. The bank facilities of subsidiary companies are also secured by corporate guarantees from 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 year

	The Group (S\$'000) 31-May-10	The Group (S\$'000) 31-May-09
Cash flows from operating activities		
Profit before tax	28,990	20,831
Adjustments for:-		
Depreciation of property, plant and equipment	4,377	3,411
Depreciation of investment properties	118	134
Impairment loss on value of property held as fixed asset	1,421	-
(Write back)/Allowance for foreseeable loss of property held for sale	(314)	314
Dividend income from investment securities	(8)	(12)
Gain on sale of property, plant and equipment	(231)	(80)
Gain on sale of investment property	(174)	-
Net fair value (gain)/loss on investment securities	(3)	2
Write-off of intangible asset	-	18
Asset written off	7	-
Forgiveness of loan from minority shareholder of a subsidiary	(25)	-
Reversal of share of loss in jointly controlled entity	(548)	(960)
Write-back of impairment loss on other receivable	-	(223)
Interest income	(382)	(364)
Interest expense	1,115	1,825
Exchange translation difference	93	(90)
Bad debt written off	88	-
Allowance for impairment on doubtful receivables	1,207	3,461
Operating cashflow before changes in working capital	35,731	28,267
Changes in working capital :-		
Development properties	19,253	2,730
Interest paid, including amount capitalised in development properties	(1,959)	(2,207)
Construction work-in-progress	45,075	45,101
Inventories	(2,871)	(1,362)
Trade receivables	(17,795)	(31,755)
Other receivables and deposits	(8,077)	1,722
Prepayments	(397)	354
Trade payables, other payables, accruals and bills payable	14,312	17,968
Balances with related parties	1,960	845
Cash flows generated from operations	85,232	61,663
Income tax paid	(4,024)	(3,331)
Income tax recovered	563	247
Net cash flows generated from operating activities	81,771	58,579
Cash flows from investing activities		
Interest received	38	55
Dividend income from investment securities	8	12
Purchase of property, plant and equipment	(10,061)	(9,874)
Investment properties	(3,321)	(3,214)
Proceeds from disposal of property, plant and equipment	486	213
Additional investments in investment securities	(2,504)	(7,845)
Amount due from long term other receivable	2,494	5,661
Proceeds from disposal of investment properties	1,264	-
Net cash flows used in investing activities	(11,596)	(14,992)
Cash flows from financing activities		
Interest paid	(1,115)	(1,826)
Repayment of hire purchase creditors	(2,917)	(1,909)
Proceeds from bank loans	4,955	13,900
Repayment of bank loans	(25,537)	(11,697)
Release of fixed deposits pledged to bank	2,714	190
Loan from minority shareholder of a subsidiary company	716	764
Dividend paid on ordinary shares	(3,179)	(2,500)
Net cash flows used in financing activities	(24,363)	(3,078)
Net increase in cash and cash equivalents	45,812	40,509
Cash and cash equivalents at beginning of the year	24,945	(15,564)
Cash and cash equivalents at end of the year *	70,757	24,945
* Breakdown of cash and cash equivalents at the end of year:	\$'000	\$'000
Cash at bank and in hand	34,361	30,367
Fixed deposits	36,396	7,656
Fixed deposits held as collateral by banks	-	(2,714)
Bank overdrafts	-	(10,364)
Total	70,757	24,945

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	Translation Reserve	Fair Value Adj Reserve	Accumulated Profit	Minority Interest	Total
	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000	S\$ '000
Balance as at 1 June 2008	82,275	(11)	209	25,550	157	108,180
Total comprehensive income for the year	-	(60)	(106)	17,012	219	17,065
Dividends paid on ordinary shares	-	-	-	(2,500)	-	(2,500)
Balance as at 31 May 2009	82,275	(71)	103	40,062	376	122,745
Balance as at 1 June 2009	82,275	(71)	103	40,062	376	122,745
Total comprehensive income for the year	-	90	144	24,036	188	24,458
Dividends paid on ordinary shares	-	-	-	(3,179)	-	(3,179)
Balance as at 31 May 2010	82,275	19	247	60,919	564	144,024

Company			
	Share Capital	Accumulated Profit	Total
	S\$ '000	S\$ '000	S\$ '000
Balance as at 1 June 2008	82,275	2,921	85,196
Total comprehensive income for the year	-	3,003	3,003
Dividends paid on ordinary shares	-	(2,500)	(2,500)
Balance as at 31 May 2009	82,275	3,424	85,699
Balance as at 1 June 2009	82,275	3,424	85,699
Total comprehensive income for the year	-	4,996	4,996
Dividends paid on ordinary shares	-	(3,179)	(3,179)
Balance as at 31 May 2010	82,275	5,241	87,516

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

None

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 total number of issued shares as at 31 May 2010 is 529,760,000 shares (FY2009:529,760,000 shares)

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

Not applicable

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 or 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 adopted the same accounting policies and methods of computation in the financial statements for the current financial year compared with the audited financial statements as at 31 May 2009, except for the adoption of certain revised Financial Reporting Standards ("FRS") and interpretation of FRS ("INT FRS") that became mandatory from 1 June 2009. The adoption of these FRS and INT FRS did not result in any substantial changes to the Group's accounting policies or any significant impact on the financial statements except for the presentation of financial statements as required by FRS 1 (Revised) Presentation of Financial Statements as disclosed in item 5 below.

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

FRS 1 (Revised) Presentation of Financial Statements requires an entity to present all non-owner changes in equity in a Statement of Comprehensive Income ("SCI"). Non-owner changes will include items of income and expense recognised directly in equity. Previously such non-owner changes were included in the statement of changes in equity. This is a change of presentation and does not affect the recognition or measurement of the entity's transactions. An entity may choose to present the SCI in a single statement, or in two statements (a separate income statement and a SCI). The Group is presenting SCI in a single statement.

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 Company (cents per share)	12 months ended 31-May-10	12 months ended 31-May-09
(a) On a basic basis	4.54	3.21
(b) On a fully diluted basis	4.54	3.21

Earnings per share is calculated based on 529,760,000 ordinary shares in issue (FY2009: 529,760,000 shares)

7 Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year

	Group		Company	
	As at 31-May-10	As at 31-May-09	As at 31-May-10	As at 31-May-09
Net asset value per ordinary share based on issued share capital at the end of the year reported on (cents)	27.08	23.10	16.52	16.18

The above were computed based on 529,760,000 ordinary shares in issue at the end of the current financial year and at the end of the corresponding financial year.

- 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) Income Statements

Group revenue for the financial year ended 31 May 2010 ("FY2010") rose 12.1% to \$345.7 million compared with \$308.4 million recorded for the financial year ended 31 May 2009 ("FY2009"). The construction division remained the key driver, contributing about 86.2% to the Group's revenue while its property development and ready-mixed concrete divisions contributed 8.3% and 5.3% respectively. The overall growth in revenue was mainly driven by private sector demand for the Group's construction and construction-related services.

Cost of sales increased in line with the revenue growth. As such, the Group recorded a 22.2% rise in gross profit to \$45.3 million, from \$37.1 million in FY2009. Accordingly, gross margin for FY2010 was 13.1%, versus 12.0% in FY2009.

Distribution expense increased 35.2% to \$1.8 million due to the construction of showflats as well as marketing expenses for properties under development. Finance costs fell 38.9% to \$1.1 million as the Group repaid some of its borrowings.

Pre-tax profit rose 39.2% to \$29.0 million compared to \$20.8 million in FY2009 on the back of improved operational efficiencies.

The Group's income tax expense of \$4.8 million was higher than the previous year, mainly due to higher profit for the financial year under review.

After taking into consideration the 32.4% increase in tax expense to \$4.8 million, the Group registered a 40.6% growth in net profit to \$24.2 million, compared to \$17.2 million in FY2009.

B) Balance Sheet Statements

Property, plant and equipment increased to \$41.9 million at the end of FY2010 from \$32.5 million at the end of FY2009. This was mainly due to the setting up of a second batching plant and purchase of machinery and mixer trucks for the expansion of the Group's ready-mixed concrete business as well as construction cost incurred for its new head office building.

The Group did not have any long-term other receivables at the end of FY2010 (FY2009: \$2.5 million) due to the conversion of a loan to its 10%-owned property development entity, into unquoted preference share capital. Investment properties increased to \$14.1 million at the end of FY2010 from \$12.0 million at the end of FY2009, mainly due to progressive payments for the purchase of the residential units.

Development properties decreased to \$90.3 million from \$107.6 million due to the progressive payments received for Ola Residences and Lincoln Suites. Other receivables and deposits increased from \$29.4 million to \$37.4 million due to contributions of \$7.2 million to the Group's affiliates in relation to the Group's property development projects.

Other payables and deposits decreased from \$5.1 million to \$1.1 million mainly due to the offsetting of advance payment received against work completed. Progress billings in excess of construction work-in-progress increased from \$38.8 million to \$75.2 million due to billings for works done ahead of the cost incurred for various projects.

In line with the increase in revenue and business activity, trade receivables, payables, accruals, bills payables, inventories, all registered increases. Inventories increased from \$2.1 million to \$5.0 million, due to the purchase of raw materials for the construction projects and production of ready-mixed concretes. Bills payables increased from \$0.9 million to \$4.2 million, driven by the purchase of raw materials.

Group bank borrowings decreased to \$94.7 million from \$119.9 million as the Group repaid some of its loans. Accordingly, net gearing decreased to 0.17 in FY2010 after taking into account the improved cash and cash equivalents position of \$70.8 million, as compared to \$38.02 million in FY2009. This was a significant improvement from the net gearing of 0.67 in FY2009.

C) Cash flow Statements

Net cash generated from operating activities in FY2010 rose to \$81.8 million compared to \$58.6 million in FY2009. This was mainly due to the improved profitability and increase in progress billings over work in progress, as well as decreases in development property offset by increase in trade receivables and other receivables and deposits.

Net cash used in investing activities was lower at \$11.6 million compared to \$15.0 million in FY2009, mainly due to an increase in proceeds received from the sale of fixed assets and investment property.

Net cash used in financing activities was \$24.4 million, compared to \$3.1 million in FY2009. This was mainly due to lower amount of bank borrowings and higher amount of debt repayment in FY2010 as well as increase in dividend payments to shareholders.

As at the end of FY2010, the Group's cash and cash equivalents stood at \$70.8 million compared to a balance of \$24.9 million in the previous financial year.

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 Full Year Results is in line with the positive market outlook previously announced in the paragraph 10 of the 3Q 2010 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

On the back of a robust Singapore economy, the construction industry is expected to enjoy sustained activity in the current financial year. This is supported by the Building Construction Authority's ("BCA") forecast for local construction demand to reach between S\$21.0 billion and S\$27.0 billion by the end 2010, of which 30% is expected to come from residential projects. The Group has built a strong track record in the private residential sector and will leverage its capabilities and experience to tender for more building works in the private residential sector.

With its established track record in both private residential and public infrastructure sectors, the Group is well positioned to benefit from this demand trend. It will continue to leverage its integrated engineering and construction capabilities to tender for more projects from the private and public sectors.

In the course of FY2010, the Group was awarded a total of five building contracts worth about \$530 million for the construction of private residential developments, namely The Gale, Waterfront Key, Dakota Crescent, Centro Residences, and The Laurels. With the addition of these contracts, together with the \$88 million condominium contract at Spottiswoode Park Road secured for the beginning of FY2011, the Group's order book as at 31 May 2010 stood at \$846 million. This should provide it with a constant flow of activities through FY2013.

In respect of the Company's lawsuit, the Group would like to provide an update as follows:

On 28 August 2008, Lian Beng Group Ltd ('LBG') commenced Suit No. 605 of 2008/Z ('Suit 605') in the High Court of Singapore against Manhattan Resources Ltd ('MRL'). LBG claims S\$9.4 million against MRL for breach of a written sale and purchase agreement ('Agreement') which LBG and MRL entered into on 27 July 2007. The Agreement was in relation to MRL's purchase of LBG's shares in Lian Beng Energy Pte Ltd ('LBE'). MRL, in its defence, alleged that it was only required to call for an Extraordinary General Meeting to approve the purchase of the shares as required under the Agreement if and when Mr. Ong Pang Aik ('Mr. Ong') complied with an oral agreement to pay a certain sum into the business of LBE or that of LBE's subsidiary. MRL also alleged that LBG failed to comply with an implied term of the Agreement. MRL counterclaims S\$254,479.9 against LBG being, part payment received by LBG for the shares under the Agreement. Alternatively, S\$1 million under clause 7.3(b) of the Agreement for breach of warranties. LBG denies all of MRL's allegations and counterclaims. On 19 February 2010, MRL was ordered by the Court to make payment of S\$9.4 million into Court as security for LBG's claim. MRL made payment of the said sum on 9 March 2010.

On 19 April 2010, MRL commenced Suit No. 274/2010/A ('Suit 274') against Mr. Ong for contribution or indemnity in the event LBG succeeds in Suit 605. Suit 274 was brought on the basis that Mr. Ong had orally represented and/or agreed but failed to make the required payment into the business of LBE or that of LBE's subsidiary, thereby preventing MRL from fulfilling its obligations under the Agreement. Mr. Ong denies all of MRL's allegations. Suit 605 and Suit 274 were consolidated on 27 May 2010.

The Company's legal counsel has advised that the Company's chances of success in this case remains favourable. In view of the legal counsel's opinion, the Group has not made a provision for the doubtful debt amount of S\$9.4 million owed by MRL.

11 Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

Yes.

Name of Dividend	:	First & Final	Special
Dividend Type	:	Cash	Cash
Dividend Amount per share (in cents)	:	0.40 cents	0.40 cents
Tax Rate	:	Tax exempt (1-Tier)	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	:	First & Final	Special
Dividend Type	:	Cash	Cash
Dividend Amount per share (in cents)	:	0.40 cents	0.20 cents
Tax Rate	:	Tax exempt (1-Tier)	Tax exempt (1-Tier)

(c) Date payable

The first and final dividend, if approved at the Annual General Meeting to be held on 24 September 2010, will be paid on 15 October 2010.

(d) Books closure date

Notice is hereby given that the Share Transfer Books and Register of Members of the Company will be closed on 6 October 2010 for the preparation of dividend warrants.

Duly completed registrable transfers received by the Company's Share Registrar, M & C Services Private Limited at 138 Robinson Road, #17-00 The Corporate Office, Singapore 068906 up to 5.00 p.m. on 5 October 2010 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 5 October 2010 will be entitled to the proposed dividend.

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

Not applicable

PART II

ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

- 13 **Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year**

(a) **By Business Segments**

(Figures in \$'000)

FY2010							
	Construction	Ready-Mix Concrete	Engineering & Leasing of Construction Machinery	Property Development	Investment Holding	Elimination	Group
Revenue							
External Customers	297,853	18,310	868	28,668	6	-	345,705
Inter-segment	8,587	16,031	17,947	-	6,289	(48,854)	-
Total revenue	306,440	34,341	18,815	28,668	6,295	(48,854)	345,705
Results:							
Interest income	19	-	-	17	346	-	382
Finance cost	570	317	64	82	82	-	1,115
Dividend income	8	-	-	-	-	-	8
Depreciation and amortisation	2,635	1,039	973	37	2	(194)	4,492
Impairment of non-financial assets	-	-	-	-	1,421	-	1,421
<u>Other non-cash income:</u>							
Reversal of share of loss in jointly-controlled entity	548	-	-	-	-	-	548
Write back of impairment loss of property held for sale	-	-	-	314	-	-	314
Others	25	-	-	-	-	-	25
<u>Other non-cash expenses:</u>							
Provision for doubtful debts	867	-	73	-	267	-	1,207
Others	87	1	-	-	-	-	88
Segment profit/(loss)	23,420	1,686	4,099	2,089	(2,306)	2	28,990
Assets:							
Capital expenditure	8,193	4,816	2,546	-	3,235	(4)	18,786
Segment assets	253,743	16,353	18,619	112,759	114,348	(112,144)	403,678
Segment liabilities	171,651	13,090	9,162	110,224	33,715	(78,188)	259,654

FY2009							
	Construction	Ready-Mix Concrete	Engineering & Leasing of Construction Machinery	Property Development	Investment Holding	Elimination	Group
Revenue							
External Customers	297,004	10,038	167	1,155	9	-	308,373
Inter-segment	975	15,117	8,705	-	4,286	(29,083)	-
Total revenue	297,979	25,155	8,872	1,155	4,295	(29,083)	308,373
Results:							
Interest income	31	-	-	8	325	-	364
Finance cost	1,275	208	59	155	128	-	1,825
Dividend income	12	-	-	-	-	-	12
Depreciation and amortisation	2,405	562	709	36	4	(165)	3,551
<u>Other non-cash income:</u>							
Reversal of share of loss in jointly-controlled entity	960	-	-	-	-	-	960
Write back of impairment loss of long term receivables	-	-	-	-	223	-	223
<u>Other non-cash expenses:</u>							
Provision for doubtful debts	2,529	-	621	-	311	-	3,461
Provision for impairment loss of property held for sale	-	-	-	314	-	-	314
Segment profit/(loss)	19,916	1,704	836	(1,012)	(603)	(10)	20,831
Assets:							
Capital expenditure	6,069	721	1,819	3	7,127	(260)	15,479
Segment assets	209,249	9,336	13,770	122,052	102,763	(98,555)	358,615
Segment liabilities	140,490	7,495	8,268	121,111	23,849	(65,343)	235,870

(b) By Geographical Segments (Figures in S\$ '000)

FY2010	Singapore	Maldives	Elimination	Total
Revenues	345,701	4	-	345,705
Non-current assets	56,130	-	-	56,130

FY2009	Singapore	Maldives	Elimination	Total
Revenues	308,278	98	(3)	308,373
Non-current assets	44,515	112	(15)	44,612

14 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments

Please refer to items 8 and 13.

15 A breakdown of sales

	Group		Increase / (Decrease) %
	31-May-10 \$'000	31-May-09 \$'000	
Sales reported for first half year	157,594	150,975	4.4%
Operating profit after tax and before deducting minority interests reported for first half year	11,406	8,936	27.6%
Sales reported for second half year	188,111	157,398	19.5%
Operating profit after tax and before deducting minority interests reported for second half year	12,818	8,295	54.5%

16 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 proposed	Latest Full Year (\$'000)	Previous Full Year (\$'000)
Ordinary Shares*	4,238	3,179
Preference Shares	-	-
Total	4,238	3,179

* Please refer to item 11

BY ORDER OF THE BOARD

Ong Pang Aik
Chairman and Group Managing Director
July 28, 2010