



BUKIT SEMBAWANG ESTATES LIMITED

(Company Registration Number: 196700177M)

(Incorporated in Singapore on 27 June 1967)

Financial Statement and Dividend Announcement for the Fourth Quarter and Twelve Months ended 31 March 2011

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

Consolidated Statement of Comprehensive Income for the fourth quarter and twelve months ended 31 March 2011

	Note	Fourth quarter			Twelve months		
		01.01.2011 to 31.03.2011	01.01.2010 to 31.03.2010	Change %	01.04.2010 to 31.03.2011	01.04.2009 to 31.03.2010	Change %
		\$'000	\$'000		\$'000	\$'000	
Revenue		76,632	20,998	264.9	500,015	65,958	658.1
Cost of sales		(61,706)	(15,482)	298.6	(305,412)	(42,240)	623.0
Gross profit	1	14,926	5,516	170.6	194,603	23,718	720.5
Other income	2	1,235	(487)	353.6	2,904	2,078	39.7
Administrative expenses		(1,051)	(1,188)	(11.5)	(3,512)	(3,148)	11.6
Other operating expenses	3	11,601	37,274	(68.9)	8,544	35,679	(76.1)
Profit from operations		26,711	41,115	(35.0)	202,539	58,327	247.2
Finance income	4	470	72	552.8	659	213	209.4
Finance expense	5	(850)	23	3,795.7	(4,377)	(3,661)	19.6
Net finance costs		(380)	95	500.0	(3,718)	(3,448)	7.8
Profit before income tax ¹		26,331	41,210	(36.1)	198,821	54,879	262.3
Income tax expense	6	1,141	691	(65.1)	(28,317)	(1,909)	1,383.3
Profit for the period/year attributable to equity holders of the Company		27,472	41,901	(34.4)	170,504	52,970	221.9
Other comprehensive income							
Change in fair value of available-for-sale financial assets	7	541	(4,444)	112.2	8,218	14,730	(44.2)
Transfer of fair value reserve to profit or loss on disposal of available-for-sale financial assets		-	-	N.A.	(386)	-	N.A.
Effective portion of changes in fair value of cash flow hedges	8	467	(775)	160.3	(4,718)	(775)	508.8
Transfer of hedging reserve to profit or loss	8	288	-	N.A.	288	-	N.A.
Other comprehensive income for the period/year, net of income tax		1,296	(5,219)	124.8	3,402	13,955	(75.6)
Total comprehensive income for the period/year		28,768	36,682	(21.6)	173,906	66,925	159.9
Earnings per share ²							
Basic earnings per share (cents)		11.02	17.52		68.80	22.71	
Diluted earnings per share (cents)		10.87	16.89		67.85	21.88	

¹ Profit before income tax includes the following:

	Fourth quarter			Twelve months		
	01.01.2011 to 31.03.2011 \$'000	01.01.2010 to 31.03.2010 \$'000	Change %	01.04.2010 to 31.03.2011 \$'000	01.04.2009 to 31.03.2010 \$'000	Change %
Investment income	699	89	685.4	1,874	1,697	10.4
Interest income	85	72	18.1	274	213	28.6
Interest expense	(562)	23	(2,543.5)	(4,089)	(3,661)	11.7
Mark-to-market gain on derivative financial instruments	385	-	100.0	385	-	100.0
Depreciation and amortisation	(62)	(52)	19.2	(231)	(324)	(28.7)
Gain on disposal of available-for-sale financial assets	-	-	N.A.	452	-	100.0
Transfer of hedging reserve to profit or loss	(288)	-	100.0	(288)	-	100.0
Write-back of foreseeable losses on development properties	13,000	40,000	(67.5)	13,000	40,000	(67.5)

² The basic and diluted earnings per share are computed based on profit for the period/year attributable to equity holders of the Company and the weighted average number of ordinary shares as set out on page 11.

Notes to the Group's Consolidated Statement of Comprehensive Income:

Note 1 – Gross profit

The higher gross profit for the twelve months ended 31 March 2011 as compared to the prior corresponding year is mainly due to more units of Paterson Suites sold during the twelve months ended 31 March 2011, Temporary Occupation Permit (TOP) obtained for Parc Mondrian and Paterson Suites, as well as higher profit recognition on more development projects based on the percentage of completion method.

Note 2 – Other income

The increase in other income for the twelve months ended 31 March 2011 is mainly due to a one-off gain of \$0.5 million on disposal of an available-for-sale financial asset.

Note 3 – Other operating expenses

The negative other operating expenses for the twelve months ended 31 March 2011 and 2010 is mainly due to a write-back of allowance for foreseeable losses amounting to \$13.0 million and \$40.0 million respectively due to an increase in the valuation of the Fairways development project. Excluding the write-back, other operating expenses would have been \$4.5 million and \$4.3 million for the current year and prior year respectively. Other operating expenses for both years relate mainly to property tax and other development costs on certain development projects which are pending development.

Note 4 – Finance income

The increase in finance income is mainly due to mark-to-market gain on interest rate swaps as well as higher interest income earned from fixed deposit placements attributable to higher progress billings during the twelve months ended 31 March 2011 as compared to the prior corresponding year.

Note 5 - Finance expense

The increase in finance expense for the twelve months ended 31 March 2011 as compared to the prior corresponding year is mainly due to an increase of \$0.4 million relating to borrowing costs incurred for Paterson Suites development project subsequent to TOP.

Note 6 – Income tax expense

The increase in income tax expense is due to higher profit for the twelve months ended 31 March 2011 as compared to the prior corresponding year.

Note 7 – Change in fair value of available-for-sale financial assets

The change in fair value of available-for-sale financial assets relates to the net change in market values of the Group's investments in equity securities between the commencement and end of each reporting period. The decrease in the change in fair value for the twelve months ended 31 March 2011 as compared to the prior corresponding year is caused by market movements in the prices of the Group's equity securities during the respective periods.

Note 8 – Effective portion of changes in fair value of cash flow hedges / Transfer of hedging reserve to profit or loss

The Group had adopted hedge accounting for the interest rate swaps entered into to hedge its exposure to interest rate risks relating to future cash flows on the interest payments attributable to the bank loans. During the quarter ended 31 March 2011, the cash flow hedge was discontinued. The net change in fair value of the cash flow hedges is recognised in equity up to the date of discontinuance and in profit or loss thereafter. A portion of the hedging reserve was transferred to profit or loss.

Borrowing costs capitalised in development properties

Borrowing costs capitalised in development properties amounted to \$19.2 million for the twelve months ended 31 March 2011 as compared to \$19.2 million for the corresponding year ended 31 March 2010.

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.**

	Note	Group		Company	
		31.03.2011 \$'000	31.03.2010 \$'000	31.03.2011 \$'000	31.03.2010 \$'000
Non-current assets					
Investment property		4,843	4,911	-	-
Property, plant and equipment		155	198	-	-
Investments in subsidiaries		-	-	80,294	80,294
Available-for-sale financial assets	1	48,094	39,790	48,094	39,790
Deferred tax assets		224	1,394	-	-
		<u>53,316</u>	<u>46,293</u>	<u>128,388</u>	<u>120,084</u>
Current assets					
Development properties	2	1,201,861	1,342,200	-	-
Trade and other receivables	3	21,190	3,481	1,303,492	1,414,719
Cash and cash equivalents	4	205,257	105,196	14,838	12,466
		<u>1,428,308</u>	<u>1,450,877</u>	<u>1,318,330</u>	<u>1,427,185</u>
Total assets		<u>1,481,624</u>	<u>1,497,170</u>	<u>1,446,718</u>	<u>1,547,269</u>
Equity attributable to shareholders of the Company					
Share capital	5	616,160	587,057	616,160	587,057
Reserves	6	346,182	181,970	242,434	246,734
Total equity		<u>962,342</u>	<u>769,027</u>	<u>858,594</u>	<u>833,791</u>
Non-current liabilities					
Interest-bearing bank loans	7	443,042	697,318	443,042	570,505
Derivative financial liabilities	8	4,272	-	4,272	-
Deferred tax liabilities		2,015	1,795	14	14
		<u>449,329</u>	<u>699,113</u>	<u>447,328</u>	<u>570,519</u>
Current liabilities					
Trade and other payables	9	42,870	27,764	139,948	142,166
Derivative financial liabilities	8	836	775	836	775
Current tax payable		26,247	491	12	18
		<u>69,953</u>	<u>29,030</u>	<u>140,796</u>	<u>142,959</u>
Total liabilities		<u>519,282</u>	<u>728,143</u>	<u>588,124</u>	<u>713,478</u>
Total equity and liabilities		<u>1,481,624</u>	<u>1,497,170</u>	<u>1,446,718</u>	<u>1,547,269</u>

Notes to the Balance Sheet of the Group:**Note 1 – Available-for-sale financial assets**

The increase is mainly due to the increase in fair value of the Group's investments in equity securities.

Note 2 – Development properties

The net decrease is mainly due to higher progress billings, offset by an increase in attributable profits and increase in development costs of development projects capitalised during the year.

Note 3 – Trade and other receivables

The increase is mainly due to higher outstanding progress billing receivables on the development projects, including receivables held in trust.

Note 4 – Cash and cash equivalents

Please refer to Section 1(c) for cash flows for the period.

Note 5 – Share capital

The increase in share capital is due to the conversion of warrants pursuant to the Company's rights issue in April 2009. Please refer to section 1(d)(i) for statement of changes in equity for the period.

Note 6 – Reserves

Please refer to Section 1(d)(i) for statement of changes in equity for the period.

Note 7 – Interest-bearing bank loans

The decrease in interest-bearing bank loans is mainly due to the repayment of medium-term bank loans using part of the proceeds from warrants conversion as well as proceeds from sale of development properties.

Note 8 – Derivative financial liabilities

This represents the fair value of interest rate swaps. The increase is attributable to mark-to-market loss recognised on interest rate swaps for the year.

Note 9 – Trade and other payables

The increase is mainly due to accrual for retention sums payable upon the completion of defects liability period.

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

	31.03.2011 \$'000	31.03.2010 \$'000
<u>Unsecured</u>		
- Amount repayable in one year or less, or on demand	-	-
- Amount repayable after one year	-	-
<u>Secured</u>		
- Amount repayable in one year or less, or on demand	-	-
- Amount repayable after one year	443,042	697,318

Details of any collateral

The secured borrowings are collateralised by:

- mortgages on certain development properties of the Group including certain assignment of rights and interest;
- charge over the project accounts of the Group; and
- guarantee by the Company and certain of its subsidiaries.

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

	Fourth quarter		Twelve months	
	01.01.2011 to 31.03.2011 \$'000	01.01.2010 to 31.03.2010 \$'000	01.04.2010 to 31.03.2011 \$'000	01.04.2009 to 31.03.2010 \$'000
Cash flows from operating activities				
Profit before income tax	26,331	41,210	198,821	54,879
Adjustments for:				
Depreciation of investment property	44	39	166	158
Depreciation of property, plant and equipment	18	13	65	166
Dividend income from available-for-sale financial assets	(699)	(89)	(1,874)	(1,697)
Gain on disposal of available-for-sale financial assets	-	-	(452)	-
Interest expense	562	(23)	4,089	3,661
Interest income	(85)	(72)	(274)	(213)
Mark-to-market gain on derivative financial instruments	(385)	-	(385)	-
Transfer of hedging reserve to profit or loss	288	-	288	-
Write-back of foreseeable losses on development properties	(13,000)	(40,000)	(13,000)	(40,000)
Operating profit before working capital changes	13,074	1,078	187,444	16,954
Changes in working capital:				
Development properties	50,176	(20,894)	172,489	(2,154)
Trade and other receivables	171,298	2,649	(18,162)	8,049
Trade and other payables	12,394	7,463	16,659	12,861
Cash generated from/(used in) operations	246,942	(9,704)	358,430	35,710
Interest received	95	59	271	194
Income tax paid	(675)	(48)	(1,089)	(4,642)
Net cash from operating activities	246,362	(9,693)	357,612	31,262
Cash flows from investing activities				
Capital expenditure on investment property	-	-	(98)	-
Dividends received	337	209	1,786	1,485
Proceeds from disposal of available-for-sale financial assets	-	-	442	-
Purchase of available-for-sale financial assets	-	-	-	(78)
Purchase of property, plant and equipment	-	(130)	(22)	(132)
Net cash from investing activities	337	79	2,108	1,275
Cash flows from financing activities				
Dividends paid	-	-	(9,694)	(4,768)
Interest paid (including amounts capitalised in development properties)	(5,780)	(5,931)	(20,888)	(28,077)
Proceeds from conversion of warrants	17,003	1,529	29,103	54,366
Proceeds from rights issue, net of issue expenses	-	(16)	-	245,859
Payment of financing transaction costs	-	(1,125)	-	(10,327)
Proceeds from medium-term bank loans	23,000	706,180	30,800	706,180
Proceeds from short-term bank loans	-	-	-	28,500
Repayments of bank loans	(278,980)	(758,090)	(288,980)	(939,298)
Net cash from financing activities	(244,757)	(57,453)	(259,659)	52,435
Net increase/(decrease) in cash and cash equivalents	1,942	(67,067)	100,061	84,972
Cash and cash equivalents at beginning of period/year	203,315	172,263	105,196	20,224
Cash and cash equivalents at end of period/year	205,257	105,196	205,257	105,196

- 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 of shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

Group	Share capital \$'000	Capital reserve \$'000	Fair value reserve \$'000	Hedging reserve \$'000	Accumulated profits \$'000	Dividend reserve \$'000	Total \$'000
At 1 April 2009	286,832	60,714	19,244	-	35,539	4,316	406,645
Total comprehensive income for the year							
Profit for the year	-	-	-	-	52,970	-	52,970
Other comprehensive income							
Change in fair value of available-for-sale financial assets	-	-	14,730	-	-	-	14,730
Effective portion of changes in fair value of cash flow hedges	-	-	-	(775)	-	-	(775)
Total comprehensive income for the year	-	-	14,730	(775)	52,970	-	66,925
Transactions with owners, recorded directly in equity							
Shares issued pursuant to rights issue, net of issue expenses	245,859	-	-	-	-	-	245,859
Shares issued pursuant to warrants conversion	54,366	-	-	-	-	-	54,366
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	(452)	(4,316)	(4,768)
- final dividends for the year, proposed	-	-	-	-	(9,591)	9,591	-
Total transactions with owners	300,225	-	-	-	(10,043)	5,275	295,457
At 31 March 2010	587,057	60,714	33,974	(775)	78,466	9,591	769,027

Group	Share capital \$'000	Capital reserve \$'000	Fair value reserve \$'000	Hedging reserve \$'000	Accumulated profits \$'000	Dividend reserve \$'000	Total \$'000
At 1 April 2010	587,057	60,714	33,974	(775)	78,466	9,591	769,027
Total comprehensive income for the year							
Profit for the year	-	-	-	-	170,504	-	170,504
Other comprehensive income							
Change in fair value of available-for-sale financial assets	-	-	8,218	-	-	-	8,218
Transfer of fair value reserve to profit or loss on disposal of available-for-sale financial asset	-	-	(386)	-	-	-	(386)
Effective portion of changes in fair value of cash flow hedges	-	-	-	(4,718)	-	-	(4,718)
Transfer of hedging reserve to profit or loss	-	-	-	288	-	-	288
Total comprehensive income for the year	-	-	7,832	(4,430)	170,504	-	173,906
Transactions with owners, recorded directly in equity							
Shares issued pursuant to warrants conversion	29,103	-	-	-	-	-	29,103
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	(103)	(9,591)	(9,694)
- final dividends for the year, proposed	-	-	-	-	(31,069)	31,069	-
Total transactions with owners	29,103	-	-	-	(31,172)	21,478	19,409
At 31 March 2011	616,160	60,714	41,806	(5,205)	217,798	31,069	962,342

Company	Share capital \$'000	Capital reserve \$'000	Fair value reserve \$'000	Hedging reserve \$'000	Accumulated profits \$'000	Dividend reserve \$'000	Total \$'000
At 1 April 2009	286,832	61,906	19,154	-	150,717	4,316	522,925
Total comprehensive income for the year							
Profit for the year	-	-	-	-	1,454	-	1,454
Other comprehensive income							
Change in fair value of available-for-sale financial assets	-	-	14,730	-	-	-	14,730
Effective portion of changes in fair value of cash flow hedges	-	-	-	(775)	-	-	(775)
Total comprehensive income for the year	-	-	14,730	(775)	1,454	-	15,409
Transactions with owners, recorded directly in equity							
Shares issued pursuant to rights issue, net of issue expenses	245,859	-	-	-	-	-	245,859
Shares issued pursuant to warrants conversion	54,366	-	-	-	-	-	54,366
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	(452)	(4,316)	(4,768)
- final dividends for the year, proposed	-	-	-	-	(9,591)	9,591	-
Total transactions with owners	300,225	-	-	-	(10,043)	5,275	295,457
At 31 March 2010	587,057	61,906	33,884	(775)	142,128	9,591	833,791

Company	Share capital \$'000	Capital reserve \$'000	Fair value reserve \$'000	Hedging reserve \$'000	Accumulated profits \$'000	Dividend reserve \$'000	Total \$'000
At 1 April 2010	587,057	61,908	33,884	(775)	142,126	9,591	833,791
Total comprehensive income for the year							
Profit for the year	-	-	-	-	1,902	-	1,902
Other comprehensive income							
Change in fair value of available-for-sale financial assets	-	-	8,218	-	-	-	8,218
Transfer of fair value reserve to profit or loss on disposal of available-for-sale financial asset	-	-	(296)	-	-	-	(296)
Effective portion of changes in fair value of cash flow hedges	-	-	-	(4,718)	-	-	(4,718)
Transfer of hedging reserve to profit or loss	-	-	-	288	-	-	288
Total comprehensive income for the year	-	-	7,922	(4,430)	1,902	-	5,394
Transactions with owners, recorded directly in equity							
Shares issued pursuant to warrants conversion	29,103	-	-	-	-	-	29,103
Dividends to equity holders:							
- final dividends for the previous year, paid	-	-	-	-	(103)	(9,591)	(9,694)
- final dividends for the year, proposed	-	-	-	-	(31,069)	31,069	-
Total transactions with owners	29,103	-	-	-	(31,172)	21,478	19,409
At 31 March 2011	616,160	61,908	41,806	(5,205)	112,856	31,069	858,594

- 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.**

During the 3 months ended 31 March 2011, the Company issued 7,400,421 new ordinary shares from the exercise of 7,400,421 warrants at an issue price of \$2.30 per share arising from the warrants issue on 8 April 2009.

Subsequent to the balance sheet date, of the 6,850,265 (2010: 19,522,191) warrants outstanding as at 31 March 2011, 6,802,850 warrants were exercised for 6,802,850 new ordinary shares of the Company prior to the expiry of the warrants.

In accordance with the terms and conditions of the warrants, the rights to subscribe for new ordinary shares in the capital of the Company comprised in the warrants have expired at 5.00 p.m. on 8 April 2011. Any subscription rights comprised in the warrants which have not been exercised have lapsed and the warrants have ceased to be valid for any purpose whatsoever. These warrants were delisted from the Official List of the Singapore Exchange Securities Trading Limited with effect from 9.00 a.m. on 11 April 2011.

- 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 had 252,108,476 issued and fully paid up ordinary shares as at 31 March 2011 (2010: 239,436,550).

The Company had no treasury shares as at 31 March 2011 and 31 March 2010.

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

Not applicable.

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

The figures have neither been audited nor reviewed by our 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 Note 5 below, the Group and the Company have applied the same accounting policies and methods of computation in the financial statements for the current financial period as those applied in the Group's and the Company's most recently audited financial statements for the year ended 31 March 2010.

- 5 **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

The Group and the Company have adopted various new and revised Financial Reporting Standards (“FRSs”) and Interpretations of FRSs (“INT FRSs”) which took effect for the financial year beginning on 1 April 2010. The adoption of these new and revised FRSs and INT FRSs did not have a significant impact on the Group’s and the Company’s financial position or results.

- 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.**

The basic and diluted earnings per share for the current year is computed based on profit for the period/year attributable to equity holders of the Company and the weighted average number of ordinary shares set out below. The weighted average number of ordinary shares has been adjusted to take into account the rights issue and warrants exercised during the period/year and the effect of the warrants outstanding at the end of the period.

	Fourth quarter		Twelve months	
	31.03.2011	31.03.2010	31.03.2011	31.03.2010
Basic earnings per share (cents)	11.02	17.52	68.80	22.71
Diluted earnings per share (cents)	10.87	16.89	67.85	21.88

	Fourth quarter		Twelve months	
	31.03.2011	31.03.2010	31.03.2011	31.03.2010
Weighted average number of ordinary shares for calculation of:				
- Basic earnings per share	249,365,085	239,213,740	247,811,805	233,195,297
- Diluted earnings per share	252,767,734	248,146,063	251,307,452	242,127,621

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

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

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

	Group		Company	
	31.03.2011	31.03.2010	31.03.2011	31.03.2010
Net asset value per ordinary share	\$3.82	\$3.21	\$3.41	\$3.48

Net asset value per share is calculated based on the number of shares of 252,108,476 and 239,436,550 ordinary shares in issue during the current and corresponding period/year respectively.

- 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.**

The Group's revenue for the twelve months ended 31 March 2011 was \$500.0 million as compared to \$66.0 million in the prior corresponding year. Accordingly, the net profit before tax increased by 262.3% from \$54.9 million in the prior corresponding year to \$198.8 million for the twelve months ended 31 March 2011.

The increase was mainly due to more units of Paterson Suites sold, TOP obtained for Parc Mondrian and Paterson Suites, and higher profit recognition on Verdure, The Vermont on Cairnhill and Luxus Hills Phases 1, 2 and 3, for the twelve months ended 31 March 2011 as compared to profit recognised on only four development projects, namely Parc Mondrian, Paterson Suites, Verdure and Luxus Hills Phase 1, in the prior corresponding period.

For the twelve months ended 31 March 2011, net profit before tax included a write-back of allowance for foreseeable losses amounting to \$13.0 million (2010: \$40.0 million) arising from an increase in the valuation of the Fairways development project.

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

Not applicable.

- 10 **A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

The Singapore GDP growth is estimated to be 5 - 7% in 2011 according to the Ministry of Trade and Industry's forecast. The housing policy measures introduced by the Singapore government in January 2011 to cool the residential property market have moderated private housing prices.

Luxus Hills Phase 1 (78 units) is expected to be completed during the first half of financial year ending 2012. The Group will continue to closely monitor the property market and will time the launches of Luxus Hills Phase 5 and new condominium project along Telok Blangah Road in the current financial year. Barring unforeseen circumstances, the Group will remain profitable for the current financial year.

11 **Dividend**

	31.03.2011	31.03.2010
Name of dividend	Final Ordinary	Final Ordinary
Dividend type	Cash	Cash
Dividend rate	4 cents	4 cents
Tax rate	Tax exempt (One-tier)	Tax exempt (One-tier)
Name of dividend	Final Special	Final Special
Dividend type	Cash	Cash
Dividend rate	8 cents	Nil
Tax rate	Tax exempt (One-tier)	Tax exempt (One-tier)

The Board of Directors has recommended a final dividend of 4 cents per ordinary share and a special dividend of 8 cents per ordinary share for the year ended 31 March 2011. The proposed final and special dividends, if approved by the shareholders of the Company at the 45th Annual General Meeting, will be paid on 12 August 2011.

Books closure date

NOTICE IS HEREBY GIVEN that the Share Transfer Books and the Register of Members of the Company will be closed on 3 August 2011, for the preparation of dividend warrants. Duly completed transfers received by the Company's Share Registrar, M & C Services Private Limited, 138 Robinson Road #17-00 The Corporate Office, Singapore 068906 up to the close of business at 5.00 p.m. on 2 August 2011 will be registered to determine shareholders' entitlement to the above dividend. In respect of shares in securities accounts with The Central Depository (Pte) Limited ("CDP"), the said dividend will be paid by the Company to CDP, which will in turn distribute the dividend entitlement to holders of shares in accordance with its practice.

The 45th Annual General Meeting of the Company will be held at Amara Singapore Hotel, Ballroom 1, Level 3, 165 Tanjong Pagar Road, Singapore 088539 on 22 July 2011 at 10.30 a.m.

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

Not applicable.

PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

- 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.**

	Development properties		Investment holding		Total	
	2011 \$'000	2010 \$'000	2011 \$'000	2010 \$'000	2011 \$'000	2010 \$'000
External revenues	499,782	65,504	233	454	500,015	65,958
Finance income	273	118	98	95	371	213
Finance expense	(4,089)	(3,661)	-	-	(4,089)	(3,661)
Depreciation	65	166	166	158	231	324
Reportable segment profit before tax	196,815	53,163	2,026	1,743	198,841	54,906
Other material non-cash item: - Write-back of foreseeable losses on development properties	13,000	40,000	-	-	13,000	40,000
Capital expenditure	22	132	98	-	120	132

- 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 Note 8.

- 15 **A breakdown of sales as follows:-**

Group	01.04.2010 to 31.03.2011 \$'000	01.04.2009 to 31.03.2010 \$'000	Change %
(a) Sales reported for first half year	126,690	27,059	368.2
(b) Operating profit after tax before deducting minority interests for first half year	43,478	8,072	438.6
(c) Sales reported for second half year	373,325	38,899	859.7
(d) Operating profit after tax before deducting minority interests for second half year	129,281	44,898	187.9

16 **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:-**

	Latest 12 months \$'000	Previous 12 months \$'000
Total annual dividend		
Ordinary Preference	31,069 -	9,694 -
Total	31,069	9,694

BY ORDER OF THE BOARD

**TAN GUAT NGOH
COMPANY SECRETARY
23 MAY 2011**