



Unaudited Financial Statement for the 1st Quarter Ended 30 September 2008

**PART I - 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.

1(a)(i) Income Statement for the 1st quarter ended 30 September 2008

	Group		
	USD'000		%
	1st quarter ended 30 September 2008	1st quarter ended 30 September 2007	Change
<b>Revenue</b>	5,504	3,801	44.8
Vessel management expenses	(726)	(526)	(38.0)
Loss on other financial assets at fair value through profit and loss	(9,545)	(43)	nm
Impairment in value of available-for-sale investments	(1,026)	-	nm
Employee benefits expense	(176)	(214)	17.8
Other expenses	(356)	(364)	2.2
Depreciation and amortization	(85)	(81)	(4.9)
Finance cost	-	(113)	nm
Share of results of associated companies	(91)	799	(111.4)
Other gains and losses (note 1(a)(ii))	(3,795)	480	nm
<b>(Loss) profit before income tax</b>	<b>(10,296)</b>	<b>3,739</b>	<b>(375.4)</b>
Income tax	(17)	(17)	0.0
<b>(Loss) profit for the period</b>	<b>(10,313)</b>	<b>3,722</b>	<b>(377.1)</b>
<b>Attributable to:</b>			
<b>Equity holders of the Company</b>	(10,313)	3,715	(377.6)
<b>Minority interests</b>	-	7	nm
	(10,313)	3,722	(377.1)

1(a)(ii) Other gains and losses included the following items:

	Group		
	USD'000		%
	1st quarter ended 30 September 2008	1st quarter ended 30 September 2007	Change
Change in fair value of held-for-trading investments	(2,326)	(23)	nm
Loss on disposal of a subsidiary	(1,159)	-	nm
Loss on disposal of plant and equipment	-	(16)	nm
Foreign exchange adjustment (loss) gain	(671)	519	nm
Gain on disposal of available-for-sale investments	297	-	nm
Reversal of allowance for doubtful debts	64	-	nm
<b>Other gains and losses</b>	<b>(3,795)</b>	<b>480</b>	<b>nm</b>

nm - not meaningful

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

	Group		Company	
	30/09/2008 USD'000	30/6/2008 USD'000	30/09/2008 USD'000	30/6/2008 USD'000
<b>Current Assets</b>				
Cash and bank balances	23,012	14,796	3,489	2,675
Trade receivables	68	1,119	-	-
Other receivables and prepayments	12,316	9,023	936	1,379
Held-for-trading investments	16,514	19,624	-	-
Due from subsidiary companies	-	-	80,646	72,004
Inventory-land held for development	8,573	8,573	-	-
Non-current assets classified as held for sale	-	1,953	-	-
<b>Total Current Assets</b>	<b>60,483</b>	<b>55,088</b>	<b>85,071</b>	<b>76,058</b>
<b>Non-current Assets</b>				
Property, plant and equipment	6,514	6,413	107	120
Intangible asset	5,512	5,512	-	-
Subsidiary companies	-	-	13,994	13,994
Associated companies	1,755	1,847	-	-
Available-for-sale investments	152,429	202,515	122,598	166,526
Other financial assets at fair value through profit and loss	24,968	32,969	17,297	19,923
<b>Total Non-current Assets</b>	<b>191,178</b>	<b>249,256</b>	<b>153,996</b>	<b>200,563</b>
<b>Total Assets</b>	<b>251,661</b>	<b>304,344</b>	<b>239,067</b>	<b>276,621</b>
<b>Current Liabilities</b>				
Trade payables	7,880	9,810	7,009	8,797
Other payables	1,229	1,396	393	371
Due to subsidiary companies	-	-	2,675	2,997
Income tax payable	1,157	1,144	1,013	1,013
Liabilities directly associated with non-current assets classified as held for sale	-	7	-	-
<b>Total Current Liabilities</b>	<b>10,266</b>	<b>12,357</b>	<b>11,090</b>	<b>13,178</b>
<b>Capital, Reserves and Minority Interests</b>				
Share capital	168,814	168,814	168,814	168,814
Reserves	7,715	46,634	26,917	59,886
Accumulated profits	64,863	76,214	32,246	34,743
<b>Equity attributable to equity holders of the company</b>	<b>241,392</b>	<b>291,662</b>	<b>227,977</b>	<b>263,443</b>
<b>Minority Interests</b>	<b>3</b>	<b>325</b>	<b>-</b>	<b>-</b>
<b>Total Equity</b>	<b>241,395</b>	<b>291,987</b>	<b>227,977</b>	<b>263,443</b>
<b>Total Liabilities and Equity</b>	<b>251,661</b>	<b>304,344</b>	<b>239,067</b>	<b>276,621</b>

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

(a) Amount repayable in one year or less, or on demand

As at 30/9/08		As at 30/6/08	
USD'000		USD'000	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

(b) Amount repayable after one year

As at 30/9/08		As at 30/6/08	
USD'000		USD'000	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

(c) Details of any collateral  
Not applicable.

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

	1st quarter ended 30 September 2008 USD'000	1st quarter ended 30 September 2007 USD'000
<b>Cash flows from operating activities</b>		
Profit before income tax and results of associated companies	(10,205)	2,940
Adjustments for:		
Depreciation expense	85	81
Dividend income	(1,642)	(1,332)
Interest income	(2,018)	(1,115)
Interest expense	-	113
Reversal of allowance for doubtful debts	(64)	-
Loss on disposal of plant and equipment	-	16
Loss on disposal of a subsidiary company	1,159	-
Gain on disposal of available-for-sale investments (net)	(297)	-
Impairment in value of available-for-sale investments	1,026	-
Fair value adjustment of other financial assets at fair value through profit and loss	9,545	(122)
<b>Operating (loss) profit before working capital changes</b>	<u>(2,411)</u>	<u>581</u>
Held-for-trading investments	463	739
Receivables	(2,179)	48,993
Payables	(2,101)	(2,264)
<b>Cash (used in) generated from operations</b>	<u>(6,228)</u>	<u>48,049</u>
Interest paid	-	(113)
Interest received	2,018	1,115
Dividend received-other investments	1,642	1,332
Income tax (paid) refund	(2)	51
<b>Net cash (used in) from operating activities</b>	<u>(2,570)</u>	<u>50,434</u>
<b>Cash flows from investing activities</b>		
Purchase of plant and equipment	-	(10)
Proceeds from disposal of plant and equipment	-	76
Net cash inflow on disposal of a subsidiary company	1,849	-
Purchase of available-for-sale investments	(67)	(12,513)
Purchase of other financial assets at fair value through profit and loss	(1,912)	(217)
Proceeds from disposal of available-for-sale investments	11,354	-
<b>Net cash from (used in) investing activities</b>	<u>11,224</u>	<u>(12,664)</u>
<b>Cash flows from financing activities</b>		
Share repurchase	(1,038)	-
Proceeds from bank loans	-	25,771
Repayment of bank loans	-	(33,151)
<b>Net cash used in financing activities</b>	<u>(1,038)</u>	<u>(7,380)</u>
<b>Net effect of exchange rate changes in consolidation</b>	<u>(80)</u>	<u>(4)</u>
<b>Net increase in cash and cash equivalent</b>	7,536	30,386
<b>Cash and cash equivalent at beginning of period (Note A)</b>	15,476	31,993
<b>Cash and cash equivalent at end of period</b>	<u>23,012</u>	<u>62,379</u>
<b>A. Cash and cash equivalent at beginning of period:</b>		
Cash and bank balances	15,476	
Less: Classified as held for sale	(680)	
Net cash and bank balances	<u>14,796</u>	

- 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.**

**THE GROUP**

**Consolidated statement of changes in equity for the period ended 30 September 2008**

	Share capital	Exchange fluctuation reserve	Investment revaluation reserve	Accumulated Profits	Attributable to equity holders of company	Minority Interests	Total
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2008</b>	168,814	(1,697)	48,331	76,214	291,662	325	291,987
Decrease in fair value of available- for-sale investments	-	-	(40,891)	-	(40,891)	-	(40,891)
Currency translation reserve	-	(185)	-	-	(185)	-	(185)
Net expense recognised directly in equity	-	(185)	(40,891)	-	(41,076)	-	(41,076)
Transfer to profit on sale of :							
Available-for-sale investments	-	-	(86)	-	(86)	-	(86)
A subsidiary company	-	2,243	-	-	2,243	(322)	1,921
Net loss for the period	-	-	-	(10,313)	(10,313)	-	(10,313)
Total recognised income and expense for the period	-	2,058	(40,977)	(10,313)	(49,232)	(322)	(49,554)
Repurchase of shares	-	-	-	(1,038)	(1,038)	-	(1,038)
<b>Balance at 30 September 2008</b>	<b>168,814</b>	<b>361</b>	<b>7,354</b>	<b>64,863</b>	<b>241,392</b>	<b>3</b>	<b>241,395</b>

**THE GROUP**

**Consolidated statement of changes in equity for the period ended 30 September 2007**

	Share capital	Exchange fluctuation reserve	Investment revaluation reserve	Accumulated Profits	Attributable to equity holders of Company	Minority Interests	Total
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2007</b>	168,814	(1,905)	101,303	88,079	356,291	328	356,619
Increase in fair value of available- for-sale investments	-	-	19,610	-	19,610	-	19,610
Currency translation reserve	-	49	-	-	49	(5)	44
Net income recognised directly in equity	-	49	19,610	-	19,659	(5)	19,654
Net profit for the period	-	-	-	3,715	3,715	7	3,722
Total recognised income and expense for the period	-	49	19,610	3,715	23,374	2	23,376
<b>Balance at 30 September 2007</b>	<b>168,814</b>	<b>(1,856)</b>	<b>120,913</b>	<b>91,794</b>	<b>379,665</b>	<b>330</b>	<b>379,995</b>

**THE COMPANY****Statement of changes in equity for the period ended 30 September 2008**

	Share capital	Investment revaluation reserve	Accumulated Profits	Total
	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2008</b>	168,814	59,886	34,743	263,443
Decrease in fair value of available-for-sale investments	-	(32,969)	-	(32,969)
Net expense recognised directly in equity	-	(32,969)	-	(32,969)
Net loss for the period	-	-	(1,459)	(1,459)
Total recognised income and expense for the period	-	(32,969)	(1,459)	(34,428)
Repurchase of shares	-	-	(1,038)	(1,038)
<b>Balance at 30 September 2008</b>	168,814	26,917	32,246	227,977

**THE COMPANY****Statement of changes in equity for the period ended 30 September 2007**

	Share capital	Investment revaluation reserve	Accumulated Profits	Total
	USD'000	USD'000	USD'000	USD'000
<b>Balance at 1 July 2007</b>	168,814	98,359	46,087	313,260
Increase in fair value of available-for-sale investments	-	19,067	-	19,067
Net income recognised directly in equity	-	19,067	-	19,067
Net profit for the period	-	-	1,298	1,298
Total recognised income and expense for the period	-	19,067	1,298	20,365
<b>Balance at 30 September 2007</b>	168,814	117,426	47,385	333,625

- 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 immediate preceding financial year.**

During the first quarter ended 30 September 2008, the Company repurchased a total of 3,834,000 ordinary shares, pursuant to the Share Repurchase Mandate approved at the Extraordinary General Meeting on 29 October 2007. The shares were repurchased by way of market acquisitions at prices ranging from S\$0.36 to S\$0.37 per share and the total consideration paid was S\$1,415,561.40 (including transaction costs). The share repurchases were made out of the Company's profits and cancelled. As at 30 September 2008, the Company's issued and paid up capital comprised 1,005,273,450 ordinary shares.

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

The figures have not been audited nor reviewed by the 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 for the year ended 30 June 2008.

The Group has adopted the recent amendments to FRS 39. Financial instruments that qualify to be reclassified from held-for-trading investments have been transferred to available-for-sale investments. In effect, the mark-to-market fair valuation relating to these financial instruments were reclassified to reserve, amounting to USD 0.895 million.

The held-for-trading investments were reduced by USD 1.752 million and available-for-sales investments increased with the same corresponding amount.

- 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.**

Not applicable.

- 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.**

Earnings per ordinary share for the period based on profit attributable to shareholders after deducting any provision for preference dividends:-

- (i) Based on weighted average number of ordinary shares on issue      USD cents
- (ii) On a fully diluted basis      USD cents

<b>Group Figures</b>	
1st quarter ended 30 September 2008	1st quarter ended 30 September 2007
(1.03)	0.34
(1.03)	0.34

Group basic and fully diluted earnings per ordinary share for the period ended 30 September 2008 are calculated based on the weighted average number of ordinary shares in issue during the period of 1,005,477,000 shares (2007: 1,084,875,000 after accounting for shares repurchased during the period).

Note: Group basic earnings per share is the same as the fully diluted earnings per share as the Group did not have any potential dilutive ordinary shares outstanding as at 30 September 2007 and 2008.

7 **Net asset value (for the issuer and the 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.**

Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on

		30 September 2008	30 June 2008
The Group	USD cents	24.01	28.90
The Company	USD cents	22.78	26.11

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.

For the first quarter ended 30 September 2008("1Q09"), the group recorded revenue of USD5.504 million and net loss after tax of USD10.313 million. While revenue increased from USD3.801 million from the corresponding period ended 30 September 2007 ("1Q08"), a net loss was incurred mainly due to the mark to market fair valuation of cost of sales.

**Revenue**

Group revenue was higher in 1Q09 compare to 1Q08. Gross revenue rose to USD5.504 million from USD3.801 million. This was mainly due to higher income received from investments and increased activities in vessel management.

**Other gains and losses**

For the 3 months ended September 2008, other losses stood at USD3.795 million compared with other gains USD0.480 million for the corresponding period. The differences were mainly due to reduction in fair value of held-for-trading investments and loss on disposal of a subsidiary.

**Share of results of associated companies**

The group had invested in two (2) associates carrying on the business of marine logistics and trading of bulk aggregates in the Middle East.

In 1Q09, the marine logistics associate accounted for a share of loss of USD0.091 million as compared to a profit of USD0.799 million in 1Q08. The other associate in the business of trading has yet to commence operations.

**Review of balance sheet, financial and cash flow position**

Other receivables in the balance sheet increased due to the commencement of a new property development project in Perth, Western Australia. The Group continues to reflect a strong and healthy cash position. As at 30 September 2008, the group had cash at bank balance of USD23.012 million with no bank loans. Group shareholders' funds decreased to USD241.392 million from USD291.662 million. Net asset value per share reduced to USD 24.01 from USD28.90 cents. This was due largely to the reduction in mark to market fair valuation of available for sale investments held by the group.

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 current global financial crisis presents a challenging time for the Group. The global credit crunch, fear of systemic failure of financial institutions and the probability of a global economic recession pose great threats in the investment climate. The Board of directors will be cautious in these volatile and uncertain times and will continue to exercise prudence when making new investments.

Saved as disclosed herein, there are no material factors or events which may affect the earnings of the group between this date up to which the report refers and the date on which the report was issued.

- 11 **Dividend**

**(a) Period ended 30 September 2008**

**Any dividend declared for the current financial period reported on?** None

**(b) Period ended 30 September 2007**

**Any dividend declared for the corresponding period of the immediately preceding financial year?** None

**(c) Date payable**

Not applicable

**(d) Books closure date**

Not applicable

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

No dividend has been declared or recommended for the first quarter ended 30 September 2008.

- 13 **Negative assurance confirmation by the Board pursuant to Rule 705 (4) of the Manual Listing**

The Board of Directors of the Company hereby confirm to the best of their knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the financial results for the first quarter ended 30 September 2008 to be false or misleading in any material respect.

**BY ORDER OF THE BOARD**

Valerie Tan  
Company Secretary  
14 November 2008