



**CHUAN HUP HOLDINGS LIMITED**  
(Company Registration No.: 197000572R)

Unaudited Financial Statement for the 1st Quarter Ended 30 September 2009

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

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

1(a)(i) Consolidated Statement of Comprehensive Income for the 1st quarter ended 30 September 2009

	Group		
	USD'000		%
	1st quarter ended 30 September 2009	1st quarter ended 30 September 2008	Change
Revenue	83,489	5,504	Nm
Vessel management expense	(131)	(726)	(82.0)
Property development expense	(72,171)	-	Nm
Change in fair value of other financial assets at fair value through profit and loss	2,926	(9,545)	Nm
Impairment in value of available-for-sale investments	(2,833)	(1,026)	Nm
Employee benefits expense	(286)	(176)	62.5
Other expenses	(2,150)	(356)	Nm
Depreciation and amortization	(85)	(85)	-
Share of results of associated companies	-	(91)	Nm
Other gains and (losses) (note 1 (a)(ii))	1,459	(3,795)	Nm
<b>Profit (loss) before income tax</b>	<b>10,218</b>	<b>(10,296)</b>	<b>Nm</b>
Income tax expense	(2,926)	(17)	Nm
<b>Profit (loss) for the period</b>	<b>7,292</b>	<b>(10,313)</b>	<b>Nm</b>
<b>Other comprehensive income (loss):</b>			
Net gain (loss) on available-for-sale investments (note 1 (a)(iii))	37,546	(40,977)	Nm
Foreign currency translation	2,705	(185)	Nm
Sale of a subsidiary company	-	2,243	Nm
<b>Other comprehensive income (loss) for the period, net of tax</b>	<b>40,251</b>	<b>(38,919)</b>	<b>Nm</b>
<b>Total comprehensive income (loss) for the period</b>	<b>47,543</b>	<b>(49,232)</b>	<b>Nm</b>
<b>Profit (loss) attributable to:</b>			
Equity holders of the Company	7,292	(10,313)	Nm
Minority interests	-	-	Nm
	<b>7,292</b>	<b>(10,313)</b>	<b>Nm</b>
<b>Total comprehensive income (loss) attributable to:</b>			
Equity holders of the Company	47,543	(49,232)	Nm
Minority interests	-	(322)	Nm
	<b>47,543</b>	<b>(49,554)</b>	<b>Nm</b>

1(a)(ii) Profit for the quarter ended 30 September 2009 included the following items:

	Group		
	USD'000		%
	1st quarter ended 30 September 2009	1st quarter ended 30 September 2008	Change
Change in fair value of held-for-trading investments	(42)	(2,326)	Nm
Loss on disposal of a subsidiary	-	(1,159)	Nm
Foreign exchange adjustment gain (loss)	1,436	(671)	Nm
Gain on disposal of available-for-sale investments	-	297	Nm
Gain on disposal of other financial assets at fair value through profit and loss	53	-	Nm
Reversal of allowance for doubtful debts	-	64	Nm
Other income	12	-	Nm
<b>Other gains and (losses)</b>	<b>1,459</b>	<b>(3,795)</b>	<b>Nm</b>

1(a)(iii) Net gain (loss) on available-for-sale investments for the quarter ended 30 September 2009 included the following items:

	Group		
	USD'000		%
	1st quarter ended 30 September 2009	1st quarter ended 30 September 2008	Change
Increase (decrease) in fair value of available-for-sale investments	35,881	(40,891)	Nm
Impairment of available-for-sale investments	1,665	-	Nm
Sale of available-for-sale investments	-	(86)	Nm
<b>Net gain (loss) on available-for-sale investments</b>	<b>37,546</b>	<b>(40,977)</b>	<b>Nm</b>

Nm - not meaningful

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.

	Group		Company	
	30/09/2009 USD'000	30/06/2009 USD'000	30/09/2009 USD'000	30/06/2009 USD'000
<b>Current Assets</b>				
Cash and bank balances	25,406	29,694	502	860
Trade receivables	1,850	1,147	-	-
Other receivables and prepayments	4,893	4,996	118	98
Tax recoverable	240	240	240	240
Held-for-trading investments	4,890	8,373	-	-
Other financial assets at fair value through profit and loss	10,492	9,838	-	2,004
Due from subsidiary companies	-	-	65,530	81,105
Inventory-land held for development	-	8,573	-	-
Inventory-completed units	16,211	-	-	-
<b>Total Current Assets</b>	<b>63,982</b>	<b>62,861</b>	<b>66,390</b>	<b>84,307</b>
<b>Non-current Assets</b>				
Property, plant and equipment	42,028	39,336	71	76
Subsidiary companies	-	-	12,202	12,202
Available-for-sale investments	173,657	131,732	147,343	113,804
Other financial assets at fair value through profit and loss	8,812	13,878	4,702	4,655
<b>Total Non-current Assets</b>	<b>224,497</b>	<b>184,946</b>	<b>164,318</b>	<b>130,737</b>
<b>Total Assets</b>	<b>288,479</b>	<b>247,807</b>	<b>230,708</b>	<b>215,044</b>
<b>Current Liabilities</b>				
Bank loans	-	17,485	-	17,485
Trade payables	15,040	6,196	7,329	5,573
Other payables	3,408	3,194	383	342
Due to subsidiary companies	-	-	1,577	1,611
Income tax payable	5,133	2,081	416	396
<b>Total Current Liabilities</b>	<b>23,581</b>	<b>28,956</b>	<b>9,705</b>	<b>25,407</b>
<b>Capital, Reserves and Minority Interests</b>				
Share capital	167,318	168,814	167,318	168,814
Reserves	84,832	44,581	91,413	57,875
Accumulated profits (losses)	12,745	5,453	(37,728)	(37,052)
<b>Equity attributable to equity holders of the company</b>	<b>264,895</b>	<b>218,848</b>	<b>221,003</b>	<b>189,637</b>
Minority Interests	3	3	-	-
<b>Total Equity</b>	<b>264,898</b>	<b>218,851</b>	<b>221,003</b>	<b>189,637</b>
<b>Total Liabilities and Equity</b>	<b>288,479</b>	<b>247,807</b>	<b>230,708</b>	<b>215,044</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 30/09/09 USD'000		As at 30/06/09 USD'000	
Secured	Unsecured	Secured	Unsecured
-	-	-	17,485

(b) Amount repayable after one year

As at 30/09/09 USD'000		As at 30/06/09 USD'000	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

(c) Details of any collateral

Not applicable

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.

	1st quarter ended 30 September 2009	1st quarter ended 30 September 2008
	USD'000	USD'000
<b>Operating activities</b>		
Profit (loss) before income tax	10,218	(10,296)
Adjustments for:		
Share of loss of associated companies	-	91
Depreciation expense	85	85
Dividend income	(1,220)	(1,642)
Interest income	(212)	(2,018)
Net foreign exchange losses (gains)	60	(80)
Loss (gain) on disposal of held-for-trading investments	209	(388)
Fair value adjustments of held-for-trading investments	42	2,326
Loss on disposal of a subsidiary company	-	1,159
Reversal of allowance for doubtful debts (net)	-	(64)
Gain on disposal of available-for-sale investments (net)	-	(297)
Gain on disposal of other financial assets at fair value through profit and loss	(53)	-
Impairment in value of available-for-sale investments	2,833	1,026
Fair value adjustment of other financial assets at fair value through profit and loss	(2,926)	9,545
<b>Operating profit (loss) before movements in working capital</b>	<b>9,036</b>	<b>(553)</b>
Proceeds from disposal of held-for-trading investments	7,857	9,883
Purchase of held-for-trading investments	(4,625)	(11,358)
Receivables	(600)	(2,179)
Payables	9,058	(2,101)
Inventory-land held for development	8,573	-
Inventory-completed units	(16,211)	-
<b>Cash generated from (used in) operations</b>	<b>13,088</b>	<b>(6,308)</b>
Interest received	212	2,018
Dividend received	1,220	1,642
Income tax refund (paid)	19	(2)
<b>Net cash from (used in) operating activities</b>	<b>14,539</b>	<b>(2,650)</b>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(35)	-
Net cash inflow on disposal of a subsidiary company (net)	-	1,849
Purchase of other financial assets at fair value through profit and loss	(7,902)	(1,912)
Purchase of available-for-sale investments	(2,202)	(67)
Proceeds from disposal of available-for-sale investments	-	11,354
Proceeds from disposal of other financial assets at fair value through profit and loss	10,293	-
<b>Net cash from investing activities</b>	<b>154</b>	<b>11,224</b>
<b>Financing activities</b>		
Share repurchase	(1,496)	(1,038)
Repayment of bank loans	(17,485)	-
<b>Net cash used in financing activities</b>	<b>(18,981)</b>	<b>(1,038)</b>
<b>Net (decrease) increase in cash and cash equivalents</b>	<b>(4,288)</b>	<b>7,536</b>
Cash and cash equivalents at beginning of period	29,694	15,476
<b>Cash and cash equivalents at end of period</b>	<b>25,406</b>	<b>23,012</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 immediately preceding financial year.

**THE GROUP**

**Consolidated statement of changes in equity for the 1<sup>st</sup> quarter ended 30 September 2009**

	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 2009</b>	168,814	3,210	41,371	5,453	218,848	3	218,851
Total comprehensive income for the period	-	2,705	37,546	7,292	47,543	-	47,543
Repurchase of shares	(1,496)	-	-	-	(1,496)	-	(1,496)
<b>Balance at 30 September 2009</b>	<u>167,318</u>	<u>5,915</u>	<u>78,917</u>	<u>12,745</u>	<u>264,895</u>	<u>3</u>	<u>264,898</u>

**THE GROUP**

**Consolidated statement of changes in equity for the 1<sup>st</sup> quarter 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
Total comprehensive loss 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>	<u>168,814</u>	<u>361</u>	<u>7,354</u>	<u>64,863</u>	<u>241,392</u>	<u>3</u>	<u>241,395</u>

**THE COMPANY****Statement of changes in equity for the 1<sup>st</sup> quarter ended 30 September 2009**

	Share capital	Investment revaluation reserve	Accumulated losses	Total
	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2009	168,814	57,875	(37,052)	189,637
Total comprehensive income for the period	-	33,538	(676)	32,862
Repurchase of shares	(1,496)	-	-	(1,496)
Balance at 30 September 2009	167,318	91,413	(37,728)	221,003

**THE COMPANY****Statement of changes in equity for the 1<sup>st</sup> quarter ended 30 September 2008**

	Share capital	Investment revaluation reserve	Accumulated profits	Total
	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2008	168,814	59,886	34,743	263,443
Total comprehensive loss for the period	-	(32,969)	(1,459)	(34,428)
Repurchase of shares	-	-	(1,038)	(1,038)
Balance at 30 September 2008	168,814	26,917	32,246	227,977

- 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 2009, the Company repurchased a total of 7,315,000 ordinary shares, pursuant to the Share Repurchase Mandate approved at the Extraordinary General Meeting on 17 October 2008. The shares were repurchased by way of market acquisitions at prices ranging from S\$0.240 to S\$0.315 per share and the total consideration paid was S\$2,149,724.35 (including transaction costs). The share repurchases were made out of the Company's capital and cancelled.

As at 30 September 2009, the Company's issued and paid up capital comprised 997,452,450 (30 September 2008: 1,005,273,450) ordinary shares.

There were no treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

- 1(d)(iii) **To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

As at 30 September 2009, the total number of issued shares excluding treasury shares was 997,452,450 (30 June 2009: 1,004,767,450).

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

Not applicable.

- 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 2009 except as stated in paragraph 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.**

The Group has adopted the new or revised FRS that is effective for annual periods beginning on or after 1 January 2009. The new or revised FRS applicable to the Group, "FRS1 (Revised) – Presentation of Financial Statements" has been adopted accordingly. The adoption of this FRS did not result in any significant impact on the financial statements of the Group.

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

		Group Figures	
		1st quarter ended 30 September 2009	1st quarter ended 30 September 2008
Earnings per ordinary share for the period based on profit (loss) attributable to shareholders after deducting any provision for preference dividends:-			
(i)	Based on weighted average number of ordinary shares on issue	USD cents	0.73
(ii)	On a fully diluted basis	USD cents	(1.03)

Group basic and fully diluted earnings per ordinary share for the period ended 30 September 2009 are calculated based on the weighted average number of ordinary shares in issue during the period of 1,004,194,000 shares (2008: 1,005,477,000) after accounting for shares repurchased during the periods.

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 2009 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 2009	30 September 2008
The Group	USD cents	26.56	24.01
The Company	USD cents	22.16	22.78



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 2009 ("1Q10"), the group recorded revenue of USD 83.489 million and net profit after tax of USD 7.292 million compared to the previous corresponding period ended 30 September 2008 ("1Q09") where revenue was lower at USD 5.504 million and there was a net loss of USD 10.313 million. Earnings per share in 1Q10 and 1Q09 were USD 0.73 cents and USD (1.03) cents respectively.

Other comprehensive income for 1Q10 was USD 40.251 million, whilst in 1Q09 other comprehensive loss was USD 38.919 million. The gain was largely from mark to market valuation of investments.

#### **Revenue**

As a result of higher income received from the completion of the property development project in East Perth, Western Australia, the group increased revenues to USD 83.489 million (in 1Q10) from the corresponding quarter a year ago (USD 5.504 million in 1Q09).

#### **Other gains and losses**

For the three months ended 30 September 2009, other gains were USD 1.459 million compared to the previous corresponding period of other losses of USD 3.795 million. The main contributing factor for this was foreign exchange adjustment gains.

#### **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.

There was no equity accounting of profits from the marine logistics associate in 1Q10. The other associate in the business of trading has yet to commence operations.

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

As at 30 September 2009, the group continues to be in a healthy financial position with cash and bank balances of USD 25.406 million and no outstanding bank loans. The bank loan taken by the Group to finance the purchase of land in Perth, Western Australia during the last Financial Year was repaid in full during the quarter under review.

Since FY09, the group's Inventory-land held for development was fully utilised to complete the property development project in East Perth, Western Australia. While the majority of units from the project were sold, there are some remaining for sale as at 30 September 2009. The balance is reflected as Inventory-completed units of USD 16.211 million.

The completion of the property development project in 1Q10, also saw Trade payables increasing to USD 15.040 million from USD 6.196 million.

As previously announced, the group had acquired additional land in Perth, W.A. with a view to develop at a later stage. The cost of this land is reflected in the balance sheet under Property, Plant and Equipment.

With the disposal of investments during the period, held-for-trading investments changed from USD 8.373 million to USD 4.890 million. The group's available-for-sale investments increased by 32% to USD 173.657 million. This was largely due to higher mark to market fair valuation of the investments.

The group shareholders' funds increased by 21% from USD 218.848 million to USD 264.895 million. Net asset value per share increased to USD 26.56 cents from USD 24.01 cents. This was mainly contributed by higher profit and increase in mark to market fair valuation of certain 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 world economy is showing signs of recovering from the biggest post-war slump: however it is expected to be a slow recovery in the months ahead. As a result of this, the investment climate remains a challenging one. The group's performance for the first quarter FY 2010 and the next 12 months may continue to be affected in these uncertain times. The Board of Directors 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 2009**

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

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

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 2009.

- 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 2009 to be false or misleading in any material respect.

**BY ORDER OF THE BOARD**

Valerie Tan  
Company Secretary  
13 November 2009