



Unaudited Financial Statement for the 2nd Quarter and 1st Half Ended 31 December 2010

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 2nd quarter and 1st half ended 31 December 2010

	Group					
	USD'000		%	USD'000		%
	2nd quarter ended 31 December 2010	2nd quarter ended 31 December 2009	Change	1st half ended 31 December 2010	1st half ended 31 December 2009	Change
Revenue	4,196	24,503	(82.9)	6,626	107,992	(93.9)
Vessel management expense	(76)	(179)	(57.5)	(159)	(310)	(48.7)
Property development expense	(32)	(19,429)	(99.8)	(50)	(91,600)	(99.9)
Change in fair value of other financial assets at fair value through profit and loss	316	413	(23.5)	589	3,339	(82.4)
Impairment on available-for-sale investments	(479)	-	nm	(605)	(2,833)	(78.6)
Employee benefits expense	(518)	(540)	(4.1)	(823)	(826)	(0.4)
Other expenses	(1,837)	(1,194)	53.9	(3,138)	(3,344)	(6.2)
Depreciation expense	(35)	(84)	(58.3)	(81)	(169)	(52.1)
Other gains (note 1(a)(ii))	4,979	993	nm	7,763	2,452	nm
Other loss (note 1(a)(ii))	-	-	nm	(178)	-	nm
Profit before tax	6,514	4,483	45.3	9,944	14,701	(32.4)
Income tax expense	(114)	(529)	(78.4)	(180)	(3,455)	(94.8)
Profit for the period	6,400	3,954	61.9	9,764	11,246	(13.2)
Other comprehensive (loss) / income:						
Increase (decrease) in fair value of available-for-sale investments	283	(1,586)	(117.8)	29,670	34,295	(13.5)
Impairment on available-for-sale investments	69	-	nm	195	1,665	(88.3)
Sale of available-for-sale investments	(3,375)	-	nm	(3,579)	-	nm
Foreign currency translation	1,951	588	nm	6,822	3,293	107.2
Other comprehensive (loss) / income for the period, net of tax	(1,072)	(998)	7.4	33,108	39,253	(15.7)
Total comprehensive income for the period	5,328	2,956	80.2	42,872	50,499	(15.1)
Profit attributable:						
Owners of the Company	6,400	3,954	61.9	9,764	11,246	(13.2)
Total comprehensive income attributable to:						
Owners of the Company	5,328	2,956	80.2	42,872	50,499	(15.1)

1(a)(ii) Profit for the period included the following items:

	Group					
	USD'000		%	USD'000		%
	2nd quarter ended 31 December 2010	2nd quarter ended 31 December 2009	Change	1st half ended 31 December 2010	1st half ended 31 December 2009	Change
Change in fair value of held-for-trading investments	793	222	nm	1,775	180	nm
Foreign exchange gain	828	607	36.4	2,243	2,043	9.8
Gain on disposal of available-for-sale investments	3,357	-	nm	3,744	-	nm
Gain on disposal of other financial assets at fair value through profit and loss	-	152	(100.0)	-	205	(100.0)
Gain on disposal of property, plant and equipment	1	-	nm	1	-	nm
Other income	-	12	(100.0)	-	24	(100.0)
Other gains	4,979	993	nm	7,763	2,452	nm
Loss on disposal of property, plant and equipment	-	-	nm	(178)	-	nm
Other loss	-	-	nm	(178)	-	nm

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	
	31/12/2010 USD'000	30/06/2010 USD'000	31/12/2010 USD'000	30/06/2010 USD'000
Current assets				
Cash and cash equivalents	38,443	28,477	34,942	17,399
Trade receivables	1,508	1,468	-	-
Other receivables and prepayments	1,368	1,305	50	35
Due from subsidiaries	-	-	20,826	17,032
Held-for-trading investments	20,444	12,074	20,444	12,074
Other financial assets at fair value through profit and loss	1,982	9,495	1,982	9,495
Total current assets	63,745	52,819	78,244	56,035
Non-current assets				
Property, plant and equipment	43,691	38,522	30	38
Subsidiaries	-	-	12,023	12,023
Available-for-sale investments	174,771	145,810	155,863	130,989
Other financial assets at fair value through profit and loss	8,679	8,712	4,600	4,631
Deferred tax asset	11	1	-	-
Total non-current assets	227,152	193,045	172,516	147,681
Total assets	290,897	245,864	250,760	203,716
Current liabilities				
Trade payables	234	183	55	-
Other payables	10,400	8,360	6,801	4,898
Due to subsidiaries	-	-	6,166	5,022
Income tax payable	3,386	3,249	200	14
Total current liabilities	14,020	11,792	13,222	9,934
Capital, reserves and non-controlling interests				
Share capital	152,009	152,076	152,009	152,076
Reserves	100,019	66,911	98,977	76,318
Accumulated profits (losses)	24,846	15,082	(13,448)	(34,612)
Equity attributable to owners of the company	276,874	234,069	237,538	193,782
Non-controlling interests	3	3	-	-
Total equity	276,877	234,072	237,538	193,782
Total equity and liabilities	290,897	245,864	250,760	203,716

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 31/12/2010		As at 30/06/2010	
USD'000		USD'000	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

(b) Amount repayable after one year

As at 31/12/2010		As at 30/06/2010	
USD'000		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.**

	2nd quarter ended 31 December 2010	2nd quarter ended 31 December 2009	1st half ended 31 December 2010	1st half ended 31 December 2009
	USD'000	USD'000	USD'000	USD'000
Cash flows from operating activities				
Profit before tax	6,514	4,483	9,944	14,701
Adjustments for:				
Depreciation expense	35	84	81	169
Dividend income	(3,151)	(2,829)	(4,774)	(4,049)
Interest income	(144)	(260)	(478)	(472)
Net foreign exchange gains	(158)	(271)	(155)	(211)
(Gain) loss on disposal of property, plant and equipment	(1)	-	177	-
Gain on disposal of held-for-trading investments	(663)	(229)	(935)	(20)
Change in fair value of held-for-trading investments	(793)	(222)	(1,775)	(180)
Gain on disposal of available-for-sale investments	(3,357)	-	(3,744)	-
Gain on disposal of other financial assets at fair value through profit and loss	-	(152)	-	(205)
Impairment on available-for-sale investments	479	-	605	2,833
Change in fair value of other financial assets at fair value through profit and loss	(316)	(413)	(589)	(3,339)
Operating (loss) profit before changes in working capital	(1,555)	191	(1,643)	9,227
Changes in working capital:				
Proceeds from disposal of held-for-trading investments	4,553	7,282	7,363	15,139
Purchase of held-for-trading investments	(7,679)	(4,664)	(13,023)	(9,289)
Receivables	(20)	2,404	(103)	1,804
Payables	535	(5,540)	2,091	3,518
Inventory-land held for development	-	-	-	8,573
Inventory-completed units	-	13,850	-	(2,361)
Cash flows (used in) generated from operations	(4,166)	13,523	(5,315)	26,611
Interest received	144	260	478	472
Dividend received	3,151	2,829	4,774	4,049
Income tax refund (paid)	11	(168)	(429)	(149)
Net cash flows (used in) from operating activities	(860)	16,444	(492)	30,983
Cash flows from investing activities				
Purchase of property, plant and equipment	(3)	(4)	(3)	(39)
Proceeds from disposal of property, plant and equipment	1	-	1,201	-
Purchase of available-for-sale investments	(7,337)	(3,598)	(10,395)	(5,800)
Proceeds from disposal of available-for-sale investments	10,299	-	10,896	-
Purchase of other financial assets at fair value through profit and loss	(2,986)	(1,131)	(21,667)	(9,033)
Proceeds from disposal of other financial assets at fair value through profit and loss	11,723	10,723	30,493	21,016
Net cash flows from investing activities	11,697	5,990	10,525	6,144
Cash flows from financing activities				
Share repurchase	-	(12,456)	(67)	(13,952)
Repayment of bank loans	-	-	-	(17,485)
Net cash flows used in financing activities	-	(12,456)	(67)	(31,437)
Net increase in cash and cash equivalents	10,837	9,978	9,966	5,690
Cash and cash equivalents at beginning of period	27,606	25,406	28,477	29,694
Cash and cash equivalents at end of period	38,443	35,384	38,443	35,384

- 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 1st half ended 31 December 2010

	Share capital	Foreign currency translation reserve	Investment revaluation reserve	Accumulated profits	Attributable to owners of Company	Non-controlling Interests	Total
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2010	152,076	4,707	62,204	15,082	234,069	3	234,072
Total comprehensive income	-	4,871	29,309	3,364	37,544	-	37,544
Repurchase of shares	(67)	-	-	-	(67)	-	(67)
Balance at 30 September 2010	152,009	9,578	91,513	18,446	271,546	3	271,549
Total comprehensive income	-	1,951	(3,023)	6,400	5,328	-	5,328
Balance at 31 December 2010	152,009	11,529	88,490	24,846	276,874	3	276,877

THE GROUP

Consolidated statement of changes in equity for the 1st half ended 31 December 2009

	Share capital	Foreign currency translation reserve	Investment revaluation reserve	Accumulated profits	Attributable to owners of Company	Non-controlling Interests	Total
	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2009	168,814	3,210	41,371	5,453	218,848	3	218,851
Total comprehensive income	-	2,705	37,546	7,292	47,543	-	47,543
Repurchase of shares	(1,496)	-	-	-	(1,496)	-	(1,496)
Balance at 30 September 2009	167,318	5,915	78,917	12,745	264,895	3	264,898
Total comprehensive income	-	588	(1,586)	3,954	2,956	-	2,956
Repurchase of shares	(12,456)	-	-	-	(12,456)	-	(12,456)
Balance at 31 December 2009	154,862	6,503	77,331	16,699	255,395	3	255,398

THE COMPANY

Statement of changes in equity for the 1st half ended 31 December 2010

	Share capital	Investment revaluation reserve	Accumulated losses	Total
	USD'000	USD'000	USD'000	USD'000
Balance at 1 July 2010	152,076	76,318	(34,612)	193,782
Total comprehensive income	-	26,760	4,045	30,805
Repurchase of shares	(67)	-	-	(67)
Balance at 30 September 2010	152,009	103,078	(30,567)	224,520
Total comprehensive income	-	(4,101)	17,119	13,018
Balance at 31 December 2010	152,009	98,977	(13,448)	237,538

THE COMPANY

Statement of changes in equity for the 1st half ended 31 December 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	-	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
Total comprehensive income	-	(4,802)	5,124	322
Repurchase of shares	(12,456)	-	-	(12,456)
Balance at 31 December 2009	154,862	86,611	(32,604)	208,869

- 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 well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, 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.**

There were no changes in the Company's share capital since the end of the previous period reported on.

The previous share buy-back mandate expired on 25 October 2010 and was not renewed.

As at 31 December 2010, the Company's issued and paid-up capital comprised 933,532,450 (31 December 2009: 945,074,450) ordinary shares.

There were no outstanding convertibles or treasury shares as at the end of the current financial period reported on and as at the end of the corresponding period 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 31 December 2010, the total number of issued shares excluding treasury shares was 933,532,450 (30 June 2010: 933,886,450).

- 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, as compared with the financial statements for the year ended 30 June 2010 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 Financial Reporting Standards ("FRS") and interpretations ("INT") that are effective for annual period beginning on or after 1 January 2010. The adoption of these FRSs and INTs 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			
				2nd quarter ended 31 December 2010	2nd quarter ended 31 December 2009	1st half ended 31 December 2010	1st half ended 31 December 2009
Earnings per ordinary share for the period based on profit attributable to owners of the Company after deducting any provision for preference dividends:-							
(i)	Based on weighted average number of ordinary shares on issue	US cents		0.69	0.41	1.05	1.14
(ii)	On a fully diluted basis	US cents		0.69	0.41	1.05	1.14

Group basic and fully diluted earnings per ordinary share for the second quarter and first half ended 31 December 2010 are calculated based on the weighted average number of ordinary shares in issue of 933,532,450 shares (2009: 974,026,000) and 933,619,700 shares (2009: 988,259,000) respectively after accounting for shares repurchased during the periods.

Note: Group basic earnings per share was the same as the fully diluted earnings per share as the Group did not have any potential dilutive ordinary shares outstanding as at 31 December 2010 and 2009.

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

		31 December 2010	30 June 2010
The Group	US cents	29.66	25.06
The Company	US cents	25.45	20.75

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.**

Second quarter ended 31 December 2010

Revenue for the second quarter ended 31 December 2010 ("2Q11") was USD 4.196 million, substantially below USD 24.503 million for the second quarter ended 31 December 2009 ("2Q10"). This was mainly due to the absence of property development income in 2Q11. Profit after tax of USD 6.400 million for 2Q11 was 61.9% higher than USD 3.954 million in 2Q10, as a result of the partial sale of Scomi Marine Bhd shares, an available-for-sale investment. This also led to a reversal of prior upward revaluations from investment revaluation reserve now realized to profit and loss, hence, the slight increase in other comprehensive loss of USD 1.072 million, as compared to USD 0.998 million in 2Q10. The completion of this sale occurred in January 2011.

As a result of the gain from partially completed sale of Scomi Marine Bhd shares, other gains increased substantially from USD 0.993 million in 2Q10 to USD 4.979 million.

Six months ended 31 December 2010

For the first half year ended 31 December 2010 ("1H11"), the Group recorded revenue of USD 6.626 million and profit after tax of USD 9.764 million. Revenue in the previous corresponding period ended 31 December 2009 ("1H10") was higher at USD 107.992 million and profit after tax was USD 11.246 million. The decrease in the current period was substantially due to the lack of income from property development. Earnings per share in 1H11 and 1H10 were US 1.05 cents and US 1.14 cents respectively.

Other comprehensive income for 1H11 was USD 33.108 million, as compared to USD 39.253 million for 1H10. There was a reduced increase in mark-to-market valuations of investments in 1H11.

Other gains and other loss in 1H11 were USD 7.763 million and USD 0.178 million respectively. Other gains and other loss in the previous corresponding period was USD 2.452 million and nil respectively. Other gains in 1H11 mainly comprised of foreign exchange gains and a gain from the partially completed sale of Scomi Marine Bhd shares. Other loss was incurred on disposal of property, plant and equipment.

Share of results of associated companies

There was no equity accounting of profits from the marine logistics in this first half ended 31 December 2010.

Review of balance sheet, financial and cash flow position

As of 31 December 2010, the Group continued to be in a healthy financial position. Shareholders' funds had increased by 18% from USD 234.069 million as at 30 June 2010, to USD 276.874 million, and net asset value per share had risen from US 25.06 cents to US 29.66 cents.

During the current reporting period, there was a 35% increase in cash and cash equivalents to USD 38.443 million, from USD 28.477 million as at 30 June 2010. This was mainly attributable to the partial sale proceeds received from the Group's divestment of its entire shareholding interest in Scomi Marine Bhd.

The Group had increased its portfolio in held-for-trading investments by 69% from USD 12.074 million to USD 20.444 million. As a result of higher mark-to-market valuations, the Group's available-for-sale investments had risen to USD 174.771 million, as compared to USD 145.810 million as at 30 June 2010.

Disposal of investments during the current period resulted in a reduction of other financial assets at fair value through profit and loss from USD 9.495 million to USD 1.982 million.

Other payables had increased from USD 8.360 million to USD 10.400 million due to accrual of expenses incurred during the current six months.

- 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 economic recovery stimulated by quantitative easing has led to bullish sentiments of the global markets backed by improved corporate earnings. However, with new and current political turmoil, the possibility of economic recovery being derailed and delayed is high.

The Group's performance for the third quarter of FY 2011 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 31 December 2010

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

Name of Dividend	Interim
Dividend Type	Cash
Dividend Rate	0.50 SGD cents per ordinary share
Tax Rate	0%

(b) Period ended 31 December 2009

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

(c) Date payable

To be advised at a later date.

(d) Books closure date

The notice of book closure for the purpose of determining shareholders' entitlements to the proposed dividend will be announced at a later date.

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

Not applicable.

- 13 **Negative assurance confirmation by the Board pursuant to Rule 705 (5) of the Listing Manual.**

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 second quarter and first half ended 31 December 2010 to be false or misleading in any material respect.

BY ORDER OF THE BOARD

Valerie Tan
Company Secretary
11 February 2011