

Unaudited Half Year Financial Statement for the Period Ended 31 March 2011

Goodland Group Limited (the "Company") was listed on Catalist of the Singapore Exchange Securities Trading Limited (the "SGX-ST") on 8 October 2009. The initial public offering of the Company was sponsored by PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor").

This announcement has been prepared by the Company and its contents have been reviewed by the Sponsor for compliance with the relevant rules of the SGX-ST. The Sponsor has not independently verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr Mark Liew, Managing Director, Corporate Finance, at 20 Cecil Street, #21-02 Equity Plaza, Singapore 049705, telephone (65) 6229 8088.

PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

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

Consolidated Statement of Comprehensive Income

	Group		
	S\$'000		%
	6 months ended 31/03/2011 (1H2011)	6 months ended 31/03/2010 (1H2010)	Increase/ (Decrease)
Revenue	5,988	3,220	86.0
Cost of sales	(3,707)	(2,343)	58.2
Gross profit	2,281	877	160.1
Other operating income	253	251	0.8
Administrative expenses	(1,532)	(1,313)	16.7
Other operating expenses	-	(12)	NM
Operating profit/(loss)	1,002	(197)	NM
Interest income	2	3	(33.3)
Finance costs	(221)	(181)	22.1
Share of results of associated companies	(36)	(5)	620.0
Profit/(Loss) before income tax	747	(380)	NM
Income tax	(116)	-	NM
Profit/(Loss) for the period	631	(380)	NM
Other comprehensive income/(loss)			
Exchange differences arising from translation, net of tax	(9)	25	NM
Total comprehensive income/(loss)	622	(355)	NM
Profit/(Loss) attributable to:			
Owners of the parent, net of tax	631	(376)	NM
Non controlling interest, net of tax	- ⁽¹⁾	(4)	NM
	631	(380)	NM
Total comprehensive income/(loss) attributable to:			
Owners of the parent, net of tax	622	(351)	NM
Non controlling interest, net of tax	- ⁽¹⁾	(4)	NM
	622	(355)	NM

Note:

(1) Denotes a figure less than S\$1,000.

Notes to Consolidated Statement of Comprehensive Income			
	S\$'000		%
	6 months ended 31/03/2011 (1H2011)	6 months ended 31/03/2010 (1H2010)	Increase/ (Decrease)
Profit/(Loss) after income tax is arrived at:			
After charging:			
Depreciation of property, plant and equipment	63	39	61.5
Loss on disposal of property, plant and equipment	-	12	NM
Exchange loss, net	4	-	NM
Interest expense	221	181	22.1
and crediting:			
Interest income	(2)	(3)	(33.3)
Gain on disposal of financial assets, at fair value through profit and loss	(2)	-	NM
Dividend income	(2)	(2)	-

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

Statement of Financial Position

	Group 31/03/2011 S\$'000	Group 30/09/2010 S\$'000	Company 31/03/2011 S\$'000	Company 30/09/2010 S\$'000
Non-current assets				
Property, plant and equipment	1,670	1,626	-	-
Investment properties	13,355	13,355	-	-
Development properties for sale	13,068	8,647	-	-
Investments in associated companies	1,976	2,362	-	-
Investment in subsidiaries	-	-	4,541	2,641
	<u>30,069</u>	<u>25,990</u>	<u>4,541</u>	<u>2,641</u>
Current assets				
Cash and bank balances	7,781	3,648	1,132	3
Financial assets, at fair value through profit or loss	157	157	-	-
Trade and other receivables	7,376	5,758	4,304	1,386
Other current assets	102	292	57	-
Development properties for sale	41,956	13,254	-	-
	<u>57,372</u>	<u>23,109</u>	<u>5,493</u>	<u>1,389</u>
Less:-				
Current liabilities				
Trade and other payables	11,600	8,071	1,032	167
Finance lease liabilities	27	27	-	-
Borrowings	40,633	16,106	-	-
Income tax payable	209	415	-	-
	<u>52,469</u>	<u>24,619</u>	<u>1,032</u>	<u>167</u>
Net current assets/(liabilities)	<u>4,903</u>	<u>(1,510)</u>	<u>4,461</u>	<u>1,222</u>
Non-current liabilities				
Finance lease liabilities	48	61	-	-
Borrowings	14,077	9,494	-	-
Deferred tax liabilities	165	165	-	-
	<u>14,290</u>	<u>9,720</u>	<u>-</u>	<u>-</u>
Net assets	<u>20,682</u>	<u>14,760</u>	<u>9,002</u>	<u>3,863</u>
Capital and reserves				
Share capital	8,623	4,312	8,623	4,312
Warrants	989	-	989	-
Retained earnings	11,481	10,850	(610)	(449)
Other reserves	(511)	(502)	-	-
Equity attributable to owners of the parent	<u>20,582</u>	<u>14,660</u>	<u>9,002</u>	<u>3,863</u>
Non controlling interests	100	100	-	-
Total equity	<u>20,682</u>	<u>14,760</u>	<u>9,002</u>	<u>3,863</u>

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

Amount repayable in one year or less, or on demand

As at 31/03/2011		As at 30/09/2010	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
40,633	-	16,106	-

Amount repayable after one year

As at 31/03/2011		As at 30/09/2010	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
14,077	-	9,494	-

Details of any collateral

Bank overdraft of the Group is secured by:-

- 1) Legal mortgage on the subsidiary's property;
- 2) Assignment of all rights, interest and benefits with respect to the property;
- 3) Deed of Subordination of all shareholders' and directors' loans for all monies up to the full retirement of the credit facilities; and
- 4) Corporate guarantee by Goodland Group Limited.

Bank borrowings are secured by:-

- 1) Legal mortgages on the borrowing subsidiaries' property, plant and equipment, investment properties and development properties for sale;
- 2) Assignment of all rights, interest and benefits with respect to these properties;
- 3) Assignment of performance bond, insurances, proceeds and construction contract;
- 4) Credit agreement;
- 5) Deed of Subordination of all shareholders' and directors' loans for all monies up to the full retirement of the credit facilities;
- 6) Charge on cash deposit; and
- 7) Corporate guarantee by Goodland Group Limited.

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

Consolidated Statement of Cash Flows	Group 31/03/2011 S\$'000	Group 31/03/2010 S\$'000
Cash flows from operating activities		
Profit/(Loss) before income tax	747	(380)
Adjustments for:-		
Depreciation of property, plant and equipment	63	39
Loss on disposal of property, plant and equipment	-	12
Interest expense	221	181
Interest income	(2)	(3)
Dividend income	(2)	(2)
Share of result of associated companies	36	5
Operating cash flow before working capital changes	1,063	(148)
Trade and other receivables	(1,439)	1,172
Trade and other payables	3,529	(887)
Development properties for sale	(32,753)	(14,776)
Cash used in operations	(29,600)	(14,639)
Interest received	2	3
Income tax paid	(322)	(203)
Net cash flow used in operating activities	(29,920)	(14,839)
Cash flows from investing activities		
Purchase of property, plant and equipment (Note B)	(107)	(606)
Proceeds from disposal of property, plant and equipment	-	23
Investment in associated companies	-	(1,000)
Purchase of financial assets, at fair value through profit or loss	(76)	-
Proceeds from disposal of financial assets, at fair value through profit or loss	78	-
Dividends received from investments and associated companies	352	2
Net cash generated from/(used in) investing activities	247	(1,581)
Cash flows from financing activities		
Proceeds from issuance of ordinary shares, net	4,311	3,396
Proceeds from issuance of warrants, net	989	-
Proceeds from/(Repayment) of borrowings, net	28,772	13,715
Pledged deposits	65	(182)
Repayment of finance lease liabilities	(14)	(11)
Interest paid	(591)	(207)
Net cash generated from financing activities	33,532	16,711
Net increase in cash and cash equivalents	3,859	291
Cash and cash equivalents at beginning of financial period	2,072	(774)
Effect of exchange rate changes on cash and cash equivalents held in foreign currencies	-	4
Cash and cash equivalents at end of financial period (Note A)	5,931	(479)

Note A

Cash and cash equivalents comprise fixed deposit and cash and bank balances:

	31/03/2011	31/03/2010
	S\$'000	S\$'000
Fixed deposits with banks	80	438
Cash and bank balances	7,701	520
Bank overdraft	(1,770)	(999)
Fixed deposits with maturity more than 3 months	(55)	(256)
Pledged deposits	(25)	(182)
	<u>5,931</u>	<u>(479)</u>

Note B

Purchases of property, plant and equipment were financed as follows:

	31/03/2011	31/03/2010
	S\$'000	S\$'000
Additions to property, plant and equipment	107	636
Acquired under finance lease agreements	-	(30)
Cash payments	<u>107</u>	<u>606</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

Statement of Changes in Equity

The Group	Attributable to owners of the parent						Non Controlling Interests S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Warrants Reserve S\$'000	Merger Reserve S\$'000	Currency Translation Reserve S\$'000	Retained Earnings S\$'000	Total S\$'000		
Balance as at 1 October 2010	4,312	-	(485)	(17)	10,850	14,660	100	14,760
Issue of 31,888,000 ordinary shares pursuant to the Placement exercise	4,480	-	-	-	-	4,480	-	4,480
Share issue expenses	(169)	-	-	-	-	(169)	-	(169)
Issue of 115,048,800 warrants pursuant to the Rights Issue exercise	-	1,150	-	-	-	1,150	-	1,150
Rights Issue expenses	-	(161)	-	-	-	(161)	-	(161)
Net profit for the period	-	-	-	-	631	631	-	631
Other comprehensive income for the period:								
- Exchange differences arising from consolidation	-	-	-	(9)	-	(9)	-	(9)
Total comprehensive income for the period	-	-	-	(9)	631	622	-	622
Balance as at 31 March 2011	8,623	989	(485)	(26)	11,481	20,582	100	20,682

The Group	Attributable to owners of the parent					Non Controlling Interest S\$'000	Total Equity S\$'000
	Share Capital S\$'000	Merger Reserves S\$'000	Currency Translation Reserves S\$'000	Retained Earnings S\$'000	Total S\$'000		
Balance as at 1 October 2009	916	(485)	(22)	9,737	10,146	95	10,241
Issue of ordinary shares pursuant to the Initial Public Offering	6,000	-	-	-	6,000	-	6,000
Share issue expenses	(2,604)	-	-	-	(2,604)	-	(2,604)
Net loss for the period	-	-	-	(376)	(376)	(4)	(380)
Other comprehensive income for the period:							
- Exchange differences arising from consolidation	-	-	25	-	25	-	25
Total comprehensive loss for the period	-	-	25	(376)	(351)	(4)	(355)
Balance as at 31 March 2010	4,312	(485)	3	9,361	13,191	91	13,282

The Company	Share Capital S\$'000	Warrants Reserve S\$'000	Retained Earnings S\$'000	Total Equity S\$'000
Balance as at 1 October 2010	4,312	-	(449)	3,863
Issue of 31,888,000 ordinary shares pursuant to the Placement exercise	4,480	-	-	4,480
Share issue expenses	(169)	-	-	(169)
Issue of 115,048,800 warrants pursuant to the Rights Issue exercise	-	1,150	-	1,150
Rights Issue expenses	-	(161)	-	(161)
Total comprehensive loss for the period	-	-	(161)	(161)
Balance as at 31 March 2011	8,623	989	(610)	9,002

Balance as at 1 October 2009	916	-	(70)	846
Issue of ordinary shares pursuant to Initial Public Offering	6,000	-	-	6,000
Share issue expenses	(2,604)	-	-	(2,604)
Total comprehensive loss for the period	-	-	(214)	(214)
Balance as at 31 March 2010	4,312	-	(284)	4,028

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 issued shares (excluding 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 financial year.

Company	Number of shares issued	Share capital S\$'000
Issued and fully paid:		
As at 1 October 2010	159,860,000	4,312
Issue of new shares pursuant to the Placement exercise	31,888,000	4,480
Share issue expenses	-	(169)
As at 31 March 2011	191,748,000	8,623

The Company had on 27 October 2010 issued 31,888,000 new shares (which raised gross proceeds of \$4.48 million), pursuant to the Placement exercise and in accordance with the terms of the Placement Agreement.

The Company had 115,048,800 of outstanding warrants as at 31 March 2011. Each warrant carries the right to subscribe for one new ordinary share in the capital of the Company at an exercise price of \$0.16 per share. There were no outstanding options or convertibles as at 31 March 2010.

The total issued shares of the Company as at 31 March 2011 and 31 March 2010 were 191,748,000 and 159,860,000 respectively.

There were no treasury shares as at 31 March 2011 and 31 March 2010.

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.

	Group	
	Unaudited	Audited
Company	31/03/2011	30/09/2010
Total number of issued shares (excluding treasury shares)	191,748,000	159,860,000

The Company did not have treasury shares as at 31 March 2011 and 30 September 2010 respectively.

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

Not applicable as the Company did not have any treasury shares during and as at the current period reported on.

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

The figures have not been audited or reviewed by the Company's auditor.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable as the figures have not been audited or reviewed.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The unaudited financial statements have been prepared by applying the same accounting policies and methods of computation consistent with those used in the preparation of the most recently audited financial statements.

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

There were no changes in the accounting policies and methods of computation used in the preparation of the financial information in this announcement.

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

	Group	
	31/03/2011	31/03/2010
Earnings per ordinary share after deducting any provision for preference dividends:-		
(a) Basic	0.34 cents	(0.24) cents
(b) Diluted	0.21 cents	(0.24) cents

Earnings per ordinary share (“**EPS**”) for the financial period ended 31 March 2011 (“**1H2011**”) in Item 6(a) was computed based on the weighted average issued share capital of 187,192,571 ordinary shares.

Diluted EPS for 1H2011 in Item 6(b) was computed based on the weighted average issued share capital of 302,241,371 ordinary shares. The computation was based on the assumption that the outstanding warrants as at 31 March 2011 will be converted into ordinary shares because the average market price of ordinary shares during the financial period under review is above the exercise price of the warrants.

EPS for the financial period ended 31 March 2010 (“**1H2010**”) in Item 6(a) was computed based on the weighted average issued share capital 159,035,824 ordinary shares. Basic and diluted EPS for 1H2010 was the same because the Company did not have any potential dilutive ordinary shares for the said period.

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

	Group		Company	
	31/03/2011	30/09/2010	31/03/2011	30/09/2010
Net asset value per ordinary share based on issued share capital	10.73 cents	9.17 cents	4.69 cents	2.42 cents

Net asset value per share is computed based on the net assets of the Group and the Company respectively, and the issued ordinary share capital of 191,748,000 shares and 159,860,000 shares as at 31 March 2011 and 30 September 2010 respectively.

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group’s business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, asset or liabilities of the group during the current financial period reported on.

Revenue

The Group adopts the completion method for the sale of development properties, in which revenue is booked after Temporary Occupation Permit (“**TOP**”) is obtained.

The Group’s revenue increased by 86.0% or \$2.8 million, from \$3.2 million reported in 1H2010 to \$6.0 million in 1H2011.

The increase was attributable to the sale of two development properties for \$6.0 million in 1H2011 while there was no sale of development property in 1H2010. Revenue from construction services of \$3.2 million was recorded in 1H2010. As the construction services in 1H2011 were provided to the companies within the Group, the revenue generated from these services are eliminated at the Group level.

Cost of sales/Gross profit

Cost of sales increased from \$2.3 million to \$3.7 million in line with the increase in revenue. Gross profit for 1H2011 was \$2.3 million compared to \$0.9 million in 1H2010. Gross profit margin improved from 27.2% to 38.1% due to the higher margin contribution from sale of development properties.

Administrative expenses

Administrative expenses increased by \$0.2 million to \$1.5 million in 1H2011 compared to \$1.3 million in 1H2010. This was due to higher salaries, bonus and related costs.

Other operating expenses

Other operating expenses decreased to nil compared to \$12,000 in 1H2010 which was related to the loss on disposal of property, plant and equipment.

Depreciation

Depreciation increased from \$39,000 in 1H2010 to \$63,000 in 1H2011 as the Group purchased new property, plant and equipment in 1H2011.

Finance costs

Finance cost increased by 22.1% from \$181,000 in 1H2010 to \$221,000 in 1H2011 due to the Group's higher borrowing costs to finance the purchase of property, plant and equipment and for working capital.

Share of results of associated companies

The increase in the share of loss of associated companies from \$5,000 in 1H2010 to \$36,000 in 1H2011 was mainly attributable to the operating loss of AG Development (Mar Thoma) Pte Ltd.

Profit/(Loss) Before Income Tax

Profit before income tax was \$747,000 in 1H2011 as compared to loss before income tax of \$380,000 in 1H2010. This was due to the higher revenue and thus higher gross profit as well as higher gross margin. The higher operating profit was reduced by higher administrative expenses and higher finance costs.

Current assets

Trade and other receivables increased from \$5.8 million as at 30 September 2010 to \$7.4 million as at 31 March 2011 due to higher amount of receivables from the sale of development properties. This was offset partially by the lower amount due from associated companies.

Other current assets as at 31 March 2011 were \$102,000, a reduction from \$292,000 as at 30 September 2010 as there was a prepayment of stamp duty amounting to \$265,000 in the last financial year.

Cash and bank balances increased from \$3.6 million as at 30 September 2010 to \$7.8 million as at 31 March 2011 due to deposits and progress payments made by purchasers of the sold units of the development properties and as explained in the cash and cash equivalents section below.

Development properties for sale increased by \$28.7 million as the Group purchased a number of new land banks for development purposes and some of the development properties are currently under development.

Non-current assets

Development properties for sales were \$13.1 million as at 31 March 2011 compared to \$8.6 million as at 30 September 2010 as the Group is currently developing these development properties.

Investments in associated companies reduced from \$2.4 million as at 30 September 2010 to \$2.0 million as at 31 March 2011 due to the distribution of dividends from AG Development (Mar Thoma) Pte Ltd and the share of loss of associated companies.

Current and Non-current liabilities

Trade and other payables increased from \$8.1 million as at 30 September 2010 to \$11.6 million as at 31 March 2011 as the Group received deposits and progress payments from purchasers for the sold units of the development projects.

Finance lease and borrowings increased as the Group obtained higher financing for the purchase of land banks, construction cost and working capital.

Income tax payable amount reduced due to income tax paid during the financial period reported on.

The Group had a positive working capital of \$4.9 million as at 31 March 2011 as compared to a negative working capital of \$1.5 million as at 30 September 2010.

Capital and reserves

Share capital increased from \$4.3 million as at 30 September 2010 to \$8.6 million as at 31 March 2011 as the Company issued 31,888,000 new shares at \$0.1405 each pursuant to the Placement exercise on 27 October 2010 and offset \$169,000 of related shares issue expenses against the share capital.

The Company had on 22 February 2011 allotted and issued 115,048,800 warrants at \$0.01 for each warrant carrying the right to subscribe for one new share in the capital of the company at an exercise price of \$0.16 for each new share.

Total reserves increased from \$10.3 million as at 30 September 2010 to \$11.0 million as at 31 March 2011 mainly due to the net profit earned for the financial period reported on.

Cash and cash equivalents

Cash and cash equivalents as at 31 March 2011 were \$5.9 million as compared to a deficit of \$0.5 million as at 30 September 2010.

The net cash flow used in operating activities was \$29.9 million in 1H2011 compared to \$14.8 million in 1H2010. The cash used for the purchase of land banks and development of properties in 1H2011 was \$32.8 million as compared to \$14.8 million in 1H2010. In 1H2011, the amount of cash used was partially reduced by the higher trade and other payables of \$3.5 million. The amount of tax paid in 1H2011 was \$0.3 million compared to \$0.2 million in 1H2010.

The net cash generated from investing activities in 1H2011 was \$247,000. This was mainly due to the dividends received from investments and associated companies of \$352,000 but was offset partially by the purchase of property, plant and equipment of \$107,000. In 1H2010, the net cash used in investing activities was \$1.6 million due to investment in Goodland Sunny Pte Ltd of \$1.0 million and purchase of property, plant and equipment of \$606,000.

The net cash generated from financing activities of \$33.5 million in 1H2011 was mainly from the net proceeds from the issuance of 31,888,000 new shares from the Placement exercise of \$4.3 million, net proceeds of \$1.0 million from issuance of 115,048,800 warrants and net proceeds from borrowings of \$28.8 million. Interest of \$0.6 million was paid. In 1H2010, net cash generated from financing activities was mainly from the net proceeds of \$3.4 million from the issuance of ordinary shares pursuant to the Initial Public Offering exercise and net proceeds from borrowings of \$13.7 million. Interest of \$0.2 million was paid in 1H2010.

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

Not applicable as no profit forecast or prospect statement had been disclosed previously.

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

Following the further measures introduced by the Government in January 2011, the rate of increase in private housing prices has moderated. The overall prices of private residential properties increased by 2.2% in 1st Quarter 2011, compared to a 2.7% increase in the previous quarter, according to the real estate statistics released by Urban Redevelopment Authority on 25 April 2011.

Prices of landed properties increased by 3.9% in 1st Quarter 2011, compared to a 5.5% increase in the previous quarter while the prices of non-landed properties increased by 1.7% in 1st Quarter 2011, compared to a 1.8% increase in the previous quarter.

The Board of Directors of the Company believe that the latest measures will create a short term impact upon the property market, resulting in lower transactional volume and property prices to further moderate. We will continue to monitor the current market developments and react accordingly. The Group currently has a mix of land banks that comprises landed and non-landed properties which the Group intends to develop over the next 12 months or more.

The Company is in the midst of planning the sale launches of some of the developments such as Royce Residences, The Shoreline Bungalows, The Shoreline Residences I and The Shoreline Residences II. In total, 40 apartments, 16 terrace dwelling houses and 4 cluster bungalows are expected to be launched.

The construction arm has a pipeline of projects from our development business segment and at the same time, is exploring other opportunities outside the Group.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current period? No

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

(c) *Date payable*

Not applicable

(d) *Books closure date*

Not applicable

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

Not applicable as no dividend has been declared or recommended for the period ended 31 March 2011.

13. Update on use of Rights Issue proceeds

Intended Use	Forecasted Use S\$'000	Actual Utilised To-date S\$'000	Amount Unutilised S\$'000
Future local and regional expansion	855	112	743
General working capital	95	95	-
Rights Issue expenses	200	161	39
	1,150	368	782

14. Confirmation pursuant to Rule 705(5) of Listing Manual of the SGX-ST

The Board of Directors hereby confirms that, to the best of their knowledge, nothing has come to their attention which may render the unaudited half year financial results for the six-month period ended 31 March 2011 to be false and misleading in any material aspect.

BY ORDER OF THE BOARD

Tan Chee Tiong
Chief Executive Officer
12 May 2011