



**Unaudited First Quarter Financial Statement And Dividend Announcement For the Period Ended 30 SEPTEMBER 2012**

**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

**STATEMENT OF COMPREHENSIVE INCOME FOR THE THREE MONTHS ENDED 30 SEPTEMBER 2012**

	GROUP		Increase/ (Decrease)
	Q1 FY2013 S\$'000	Q1 FY2012 S\$'000	%
Revenue	18,716	14,607	28.1
Cost of sales	(16,438)	(12,654)	29.9
<b>Gross profit</b>	<b>2,278</b>	<b>1,952</b>	16.7
Other income	2,027	2,004	1.1
Distribution and marketing expenses	(109)	(151)	(27.8)
Administrative expenses	(1,766)	(1,650)	7.0
Other operating expenses	(1,521)	(1,689)	(9.9)
<b>Profit from operations</b>	<b>909</b>	<b>467</b>	94.6
Finance costs	(176)	(145)	21.4
<b>Profit before income tax</b>	<b>733</b>	<b>322</b>	127.6
Income tax	(80)	(17)	370.6
<b>Net profit</b>	<b>653</b>	<b>305</b>	114.1
Net profit/(loss) attributable to:			
Equity holders of the Company	437	305	43.3
Non Controlling Interest	216	-	n.m.
	<b>653</b>	<b>305</b>	114.1

**STATEMENT OF COMPREHENSIVE INCOME FOR THE THREE MONTHS ENDED 30 SEPTEMBER 2012**

	GROUP		Increase/ (Decrease)
	Q1 FY2013 S\$'000	Q1 FY2012 S\$'000	%
Net profit	653	305	114.1
Other comprehensive income:	-	-	
<b>Total comprehensive income for the year</b>	<b>653</b>	<b>305</b>	114.1
Total comprehensive income attributable to:			
Equity holders of the Company	437	305	43.3
Non Controlling Interest	216	-	n.m.
	<b>653</b>	<b>305</b>	114.1

Profit for the period is arrived at after crediting/ (charging):-

	GROUP		%
	Q1 FY2013 S\$'000	Q1 FY2012 S\$'000	Increase/ (Decrease)
Depreciation of property, plant and equipment	(1,174)	(831)	41.3
(Loss)/Gain on disposal of property, plant and equipment	(43)	658	(106.5)
Interest income	7	15	(53.3)
Amortisation of deferred gain on sale of properties	519	519	0.0
Finance expenses	(176)	(145)	21.4
Net foreign exchange loss	(125)	(371)	(66.3)
Amortisation of intangible assets	(88)	-	n.m.
Impairment loss in value of inventories	-	(15)	(100.0)

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

#### STATEMENTS OF FINANCIAL POSITION

	Group		Company	
	30.09.2012	30.06.12	30.09.2012	30.06.12
	S\$'000	S\$'000	S\$'000	S\$'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	20,231	23,277	4,886	5,293
Trade and other receivables	14,161	15,220	247	395
Amount owing by subsidiaries	-	-	7,348	7,348
Inventories	39,922	38,372	-	-
<b>Total current assets</b>	<b>74,314</b>	<b>76,868</b>	<b>12,481</b>	<b>13,036</b>
<b>Non-current assets</b>				
Goodwill	12,840	12,840	-	-
Properties, plant and equipment	38,285	39,882	75	76
Intangible assets	2,769	2,857	-	-
Investments in subsidiaries	-	-	32,655	32,655
Investment property	10,000	10,000	-	-
Golf club membership	159	159	159	159
Deferred income tax assets	50	50	-	-
<b>Total non-current assets</b>	<b>64,103</b>	<b>65,788</b>	<b>32,889</b>	<b>32,890</b>
<b>Total assets</b>	<b>138,417</b>	<b>142,656</b>	<b>45,370</b>	<b>45,926</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	9,385	6,023	632	625
Bank loans and bills payable	19,683	25,818	2,790	2,790
Obligation under finance lease liabilities	63	76	-	-
Deferred gain on sale of properties	2,074	2,074	-	-
Current income tax liabilities	451	908	5	5
<b>Total current liabilities</b>	<b>31,656</b>	<b>34,899</b>	<b>3,427</b>	<b>3,420</b>
<b>Non-current liabilities</b>				
Bank loans	17,006	18,313	10,460	11,158
Obligation under finance lease liabilities	209	34	-	-
Deferred gain on sale of properties	346	864	-	-
Deferred income tax liabilities	2,922	2,922	-	-
<b>Total non-current liabilities</b>	<b>20,483</b>	<b>22,133</b>	<b>10,460</b>	<b>11,158</b>
<b>Total liabilities</b>	<b>52,139</b>	<b>57,032</b>	<b>13,887</b>	<b>14,578</b>
<b>NET ASSETS</b>	<b>86,278</b>	<b>85,624</b>	<b>31,483</b>	<b>31,348</b>
<b>EQUITY</b>				
<b>Capital and reserves attributable to equity holders of the Company</b>				
Share capital	36,603	36,603	36,603	36,603
Retained earnings/ (Accumulated losses)	39,839	39,402	(5,120)	(5,255)
Non-Controlling Interest	9,836	9,620	-	-
<b>Total equity</b>	<b>86,278</b>	<b>85,624</b>	<b>31,483</b>	<b>31,348</b>

1(b)(ii) In relation to the aggregate amount of the group's borrowings and debts securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year.

Amount repayable in one year or less, or on demand

As at 30 September 2012		As at 30 June 2012	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
1,049	18,634	1,021	24,797

Amount repayable after one year

As at 30 September 2012		As at 30 June 2012	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
5,470	11,536	5,758	12,555

Details of any collateral:

Borrowings of S\$6.52 million is secured by mortgages over the properties and investment property of the Company's subsidiaries.

The unsecured amount consists of trust receipts and term loans held by the Company's subsidiaries arising from the ordinary course of business and bank borrowings. Certain Group borrowings are covered by corporate guarantees.

- 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.

**STATEMENT OF CASH FLOWS FOR THE THREE MONTHS ENDED 30 SEPTEMBER 2012**

	<b>GROUP</b>	
	<b>Q1 FY2013</b>	<b>Q1 FY2012</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before income tax	733	322
Adjustments for:		
Depreciation of property, plant and equipment	1,174	831
Loss/(Gain) on disposal of property, plant and equipment	43	(139)
Amortisation of intangible assets	88	-
Amortisation of deferred gain on sale of properties	(519)	(519)
Finance expenses	176	145
Interest income	(7)	(15)
Net (reversal)/allowance for impairment loss in value of inventories	-	15
<b>OPERATING CASH FLOWS BEFORE WORKING CAPITAL CHANGES</b>	<b>1,688</b>	<b>640</b>
Changes in working capital:		
Trade and other receivables	1,059	(2,759)
Inventories	(1,550)	(1,551)
Trade and other payables	3,362	(2,630)
<b>CASH GENERATED FROM/(USED IN) OPERATIONS</b>	<b>4,559</b>	<b>(6,300)</b>
Income tax paid	(537)	-
Interest paid	(176)	(145)
Interest received	7	15
<b>NET CASH GENERATED FROM/(USED IN) OPERATING ACTIVITIES</b>	<b>3,853</b>	<b>(6,430)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant and equipment	(1,095)	(44)
Derivative financial instruments	-	182
Proceeds from disposal of property, plant and equipment	1,475	363
<b>NET CASH GENERATED FROM INVESTING ACTIVITIES</b>	<b>380</b>	<b>501</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Increase of finance lease liabilities	163	-
(Decrease)/Increase in bills payable	(6,164)	1,311
Repayment of bank loans	(1,278)	(2,784)
<b>NET CASH USED IN FINANCING ACTIVITIES</b>	<b>(7,279)</b>	<b>(1,473)</b>
Net (decrease) in cash and cash equivalents	(3,046)	(7,402)
Cash and cash equivalents at beginning of the financial year	23,277	30,171
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>20,231</b>	<b>22,769</b>
<b>Cash and cash equivalents at end of the period includes the following:</b>		
Cash and bank balances	17,973	20,731
Fixed deposits	2,258	2,039
	<b>20,231</b>	<b>22,769</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.

**STATEMENT OF CHANGES IN EQUITY - GROUP**

	Share capital S\$' 000	Capital reserve S\$' 000	Retained earnings S\$' 000	Attributable to equity holders of the Company S\$' 000	Non-Controlling interests S\$' 000	Total equity S\$' 000
<b>Balance as at 1 July 2012</b>	36,603	-	39,402	76,005	9,620	85,624
Total comprehensive income	-	-	437	437	216	653
<b>Balance as at 30 September 2012</b>	<b>36,603</b>	<b>-</b>	<b>39,839</b>	<b>76,442</b>	<b>9,836</b>	<b>86,278</b>
<b>Balance as at 1 July 2011</b>	36,603	-	36,847	73,450	-	73,450
Total comprehensive income	-	-	305	305	-	305
<b>Balance as at 30 September 2011</b>	<b>36,603</b>	<b>-</b>	<b>37,152</b>	<b>73,755</b>	<b>-</b>	<b>73,755</b>

**STATEMENT OF CHANGES IN EQUITY - COMPANY**

	Share capital S\$' 000	Capital reserve S\$' 000	Accumulated losses S\$' 000	Total S\$' 000
<b>Balance as at 1 July 2012</b>	36,603	-	(5,255)	31,349
Total comprehensive income	-	-	134	134
<b>Balance as at 30 September 2012</b>	<b>36,603</b>	<b>-</b>	<b>(5,120)</b>	<b>31,483</b>
<b>Balance as at 1 July 2011</b>	36,603	-	(5,511)	31,092
Total comprehensive income	-	-	76	76
<b>Balance as at 30 September 2011</b>	<b>36,603</b>	<b>-</b>	<b>(5,436)</b>	<b>31,167</b>

- 1(d)(ii) Details of any changes in the company's share capital arising from right issue, bonus issue, share buy-back, 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 previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

Not applicable.

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

As at 30 September 2012, the share capital of the Company was 393,781,089 ordinary shares (30 September 2011: 393,781,089 ordinary shares).

- 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 Company's 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 year as those applied for the audited financial statements for the year ended 30 June 2012.

- 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.**

**The Group**

Earnings/(loss) per ordinary share (cents)	30-Sep-12	30-Sep-11
(i) Based on weighted average number of ordinary shares in issue	0.11	0.08
(ii) On a fully diluted basis	0.11	0.08

The earnings per share for the period ended 30 September 2012 is calculated by dividing the profit attributable to shareholders of \$437,000 (30 September 2011: \$305,000) by the number of ordinary shares of 393,781,089 (30 September 2011: 393,781,089) in issue during the financial period.

The diluted earnings per share for the period ended 30 September 2012 is calculated by dividing the profit attributable to shareholders of \$437,000 (30 September 2011: \$305,000) by the number of ordinary shares of 393,781,089 (30 September 2011: 393,781,089) in issue during the financial 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**

	<b>Group</b>		<b>Company</b>	
	30-Sep-12	30 Jun 12	30-Sep-12	30 Jun 12
Net asset value per ordinary share based on issued shares capital as at the end of the period reported on	19.41 cents	19.30 cents	8.00 cents	7.96 cents

The net asset value per share of the Group has been calculated based on equity attributable to shareholders of \$76,442,000 (30 June 2012: S\$76,004,000) and 393,781,089 (30 June 2012: 393,781,089) ordinary shares.

The net asset value per share of the Company has been calculated based on equity attributable to shareholders of \$31,483,000 (30 June 2012: S\$31,348,000) and 393,781,089 (30 June 2012: 393,781,089) ordinary shares.

**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.**

**STATEMENT OF COMPREHENSIVE INCOME REVIEW**

**Review for the three months ended 30 September 2012**

Revenue increased by 28.1% to \$18.7 million mainly due to contributions from our new scaffolding subsidiary. Sales also saw mild improvement in scrap segment.

Gross profit improved by 16.7% to \$2.3 million mainly due to higher margin product mix.

Distribution and marketing expenses were down by 27.8% to \$0.1 million as a result of higher local sales compared to export sales.

Administrative expenses increased by 7.0% to \$1.8 million mainly due to increase in maintenance costs.

Other operating expenses decreased by 9.9% to \$1.5 million. This is mainly due to lower foreign exchange losses.

Finance cost increased by 21.4% to \$0.18 million mainly due to increase in bank borrowings compared to Q1FY12.

In line with higher profit, income tax expenses increased to \$ 0.08 million from \$ 0.02 million.

Hence, net profit increased from S\$0.31 million to S\$0.65 million in the current financial period.



## STATEMENT OF FINANCIAL POSITION REVIEW

Group's total equity stood at \$86.3 million as at 30 September 2012.

Properties, plant and equipment decreased by \$1.6 million mainly due to depreciation charges and disposal of some fixed assets.

Trade and other receivables decreased by \$1.1 million mainly due to tighter credit controls.

Inventory level increased by \$1.6 million to \$39.9 million mainly due to purchases to replenish stock.

Bank borrowings decreased by \$7.4 million mainly due to repayment of loans and bills payables. Trade and other payables was higher by \$3.4 million mainly due to purchases of inventories.

## STATEMENT OF CASH FLOW REVIEW

Net cash generated from operating activities for the period was \$3.9 million mainly due to increase in amount due to trade and other payables and improvement in trade receivables collection.

Net cash generated from investing activities of \$0.4 million was mainly due to the disposal of property, plant and equipment.

Net cash used in financing activities was \$7.3 million mainly due to repayment of bank borrowings.

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

The group's actual 1QFY13 results is in line with the statement made in the previous results announcement.

**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 prolonged Eurozone crisis and significant global economic slowdown have a dampening effect on Singapore economy. We are cautious about business outlook in the next few months.

Singapore continues to experience manpower constraints largely due to the government's policy to restrict inflow of foreign labour. As a result, unit labour costs are expected to rise.

Overall operating environment we operate in will remain challenging. Moving forward, the group will remain vigilant and we will continue to explore ways of improving our productivity and efficiency.

**11 Dividend**

**(a) Current Financial Period Reported On**

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

None

**(b) Corresponding Period of the immediately Preceding Financial Year**

**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**

Not applicable

**13 If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, statement to that effect.**

The Group does not have a general mandate from shareholders for IPTs.

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

The Directors of the Company confirm that to the best of their knowledge, nothing has come to their attention which may render these unaudited interim financial statements for the quarter ended 30 September 2012, to be false or misleading in any material aspect.

**BY ORDER OF THE BOARD**

ANG YU SENG  
CEO/ EXECUTIVE DIRECTOR  
8 November 2012