

**Unaudited Financial Statements And Dividend Announcement For The Period Ended 31 March 2016**

**1(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

**Consolidated statement of profit or loss and other comprehensive income**

	Group		Change
	3 months ended 31.03.16 \$'000	3 months ended 31.03.15 \$'000	
Revenue	32,786	31,026	6%
Other operating income	979	756	29%
Operating expenses			
- Employee benefits expense	(6,721)	(6,438)	4%
- Depreciation	(2,323)	(2,304)	1%
- Rental on leased premises	(6,409)	(7,099)	-10%
- Amortisation of deferred income arising from sale and leaseback	250	250	0%
- Amortisation of prepaid land lease rights	(7)	-	n/m
- Contract services	(2,474)	(2,452)	1%
- Fuel and utilities	(1,521)	(1,856)	-18%
- Storage and handling charges	(703)	(1,089)	-35%
- Repair and maintenance	(973)	(1,019)	-5%
- Hire of vehicle and equipment	(178)	(318)	-44%
- Others	(2,363)	(2,416)	-2%
	(23,422)	(24,741)	-5%
	10,343	7,041	47%
Finance costs	(866)	(728)	19%
Profit before tax	9,477	6,313	50%
Income tax expense	(1,704)	(965)	77%
Profit for the period, net of tax	7,773	5,348	45%
Other comprehensive loss:			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Exchange difference on translation of subsidiary, representing other comprehensive income/(loss) for the period, net of tax	300	(7)	n/m
Profit attributable to the owners of the company	7,773	5,348	45%
Total comprehensive income attributable to the owners of the company	8,073	5,341	51%

**1(a)(ii) The following items (with appropriate breakdowns and explanations), if significant, must either be included in the income statement or in the notes to the income statement for the current financial period reported on and the corresponding period of the immediately preceding financial year.**

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

	Group		Change
	3 months ended 31.03.16 \$'000	3 months ended 31.03.15 \$'000	
Gain/(Loss) from disposal of property, plant and equipment, net of tax	66	(29)	n/m
Government grant	737	538	37%
Interest income	60	49	22%
Write back of doubtful trade receivables	8	-	n/m
Interest on borrowings	(866)	(728)	19%
Gain from foreign exchange	(4)	(14)	-71%
Adjustment for under-provision of tax in respect of prior year	-	(6)	n/m

n/m: not meaningful

**Unaudited Financial Statements And Dividend Announcement For The Period Ended 31 March 2016**

**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.**

**Statements of financial position**

	Group		Company	
	31.03.16 \$'000	31.12.15 \$'000	31.03.16 \$'000	31.12.15 \$'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and bank balances	50,818	45,255	11,102	2,900
Trade receivables	15,421	17,135	13,305	11,789
Other receivables	5,421	3,618	284	11,934
Held-for-trading investments	24	24	-	-
<b>Total current assets</b>	<b>71,684</b>	<b>66,032</b>	<b>24,691</b>	<b>26,623</b>
<b>Non-current assets</b>				
Property, plant and equipment	198,489	199,455	690	472
Investment in subsidiaries	-	-	35,084	36,084
Other investment	36	36	-	-
Trade receivables	253	323	-	-
Other receivables	3,320	3,294	-	-
<b>Total non-current assets</b>	<b>202,098</b>	<b>203,108</b>	<b>35,774</b>	<b>36,556</b>
<b>Total assets</b>	<b>273,782</b>	<b>269,140</b>	<b>60,465</b>	<b>63,179</b>
<b>LIABILITIES AND EQUITY</b>				
<b>Current liabilities</b>				
Current portion of bank loans	12,020	11,886	-	-
Current portion of deferred income	750	1,000	-	-
Current portion of finance leases	1,585	1,467	-	-
Trade payables	5,885	6,242	216	166
Other payables	26,448	30,878	2,505	4,934
Provision for reinstatement costs	1,012	1,380	-	-
Income tax payable	6,739	5,162	8	11
<b>Total current liabilities</b>	<b>54,439</b>	<b>58,015</b>	<b>2,729</b>	<b>5,111</b>
<b>Non-current liabilities</b>				
Bank loans	102,123	102,407	-	-
Finance leases	2,689	2,403	-	-
Other payables	239	221	-	-
Provision for reinstatement costs	1,180	1,180	-	-
Deferred tax liabilities	1,463	1,338	-	-
<b>Total non-current liabilities</b>	<b>107,694</b>	<b>107,549</b>	<b>-</b>	<b>-</b>
<b>Capital and reserves</b>				
Share capital	45,092	45,092	45,092	45,092
Capital reserve	506	506	506	506
Merger deficit	(16,033)	(16,033)	-	-
Foreign currency translation reserve	(168)	(468)	-	-
Accumulated profits	82,252	74,479	12,138	12,470
<b>Total equity</b>	<b>111,649</b>	<b>103,576</b>	<b>57,736</b>	<b>58,068</b>
<b>Total liabilities and equity</b>	<b>273,782</b>	<b>269,140</b>	<b>60,465</b>	<b>63,179</b>

**1(b)(ii) In relation to the aggregate amount of the group's borrowings and debt 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.**

	31.03.16		31.12.15	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Amount repayable in one year or less, or on demand	13,605	-	13,353	-
Amount repayable after one year	104,812	-	104,810	-

**Details of any collateral:**

Total bank borrowings are secured by the following:

- A first mortgage over a property ("Property") of a subsidiary;
- Fixed and floating charge over certain assets of a subsidiary;
- An assignment of the rights, interests and benefits arising under the construction contract and performance bonds relating to the construction of a Property;
- An assignment of the rights, interests and benefits arising under the insurance policies relating to the construction of the Property; and
- Corporate guarantee

**Unaudited Financial Statements And Dividend Announcement For The Period Ended 31 March 2016**

**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.**

**Consolidated statement of cash flows**

	Group	
	3 months ended 31.03.16 \$'000	3 months ended 31.03.15 \$'000
<b>Operating activities</b>		
Profit before tax	9,477	6,313
Adjustments for:		
Depreciation	2,323	2,304
Interest expense	866	728
Interest income	(60)	(49)
Dividend income from held-for-trading investments	-	(1)
Write back of doubtful trade receivables	(8)	-
Deferred income recognised	(250)	(262)
Amortisation of prepaid land lease rights	7	-
(Gain)/Loss from disposal of property, plant and equipment	(77)	35
Fair value gain on held-for-trading investments	-	(1)
Operating cash flows before movements in working capital	12,278	9,067
Trade receivables	1,792	199
Other receivables	(1,832)	(1,054)
Trade payables	112	(1,077)
Other payables	(4,798)	(2,369)
Cash generated from operations	7,552	4,766
Income tax (paid)/refund	(2)	92
Net cash from operating activities	7,550	4,858
<b>Investing activities</b>		
Interest received	30	24
Dividend income from held-for-trading investments	-	1
Purchase of property, plant and equipment	(670)	(616)
Prepayment of land lease rights	-	(1,787)
Proceeds from disposal of property, plant and equipment	65	138
Net cash used in investing activities	(575)	(2,240)
<b>Financing activities</b>		
Interest paid	(862)	(728)
Repayment of obligations under finance leases	(392)	(899)
Repayment of bank loans	(1,973)	(1,964)
Proceeds from bank loans	1,823	-
Net cash used in financing activities	(1,404)	(3,591)
<b>Net increase/(decrease) in cash and cash equivalents</b>	5,571	(973)
Effect of currency translation on cash and cash equivalents	(8)	-
Cash and cash equivalents at beginning of period	44,453	52,650
<b>Cash and cash equivalents at end of period (Note A)</b>	50,016	51,677

Note A

Cash and cash equivalents consist comprise:

	Group	
	31.03.16 \$'000	31.03.15 \$'000
Cash and bank balances	50,818	52,469
Less: Pledged deposits	(802)	(792)
Cash and cash equivalents	50,016	51,677

**Unaudited Financial Statements And Dividend Announcement For The Period Ended 31 March 2016**

- 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.**

Group	Attributable to shareholders of the Group					
	Share Capital	Merger deficit	Capital reserve	Foreign currency translation reserve	Accumulated profits	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 January 2015	45,092	(16,033)	506	(5)	67,005	96,565
Profit for the period	-	-	-	-	5,348	5,348
Other comprehensive loss for the period	-	-	-	(7)	-	(7)
At 31 March 2015	45,092	(16,033)	506	(12)	72,353	101,906
At 1 January 2016	45,092	(16,033)	506	(468)	74,479	103,576
Profit for the period	-	-	-	-	7,773	7,773
Other comprehensive income for the period	-	-	-	300	-	300
At 31 March 2016	45,092	(16,033)	506	(168)	82,252	111,649

Company	Attributable to shareholders of the Company			
	Share Capital	Capital reserve	Accumulated profits	Total
	\$'000	\$'000	\$'000	\$'000
At 1 January 2015	45,092	506	19,617	65,215
Loss for the period, representing total comprehensive loss for the period	-	-	(150)	(150)
At 31 March 2015	45,092	506	19,467	65,065
At 1 January 2016	45,092	506	12,470	58,068
Loss for the period, representing total comprehensive loss for the period	-	-	(332)	(332)
At 31 March 2016	45,092	506	12,138	57,736

- 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.**

Not applicable.

- 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.**

	31.03.16	31.12.15
Number of ordinary shares ('000)	478,500	478,500

- 1(d)(iv) A statement showing all sales, transfers, disposals, 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 or reviewed.

- 3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a 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 as in the audited financial statements for the financial year ended 31 December 2015. It has also applied applicable Financial Reporting Standards ("FRS") which became effective and relevant from 1 January 2016.

- 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.**

None.

**Unaudited Financial Statements And Dividend Announcement For The Period Ended 31 March 2016**

- 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:**  
**(a) based on the weighted average number of ordinary shares on issue; and**  
**(b) on a fully diluted basis (detailing any adjustments made to the earnings).**

	Group	
	3 months ended	3 months ended
	31.03.16	31.03.15
Profit attributable to shareholders of the Company (\$'000)	7,773	5,348
Weighted average number of ordinary shares in issue during the period ('000)	478,500	478,500
Basic and diluted earnings per ordinary share (cents)	1.62	1.12

The basic and diluted earnings per ordinary share for the period ended 31 March 2016 has been calculated based on profit attributable to shareholders divided by the weighted average number of ordinary shares 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 financial period reported on; and**  
**(b) immediately preceding financial year.**

	Group		Company	
	31.03.16 (cents)	31.12.15 (cents)	31.03.16 (cents)	31.12.15 (cents)
Net asset <sup>A</sup> value per ordinary share <sup>B</sup>	23.33	21.65	12.07	12.14

<sup>A</sup> Net asset refers to shareholders' funds

<sup>B</sup> Based on the total number of issued shares of approximately of 478,500,000 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.**

**Review of the Group's performance – First Quarter 2016 ("1QFY16") vs First Quarter 2015 ("1QFY15")**

Group revenue for 1QFY16 increased by \$1.8 million, or 6%, from \$31.0 million to \$32.8 million. The increase was driven by increased revenue from the warehousing operations at the integrated logistics hub, automotive logistics management services and container depot management services.

Other operating income increased by \$0.2 million, or 29%, from \$0.8 million to \$1.0 million. The increase was largely attributable to government grant for wage credit scheme received in 1QFY16.

Employee benefits expense increased by \$0.3 million, or 4%, from \$6.4 million to \$6.7 million. The increase resulted mainly from the increase in provision for directors' bonus.

Rental on leased premises decreased by \$0.7 million, or 10%, from \$7.1 million to \$6.4 million. The decrease was mainly due to lower rent rates negotiated for certain fresh lease terms, as well as partial return of a certain land plot to JTC in December 2015.

Fuel and utilities decreased by \$0.3 million, or 18%, from \$1.9 million to \$1.5 million. The decrease was mainly attributed to the decline in the unit cost of fuel and utilities.

Storage and handling charges decreased by \$0.4 million, or 35%, from \$1.1 million to \$0.7 million. The decrease was largely attributable to the decrease in cargo handling requirement.

Hire of vehicle and equipment decreased by \$0.1 million, or 44% from \$0.3 million to \$0.2 million. The decrease was mainly due to lower requirement in crane hire for the transportation management services.

Finance costs increased by \$0.1 million, or 19% from \$0.7 million to \$0.9 million. The increase was due to increase in interest rate.

Income tax expense increased by \$0.7 million, or 77%, from \$1.0 million to \$1.7 million, in line with the quarter-on-quarter increase in profit before tax.

**Assets and liabilities**

Current assets increased by \$5.7 million, or 9%, from \$66.0 million as at 31 December 2015 to \$71.7 million as at 31 March 2016. The increase was largely due to an increase of \$5.6 million in the cash and bank balances.

Non-current assets decreased by \$1.0 million from \$203.1 million as at 31 December 2015 to \$202.1 million as at 31 March 2016. The decrease resulted mainly from a decrease of \$1.0 million in property, plant and equipment, relating largely to the depreciation charges for 1QFY16, offset by acquisition of new motor vehicles, office equipment and furniture.

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**Unaudited Financial Statements And Dividend Announcement For The Period Ended 31 March 2016**

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Current liabilities decreased by \$3.6 million, or 6%, from \$58.0 million as at 31 December 2015 to \$54.4 million as at 31 March 2016. The decrease resulted mainly from the payment of FY2015 employee bonus and reinstatement costs which reduced the other payables and provision for reinstatement costs by \$4.4 million and \$0.4 million respectively, offset by an increase of \$1.6 million in income tax payable.

Non-current liabilities increased by \$0.1 million from \$107.5 million as at 31 December 2015 to \$107.7 million as at 31 March 2016. The increase was mainly due to finance lease taken for new motor vehicles purchased.

**Cash flows**

During 1QFY16, the Group's cash and cash equivalents increased by \$5.6 million from \$44.5 million as at 31 December 2015 to \$50.0 million as at 31 March 2016.

Net cash generated from operating activities was \$7.6 million in 1QFY16 as compared with \$4.9 million in 1QFY15. The increase was mainly due to higher profit before tax achieved in 1QFY16 offset by higher directors' bonus paid (in respect of FY15) during 1QFY16.

Net cash used in investing activities was \$0.6 million in 1QFY16 as compared with \$2.2 million in 1QFY15. The decrease was primarily due to a one-off prepayment of land lease rights in 1QFY15 amounting to \$1.8 million (RM4.8 million).

Net cash used in financing activities was \$1.4 million in 1QFY16 as compared with net cash used of \$3.6 million in 1QFY15. The decrease was mainly due to proceeds from the drawdown of bank loans of \$1.8 million in 1QFY16.

- 9 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**  
No forecast nor prospect statement has been previously disclosed to shareholders.
- 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 Group remains cautiously optimistic about its earnings resilience and growth potential amidst the current difficult business environment. It will take appropriate measures to manage any adverse economic headwind that may threaten its business.
- 11. If a decision regarding dividend has been made:**  
**(a) Current financial period reported on**  
Any dividend recommended for the current financial period reported on? 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) The date the dividend is payable**  
Not applicable  
**(d) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined**  
Not applicable
- 12 If no dividend has been declared/recommended, 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, a statement to that effect.**  
The Company has not obtained a general mandate from shareholders for interested person transactions.
- 14 Negative confirmation pursuant to Rule 705(5).**  
To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial statements of the Group and the Company (comprising the consolidated statement of profit or loss and other comprehensive income, statements of financial position, consolidated statement of cash flows and statements of changes in equity, together with their accompanying notes) as at 31 March 2016 and for the three months ended on that date, to be false or misleading in any material aspect.
- 15 Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).**  
The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

**BY ORDER OF THE BOARD**

Tan Yeow Khoon  
Executive Chairman

Tan Min Cheow, Benson  
Executive Director & CEO

13 May 2016