

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 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			Group		
	3 months ended		Change	6 months ended		Change
	30.06.16	30.06.15		30.06.16	30.06.15	
	\$'000	\$'000	%	\$'000	\$'000	%
Revenue	33,830	32,063	6%	66,616	63,089	6%
Other operating income	612	197	211%	1,591	953	67%
Operating expenses						
- Employee benefits expenses	(7,077)	(6,510)	9%	(13,798)	(12,948)	7%
- Depreciation	(2,416)	(2,470)	-2%	(4,739)	(4,774)	-1%
- Rentals on leased premises	(6,307)	(6,983)	-10%	(12,716)	(14,082)	-10%
- Amortisation of deferred income arising from sale and leaseback	250	250	0%	500	500	0%
- Amortisation of prepaid land lease rights	(7)	-	n/m	(14)	-	n/m
- Contract services	(2,779)	(2,642)	5%	(5,253)	(5,094)	3%
- Fuel and utilities	(1,697)	(1,811)	-6%	(3,218)	(3,667)	-12%
- Storage and handling charges	(769)	(856)	-10%	(1,472)	(1,945)	-24%
- Repair and maintenance	(960)	(953)	1%	(1,933)	(1,972)	-2%
- Hire of vehicle and equipment	(156)	(304)	-49%	(334)	(622)	-46%
- Others	(2,090)	(1,990)	5%	(4,453)	(4,406)	1%
	(24,008)	(24,269)	-1%	(47,430)	(49,010)	-3%
	10,434	7,991	31%	20,777	15,032	38%
Finance costs	(833)	(747)	12%	(1,699)	(1,475)	15%
Profit before tax	9,601	7,244	33%	19,078	13,557	41%
Income tax expense	(1,710)	(1,383)	24%	(3,414)	(2,348)	45%
Profit for the period, net of tax	7,891	5,861	35%	15,664	11,209	40%
Other comprehensive (loss)/income:						
<i>Items that may be reclassified subsequently to profit or loss</i>						
Exchange difference on translation of subsidiaries, representing other comprehensive (loss)/income for the period, net of tax	(160)	(188)	-15%	140	(195)	n/m
Profit attributable to the owners of the company	7,891	5,861	35%	15,664	11,209	40%
Total comprehensive income attributable to the owners of the company	7,731	5,673	36%	15,804	11,014	43%

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			Group		
	3 months ended		Change	6 months ended		Change
	30.06.16	30.06.15		30.06.16	30.06.15	
	\$'000	\$'000	%	\$'000	\$'000	%
71130 (Loss)/Gain from disposal of property, plant and equipment	(2)	87	n/m	75	52	44%
71170 Government grant	56	13	331%	793	551	44%
71210/71 Interest income	56	56	0%	116	105	10%
77149/7 (Allowance)/Write back for doubtful trade receivables	(88)	2	n/m	(80)	2	n/m
=finance Interest on borrowings	(833)	(747)	12%	(1,699)	(1,475)	15%
Loss/(Gain) from foreign exchange	1	(4)	n/m	(3)	(4)	-25%
Adjustment for under-provision of tax in respect of prior year	-	-	n/m	-	(6)	n/m

n/m: not meaningful

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 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	
	30.06.16 \$'000	31.12.15 \$'000	30.06.16 \$'000	31.12.15 \$'000
ASSETS				
Current assets				
Cash and bank balances	44,479	45,255	5,817	2,900
Trade receivables	16,416	17,135	10,879	11,789
Other receivables	4,621	3,618	299	11,934
Held-for-trading investments	27	24	-	-
Total current assets	65,543	66,032	16,995	26,623
Non-current assets				
Property, plant and equipment	200,907	199,455	668	472
Investment in subsidiaries	-	-	35,084	36,084
Other investment	36	36	-	-
Trade receivables	184	323	-	-
Other receivables	2,913	3,294	-	-
Total non-current assets	204,040	203,108	35,752	36,556
Total assets	269,583	269,140	52,747	63,179
LIABILITIES AND EQUITY				
Current liabilities				
Current portion of bank loans	11,022	11,886	-	-
Current portion of deferred income	500	1,000	-	-
Current portion of finance leases	1,473	1,467	-	-
Trade payables	6,112	6,242	429	166
Other payables	27,677	30,878	3,695	4,934
Provision for reinstatement costs	962	1,380	-	-
Income tax payable	5,997	5,162	4	11
Total current liabilities	53,743	58,015	4,128	5,111
Non-current liabilities				
Bank loans	100,120	102,407	-	-
Finance leases	2,401	2,403	-	-
Other payables	232	221	-	-
Provision for reinstatement costs	1,180	1,180	-	-
Deferred tax liabilities	1,523	1,338	-	-
Total non-current liabilities	105,456	107,549	-	-
Capital and reserves				
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	(328)	(468)	-	-
Accumulated profits	81,147	74,479	3,021	12,470
Total equity	110,384	103,576	48,619	58,068
Total liabilities and equity	269,583	269,140	52,747	63,179

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

	30.06.16		31.12.15	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Amount repayable in one year or less, or on demand	12,495	-	13,353	-
Amount repayable after one year	102,521	-	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 For The Second Quarter And Half Year Ended 30 June 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		Group	
	3 months ended		6 months ended	
	30.06.16	30.06.15	30.06.16	30.06.15
	\$'000	\$'000	\$'000	\$'000
Operating activities				
Profit before tax	9,601	7,244	19,078	13,557
Adjustments for:				
Depreciation	2,416	2,470	4,739	4,774
Interest expense	833	747	1,699	1,475
Interest income	(56)	(56)	(116)	(105)
Dividend income from held-for-trading investments	-	-	-	(1)
Allowance/(Write back) for doubtful trade receivables	88	(2)	80	(2)
Deferred income recognised	(250)	(253)	(500)	(515)
Amortisation of prepaid land lease rights	7	-	14	-
Loss/(Gain) from disposal of property, plant and equipment	2	(87)	(75)	(52)
Fair value gain on held-for-trading investments	(3)	-	(3)	(1)
Operating cash flows before movements in working capital	12,638	10,063	24,916	19,130
Trade receivables	(1,014)	1,289	778	1,488
Other receivables	1,183	2	(649)	(1,052)
Trade payables	81	1,426	193	349
Other payables	(229)	793	(5,027)	(1,576)
Cash generated from operations	12,659	13,573	20,211	18,339
Income tax paid	(2,392)	(1,906)	(2,394)	(1,814)
Net cash from operating activities	10,267	11,667	17,817	16,525
Investing activities				
Interest received	72	67	102	91
Dividend income from held-for-trading investments	-	-	-	1
Purchase of property, plant and equipment	(3,427)	(1,872)	(4,097)	(2,488)
Prepayment for land lease rights	-	-	-	(1,787)
Proceeds from disposal of property, plant and equipment	1	108	66	246
Net cash used in investing activities	(3,354)	(1,697)	(3,929)	(3,937)
Financing activities				
Interest paid	(833)	(782)	(1,695)	(1,510)
Dividends paid	(8,996)	(17,992)	(8,996)	(17,992)
Repayment of obligation under finance leases	(402)	(891)	(794)	(1,790)
Repayment of bank loans	(3,001)	(1,971)	(4,974)	(3,935)
Proceeds from bank loans	-	-	1,823	-
Net cash used in financing activities	(13,232)	(21,636)	(14,636)	(25,227)
Net decrease in cash and cash equivalents	(6,319)	(11,666)	(748)	(12,639)
Effect of currency translation on cash and cash equivalents	(20)	(12)	(28)	(12)
Cash and cash equivalents at beginning of period	50,016	51,677	44,453	52,650
Cash and cash equivalents at end of period (Note A)	43,677	39,999	43,677	39,999

Note A

Cash and cash equivalents consist of the following:-

	Group		Group	
	30.06.16	30.06.15	30.06.16	30.06.15
	\$'000	\$'000	\$'000	\$'000
Cash and bank balances	44,479	40,790	44,479	40,790
Less: Pledged deposits	(802)	(791)	(802)	(791)
Cash and cash equivalents	43,677	39,999	43,677	39,999

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 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.

For the 3 months ended 30 June

	Attributable to shareholders of the Group					Total
	Share capital	Merger deficit	Capital reserve	Foreign currency translation reserve	Accumulated profits	
2QFY15 - Group						
At 1 April 2015	45,092	(16,033)	506	(12)	72,353	101,906
Profit for the period	-	-	-	-	5,861	5,861
Other comprehensive loss for the period	-	-	-	(188)	-	(188)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	-	-	(17,992)	(17,992)
At 30 June 2015	45,092	(16,033)	506	(200)	60,222	89,587

2QFY16 - Group

At 1 April 2016	45,092	(16,033)	506	(168)	82,252	111,649
Profit for the period	-	-	-	-	7,891	7,891
Other comprehensive loss for the period	-	-	-	(160)	-	(160)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	-	-	(8,996)	(8,996)
At 30 June 2016	45,092	(16,033)	506	(328)	81,147	110,384

2QFY15 - Company

	Attributable to shareholders of the Company			Total
	Share capital	Capital reserve	Accumulated profits	
At 1 April 2015	\$000	\$000	\$000	\$000
At 1 April 2015	45,092	506	19,467	65,065
Loss for the period, representing total comprehensive loss for the period	-	-	(189)	(189)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	(17,992)	(17,992)
At 30 June 2015	45,092	506	1,286	46,884

2QFY16 - Company

At 1 April 2016	45,092	506	12,138	57,736
Loss for the period, representing total comprehensive loss for the period	-	-	(121)	(121)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	(8,996)	(8,996)
At 30 June 2016	45,092	506	3,021	48,619

For the 6 months ended 30 June

	Attributable to shareholders of the Group					Total
	Share capital	Merger deficit	Capital reserve	Foreign currency translation reserve	Accumulated profits	
1HFY15 - Group						
At 1 January 2015	\$000	\$000	\$000	\$000	\$000	\$000
At 1 January 2015	45,092	(16,033)	506	(5)	67,005	96,565
Profit for the period	-	-	-	-	11,209	11,209
Other comprehensive loss for the period	-	-	-	(195)	-	(195)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	-	-	(17,992)	(17,992)
At 30 June 2015	45,092	(16,033)	506	(200)	60,222	89,587

1HFY16 - Group

At 1 January 2016	45,092	(16,033)	506	(468)	74,479	103,576
Profit for the period	-	-	-	-	15,664	15,664
Other comprehensive income for the period	-	-	-	140	-	140
Dividends, representing total transactions with owners, recognised directly in equity	-	-	-	-	(8,996)	(8,996)
At 30 June 2016	45,092	(16,033)	506	(328)	81,147	110,384

1HFY15 - Company

	Attributable to shareholders of the Company			Total
	Share capital	Capital reserve	Accumulated profits	
At 1 January 2015	\$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	-	-	(339)	(339)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	(17,992)	(17,992)
At 30 June 2015	45,092	506	1,286	46,884

1HFY16 - Company

At 1 January 2016	45,092	506	12,470	58,068
Loss for the period, representing total comprehensive loss for the period	-	-	(453)	(453)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	(8,996)	(8,996)
At 30 June 2016	45,092	506	3,021	48,619

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 2016

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.

	30.06.16	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.

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		Group	
	3 months ended	30.06.15	6 months ended	30.06.15
Profit attributable to shareholders of the Company (\$'000)	7,891	5,861	15,664	11,209
Weighted average number of ordinary shares in issue during the period ('000)	478,500	478,500	478,500	478,500
Basic and diluted earnings per ordinary share (cents)	1.65	1.22	3.27	2.34

The basic and diluted earnings per ordinary share for the period ended 30 June 2016 and 30 June 2015 are 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	
	30.06.16	31.12.15	30.06.16	31.12.15
Net asset ^a value per ordinary share ^b	(cents)	(cents)	(cents)	(cents)
	23.07	21.65	10.16	12.14

^a Net asset refers to shareholders' funds

^b Based on the total number of issued shares of approximately 478,500,000.

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 2016

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 – Second Quarter 2016 ("2QFY16") vs Second Quarter 2015 ("2QFY15")

Group revenue for 2QFY16 increased by \$1.8 million, or 6%, from \$32.1 million to \$33.8 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 \$0.4 million, or 211%, from \$0.2 million to \$0.6 million. The increase was largely due to gain from forfeiture of customer deposit.

Employee benefits expenses increased by \$0.6 million, or 9%, from \$6.5 million to \$7.1 million. The increase resulted mainly from the increase in provision for directors' bonus.

Rentals on leased premises decreased by \$0.7 million, or 10%, from \$7.0 million to \$6.3 million. The decrease was mainly due to reduction in rental rate and partial return of a certain land plot to JTC in December 2015.

Contract services increased by \$0.1 million, or 5%, from \$2.6 million to \$2.8 million. The increase was mainly due to higher cost for container repair and maintenance to generate a higher revenue from container repair and maintenance in 2QFY16.

Fuel and utilities decreased by \$0.1 million, or 6%, from \$1.8 million to \$1.7 million. The decrease was mainly attributed to the decline in the unit cost of fuel.

Storage and handling charges decreased by \$0.1 million, or 10%, from \$0.9 million to \$0.8 million. The decrease was largely attributable to the decrease in cargo handling requirement.

Hire of vehicle and equipment decreased by \$0.1 million, or 49%, from \$0.3 million to \$0.2 million. The decrease was mainly due to lower requirement in crane hire for the transportation management services.

Other operating expenses increased by \$0.1 million, or 5%, from \$2.0 million to \$2.1 million. The increase was due to allowance provided for doubtful trade receivables in 2QFY16.

Finance costs increased by \$0.1 million, or 12%, from \$0.7 million to \$0.8 million. The increase was largely due to the increase in loan interest rate during 2QFY16.

Income tax expense increased by \$0.3 million, or 24%, from \$1.4 million to \$1.7 million, in line with the quarter-on-quarter increase in profit before tax.

Review of the Group's performance – First Half 2016 ("1HFY16") vs First Half 2015 ("1HFY15")

Group revenue for 1HFY16 increased by \$3.5 million, or 6%, from \$63.1 million to \$66.6 million. The increase was largely 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 \$0.6 million, or 67%, from \$1.0 million to \$1.6 million. The increase was largely due to gain from forfeiture of customer deposit coupled with higher government grant.

For the operating expenses, the increase and decrease of each expense item is largely for reasons similar to those explained for 2QFY2016 vs 2QFY2015.

The Group's profit after tax increased by \$4.5 million, or 40%, from \$11.2 million to \$15.7 million.

Assets and liabilities

Current assets decreased by \$0.5 million, or 0.7%, from \$66.0 million as at 31 December 2015 to \$65.5 million as at 30 June 2016. The decrease was largely due to decrease of \$0.8 million in the cash and bank balances and decrease of \$0.6 million in trade receivables, offset by increase in other receivables due to prepayment of property tax.

Non-current assets increased by \$0.9 million, or 0.5%, from \$203.1 million as at 31 December 2015 to \$204.0 million as at 30 June 2016. The increase resulted mainly from incremental cost in respect of the crane infrastructure at the integrated logistics hub and cost of the phase 2 warehouse undergoing construction in Malaysia.

Current liabilities decreased by \$4.3 million, or 7.4%, from \$58.0 million as at 31 December 2015 to \$53.7 million as at 30 June 2016. The decrease resulted mainly from the payment of FY2015 employee bonus and the utilisation of provision for reinstatement cost offset by an increase of \$0.9 million in income tax payable.

Non-current liabilities decreased by \$2.1 million, or 1.9%, from \$107.5 million as at 31 December 2015 to \$105.4 million as at 30 June 2016. The decrease was mainly due to repayment of bank loans.

Cash flows

Net cash generated from operating activities was \$10.3 million in 2QFY16 as compared with \$11.7 million in 2QFY15. The decrease was mainly due to effect of changes in working capital.

Net cash used in investing activities was \$3.4 million in 2QFY16 as compared with \$1.7 million in 2QFY15. The increase was largely due to increase in investment in the integrated logistics hub.

Net cash used in financing activities was \$13.2 million in 2QFY16 as compared with \$21.6 million in 2QFY15. The decrease was mainly due to higher dividend paid out in 2QFY15 as compared to 2QFY16.

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

No forecast or 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.

Amidst the continued uncertainties in the global business and economic environment, the Group remains cautiously optimistic about its fundamentals and resilience in riding through adverse economic headwinds ahead.

On 26 July 2016, the Group announced that The Grandstand has been granted an extension to its master tenancy, which was originally due to expire on 28 February 2018, for a further 2 years 10 months from 1 March 2018 to 31 December 2020.

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 2016

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 Group does not have a general mandate from shareholders for interested person transactions pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST")

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted during the financial year under review under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
	\$'000	\$'000
Income from rental of premises and utility recovery		
- SH Design & Build Pte Ltd	4	N.A.
- Soon Hock Investment Group Pte Ltd	108	N.A.
- Phoenix Wines Pte Ltd	32	N.A.

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 statement of changes in equity, together with their accompanying notes) as at 30 June 2016 and for the second quarter and first half year 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

12 August 2016