

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 2015

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
	30.06.15	30.06.14		30.06.15	30.06.14	
	\$'000	\$'000	%	\$'000	\$'000	%
Revenue	32,063	28,492	13%	63,089	55,821	13%
Other operating income	197	670	-71%	953	1,213	-21%
Operating expenses						
- Employee benefits expenses	(6,510)	(5,405)	20%	(12,948)	(10,764)	20%
- Depreciation	(2,470)	(1,748)	41%	(4,774)	(3,501)	36%
- Rentals on leased premises	(6,983)	(8,069)	-13%	(14,082)	(16,182)	-13%
- Amortisation of deferred income arising from sale and leaseback	250	250	0%	500	500	0%
- Contract services	(2,642)	(2,412)	10%	(5,094)	(4,737)	8%
- Fuel and utilities	(1,811)	(2,166)	-16%	(3,667)	(4,362)	-16%
- Storage and handling charges	(856)	(1,094)	-22%	(1,945)	(2,148)	-9%
- Repair and maintenance	(953)	(1,145)	-17%	(1,972)	(2,136)	-8%
- Hire of vehicle and equipment	(304)	(222)	37%	(622)	(509)	22%
- Others	(1,990)	(1,591)	25%	(4,406)	(3,872)	14%
	(24,269)	(23,602)	3%	(49,010)	(47,711)	3%
	7,991	5,560	44%	15,032	9,323	61%
Finance costs	(747)	(60)	1145%	(1,475)	(92)	1503%
Share of loss of joint ventures	-	(63)	n/m	-	(67)	n/m
Profit before tax	7,244	5,437	33%	13,557	9,164	48%
Income tax expense	(1,383)	(1,075)	29%	(2,348)	(1,709)	37%
Profit for the period, net of tax	5,861	4,362	34%	11,209	7,455	50%
Other comprehensive loss:						
<i>Items that may be reclassified subsequently to profit or loss</i>						
Exchange difference on translation of subsidiaries, representing other comprehensive loss for the period, net of tax	(188)	-	n/m	(195)	-	n/m
Profit attributable to the owners of the company	5,861	4,362	34%	11,209	7,455	50%
Total comprehensive income attributable to the owners of the company	5,673	4,362	30%	11,014	7,455	48%

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
	30.06.15	30.06.14		30.06.15	30.06.14	
	\$'000	\$'000	%	\$'000	\$'000	%
71130 Gain from disposal of property, plant and equipment, net of tax	87	475	-82%	52	605	-91%
Bargain purchase gain	-	20	n/m	-	20	n/m
71170 Government grant	13	12	8%	551	369	49%
71210/71 Interest income	56	17	229%	105	28	275%
77149/77 Writeback of/(Allowance for) doubtful debts, net	2	1	100%	2	(8)	n/m
=finance Interest on borrowings	(747)	(60)	1145%	(1,475)	(92)	1503%
Loss from foreign exchange	(4)	-	n/m	(4)	-	n/m
Adjustment for (under)/over provision of tax in respect of prior year	-	75	n/m	(6)	75	n/m

n/m: not meaningful

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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	
	30.06.15 \$'000	31.12.14 \$'000	30.06.15 \$'000	31.12.14 \$'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and bank balances	40,790	53,442	1,922	4,859
Trade receivables	15,323	16,809	10,549	9,723
Other receivables	4,067	3,173	216	18,159
Held-for-trading investments	26	25	-	-
Total current assets	60,206	73,449	12,687	32,741
<b>Non-current assets</b>				
Property, plant and equipment	186,815	187,876	496	699
Investment in subsidiaries	-	-	36,084	34,984
Other investment	36	36	-	-
Other receivables	3,876	1,903	-	-
Total non-current assets	190,727	189,815	36,580	35,683
<b>Total assets</b>	<b>250,933</b>	<b>263,264</b>	<b>49,267</b>	<b>68,424</b>
<b>LIABILITIES AND EQUITY</b>				
<b>Current liabilities</b>				
Current portion of bank loans	7,883	7,601	-	-
Current portion of deferred income	1,007	1,022	-	-
Current portion of finance leases	2,924	3,198	-	-
Trade payables	6,297	5,725	129	108
Other payables	23,725	29,770	2,251	3,101
Provision for reinstatement costs	660	350	-	-
Income tax payable	4,328	3,971	3	-
<b>Total current liabilities</b>	<b>46,824</b>	<b>51,637</b>	<b>2,383</b>	<b>3,209</b>
<b>Non-current liabilities</b>				
Bank loans	106,351	105,907	-	-
Deferred income	500	1,000	-	-
Finance leases	5,592	6,593	-	-
Provision for reinstatement costs	1,040	700	-	-
Deferred tax liabilities	1,039	862	-	-
<b>Total non-current liabilities</b>	<b>114,522</b>	<b>115,062</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	(200)	(5)	-	-
Accumulated profits	60,222	67,005	1,286	19,617
<b>Total equity</b>	<b>89,587</b>	<b>96,565</b>	<b>46,884</b>	<b>65,215</b>
<b>Total liabilities and equity</b>	<b>250,933</b>	<b>263,264</b>	<b>49,267</b>	<b>68,424</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

	30.06.15		31.12.14	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Amount repayable in one year or less, or on demand	10,807	-	10,799	-
Amount repayable after one year	111,943	-	112,500	-

Details of any collateral:

Total bank borrowings are secured by the following:-

- A first mortgage over certain properties of a subsidiary;
- Fixed and floating charge over all 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 ("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 2015

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	
	30.06.15 \$'000	30.06.14 \$'000	30.06.15 \$'000	30.06.14 \$'000
<b>Operating activities</b>				
Profit before tax	7,244	5,437	13,557	9,164
Adjustments for:				
Depreciation	2,470	1,748	4,774	3,501
Interest expense	747	60	1,475	92
Interest income	(56)	(17)	(105)	(28)
Dividend income from held-for-trading investments	-	-	(1)	-
(Write back)/allowance for doubtful debts, net	(2)	(1)	(2)	8
Deferred income recognised	(253)	(250)	(515)	(500)
Share of loss of joint ventures	-	63	-	67
Bargain purchase gain	-	(20)	-	(20)
Gain from disposal of property, plant and equipment	(87)	(475)	(52)	(605)
Fair value gain on held-for-trading investment	-	(3)	(1)	(3)
Operating cash flows before movements in working capital	10,063	6,542	19,130	11,676
Trade receivables	1,289	(406)	1,488	(1,258)
Other receivables	2	(264)	(1,052)	(795)
Trade payables	1,426	(557)	349	(2,407)
Other payables	793	(1,187)	(1,576)	(3,297)
Cash generated from operations	13,573	4,128	18,339	3,919
Income tax paid	(1,906)	(1,591)	(1,814)	(1,325)
Net cash from operating activities	11,667	2,537	16,525	2,594
<b>Investing activities</b>				
Interest received	67	17	91	28
Dividend income from held-for-trading investments	-	-	1	-
Net cash inflow from acquisition of subsidiaries	-	(9)	-	(9)
Purchase of property, plant and equipment	(1,872)	(5,213)	(2,488)	(6,140)
Prepayment for land lease rights	-	-	(1,787)	-
Proceeds from disposal of property, plant and equipment	108	496	246	632
Net cash used in investing activities	(1,697)	(4,709)	(3,937)	(5,489)
<b>Financing activities</b>				
Interest paid	(782)	(502)	(1,510)	(933)
Dividends paid	(17,992)	(6,029)	(17,992)	(6,029)
Repayment of obligation under finance leases	(891)	(459)	(1,790)	(871)
Repayment of bank loans	(1,971)	(1,363)	(3,935)	(1,445)
Pledged deposits	-	187	-	403
Net cash used in financing activities	(21,636)	(8,166)	(25,227)	(8,875)
<b>Net decrease in cash and cash equivalents</b>	(11,666)	(10,338)	(12,639)	(11,770)
Effect of currency translation on cash and cash equivalents	(12)	-	(12)	-
Cash and cash equivalents at beginning of period	51,677	44,669	52,650	46,101
<b>Cash and cash equivalents at end of period (Note A)</b>	<b>39,999</b>	<b>34,331</b>	<b>39,999</b>	<b>34,331</b>

Note A

Cash and cash equivalents consist of the following:-

	Group		Group	
	30.06.15 \$'000	30.06.14 \$'000	30.06.15 \$'000	30.06.14 \$'000
Cash and bank balances	40,790	35,104	40,790	35,104
Less: Pledged deposits	(791)	(773)	(791)	(773)
Cash and cash equivalents	39,999	34,331	39,999	34,331

Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 2015

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	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>2QFY14 - Group</b>						
At 1 April 2014	45,092	(16,033)	506	-	51,469	81,034
Profit for the period, representing total comprehensive income for the period	-	-	-	-	4,362	4,362
Dividends, representing total transactions with owners, recognised directly in equity	-	-	-	-	(6,029)	(6,029)
At 30 June 2014	45,092	(16,033)	506	-	49,802	79,367

**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

**2QFY14 - Company**

	Attributable to shareholders of the Company			Total
	Share capital	Capital reserve	Accumulated profits	
	\$'000	\$'000	\$'000	\$'000
At 1 April 2014	45,092	506	8,149	53,747
Loss for the period, representing total comprehensive loss for the period	-	-	(130)	(130)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	(6,029)	(6,029)
At 30 June 2014	45,092	506	1,990	47,588

**2QFY15 - Company**

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

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	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>1HFY14 - Group</b>						
At 1 January 2014	45,092	(16,033)	506	-	48,376	77,941
Profit for the period, representing total comprehensive income for the period	-	-	-	-	7,455	7,455
Dividends, representing total transactions with owners, recognised directly in equity	-	-	-	-	(6,029)	(6,029)
At 30 June 2014	45,092	(16,033)	506	-	49,802	79,367

**1HFY15 - Group**

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

**1HFY14 - Company**

	Attributable to shareholders of the Company			Total
	Share capital	Capital reserve	Accumulated profits	
	\$'000	\$'000	\$'000	\$'000
At 1 January 2014	45,092	506	8,220	53,818
Loss for the period, representing total comprehensive loss for the period	-	-	(201)	(201)
Dividends, representing total transactions with owners, recognised directly in equity	-	-	(6,029)	(6,029)
At 30 June 2014	45,092	506	1,990	47,588

**1HFY15 - Company**

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

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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.**

	30.06.15	31.12.14
Number of ordinary shares ('000)	<u>478,500</u>	<u>478,500</u>

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 2014. It has also applied applicable Financial Reporting Standards ("FRS") which became effective and relevant from 1 January 2015.

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	30.06.14	6 months ended	30.06.14
Profit attributable to shareholders of the Company (\$'000)	5,861	4,362	11,209	7,455
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)	<u>1.22</u>	<u>0.91</u>	<u>2.34</u>	<u>1.56</u>

The basic and diluted earnings per ordinary share for the period ended 30 June 2015 and 30 June 2014 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	
	30.06.15	31.12.14	30.06.15	31.12.14
Net asset <sup>A</sup> value per ordinary share <sup>B</sup>	(cents)	(cents)	(cents)	(cents)
	<u>18.72</u>	<u>20.18</u>	<u>9.80</u>	<u>13.63</u>

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

<sup>B</sup> 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 2015**

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 2015 ("2QFY15") vs Second Quarter 2014 ("2QFY14")**

Group revenue for 2QFY15 increased by \$3.6 million, or 13%, from \$28.5 million to \$32.1 million. The increase was largely driven by increased revenue from the warehousing operations at the integrated logistics hub, container depot management services and automotive logistics management services.

Other operating income decreased by \$0.5 million, or 71%, from \$0.7 million to \$0.2 million. The decrease was largely owing to the lower gain from disposal of property, plant and equipment in 2QFY15.

Employee benefits expenses increased by \$1.1 million, or 20%, from \$5.4 million to \$6.5 million. The increase resulted mainly from adjustment made to the directors' remuneration and employee salaries.

Depreciation increased by \$0.7 million, or 41%, from \$1.7 million to \$2.5 million. The increase was chiefly due to depreciation of the integrated logistics hub since mid-2014.

Rentals on leased premises decreased by \$1.1 million, or 13%, from \$8.1 million to \$7.0 million. The decrease was mainly due to cessation of 2 warehouse leases during 2014.

Fuel and utilities decreased by \$0.4 million, or 16%, from \$2.2 million to \$1.8 million. The decrease was mainly attributed to the decline in fuel prices and utility rates.

Storage and handling charges decreased by \$0.2 million, or 22%, from \$1.1 million to \$0.9 million. The decrease was largely attributable to the decrease in cargo handling requirement.

Repair and maintenance decreased by \$0.2 million, or 17%, from \$1.1 million to \$1.0 million. The decrease was mainly due to the improved cost savings achieved in forklifts maintenance.

Other operating expenses increased by \$0.4 million, or 25% from \$1.6 million to \$2.0 million. The increase was mainly due to the increase in property tax.

Finance costs increased by \$0.7 million, that was due to expensing off of borrowing costs upon the completion of the integrated logistics hub construction. In 2QFY14, such borrowing costs were capitalised under the property, plant and equipment during the period of construction.

**Review of the Group's performance – First Half 2015 ("1HFY15") vs First Half 2014 ("1HFY14")**

Group revenue for 1HFY15 increased by \$7.3 million, or 13%, from \$55.8 million to \$63.1 million. The increase was largely driven by increased revenue from the warehousing operations at the integrated logistics hub, container depot management services and automotive logistics management services.

Other operating income decreased while overall operating expenses and income tax expenses increased, largely for reasons similar to those explained for 2QFY15 vs 2QFY14.

The Group's profit after tax increased by \$3.8 million, or 50%, from \$7.5 million to \$11.2 million.

**Assets and liabilities**

Current assets decreased by \$13.2 million, or 18%, from \$73.4 million as at 31 December 2014 to \$60.2 million as at 30 June 2015. The decrease was largely due to a decrease of \$12.7 million in the cash and bank balances.

Non-current assets increased by \$0.9 million, from \$189.8 million as at 31 December 2014 to \$190.7 million as at 30 June 2015. The increase resulted mainly from:

- i) an increase of \$2.0 million in other receivables, relating largely to the prepayment for land lease rights; offset by
- ii) a decrease of a \$1.1 million in property, plant and equipment.

Current liabilities decreased by \$4.8 million, or 9%, from \$51.6 million as at 31 December 2014 to \$46.8 million as at 30 June 2015. The decrease resulted mainly from the settlement of amount due in respect of construction costs.

Non-current liabilities decreased by \$0.5 million, from \$115.1 million as at 31 December 2014 to \$114.5 million as at 30 June 2015. The decrease was mainly due to the decrease of \$0.5 million in deferred income (non-current) as a result of amortisation.

**Cash flows**

Net cash generated from operating activities was \$11.7 million in 2QFY15 as compared with \$2.5 million in 2QFY14. The increase was mainly due to higher profit achieved in 2QFY15 as compared to 2QFY14, coupled with effect of changes in working capital.

Net cash used in investing activities was \$1.7 million in 2QFY15 as compared with \$4.7 million in 2QFY14. The decrease was largely due to lower investment in property, plant and equipment.

Net cash used in financing activities was \$21.6 million in 2QFY15 as compared with \$8.2 million in 2QFY14. The increase was mainly due to higher dividend paid out in 2QFY15 compared to 2QFY14.

**Unaudited Financial Statements For The Second Quarter And Half Year Ended 30 June 2015**

- 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.**  
Against the backdrop of economic and geo-political uncertainties around the world, the Group is bracing itself for more challenges ahead and will take appropriate actions to mitigate any impact on its businesses.
- 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 office rental and utility recovery		
- SH Design & Build Pte Ltd	46	N.A.
- Soon Hock Investment Group Pte Ltd	26	N.A.
- Phoenix Wines Pte Ltd	177	N.A.
Sale of a motor vehicle		
- Mr Tan Yeow Khoon	138	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 2015 and for the second quarter and first half year ended on that date, to be false or misleading in any material aspect.

**BY ORDER OF THE BOARD**

Tan Yeow Khoon  
Executive Chairman

Tan Min Cheow, Benson  
Executive Director & CEO

13 August 2015