

# HONG FOK CORPORATION LIMITED

(Co. Reg. No. 196700468N)

## Full Year Financial Statement And Dividend Announcement for the Year Ended 31 December 2010

### PART I INFORMATION REQUIRED FOR QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR ANNOUNCEMENTS

#### 1(a) A statement of comprehensive income (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Full year financial statement on consolidated results for the year ended 31 December 2010.  
These figures have not been audited.

	The Group		
	\$'000		%
	2010	2009	Increase/ (Decrease)
<b>Revenue</b> (Note 1)	50,177	54,514	(8)
Other income (Note 2)	529	873	(39)
	50,706	55,387	(8)
Cost of sales of development properties	(2,055)	(5,311)	(61)
Depreciation of fixed assets	(187)	(395)	(53)
Exchange loss, net	(176)	(186)	(5)
Gain on fair value of previously-held equity interest in associates	1,378	-	NM
Negative goodwill	233	-	NM
Gain on revaluation of investment properties	88,242	3,874	2,178
Gain on remeasurement of other investments	85	350	(76)
Impairment in trade and other receivables and bad debts written off, net	(151)	(386)	(61)
Impairment loss written back on other assets	24	15	60
Loss on disposal of interest in a subsidiary	-	(2,204)	NM
Loss on dilution of shareholdings in a subsidiary	-	(987)	NM
Write-back of allowance for diminution in value of development properties	-	380	NM
Other expenses	(28,670)	(31,653)	(9)
	109,429	18,884	479
Finance expense	(9,399)	(10,647)	(12)
	100,030	8,237	1,114
Share of results of associates, net of tax	15,584	7,766	101
<b>Profit before income tax</b> (Note 3)	115,614	16,003	622
Income tax expense	(2,307)	(3,037)	(24)
Income tax expense - overprovision in prior years	7	447	(98)
Deferred tax expense	(14,071)	6,555	NM
<b>Profit for the year</b>	99,243	19,968	397
<b>Other comprehensive income</b>			
Exchange differences on translation of financial statements of foreign subsidiaries and associates	(11,455)	(2,902)	295
Exchange differences on monetary items forming part of net investments in foreign subsidiaries	(2,872)	(894)	221
Effect of realisation of exchange reserve from previously-held interest in associates	(824)	-	NM
Change in fair value of available-for-sale investments	88	9	878
<b>Other comprehensive income for the year, net of income tax</b>	(15,063)	(3,787)	298
<b>Total comprehensive income for the year</b>	84,180	16,181	420
<b>Profit attributable to:</b>			
Owners of the Company	99,243	14,000	609
Non-controlling interests	-	5,968	NM
<b>Profit for the year</b>	99,243	19,968	397
<b>Total comprehensive income attributable to:</b>			
Owners of the Company	84,180	10,358	713
Non-controlling interests	-	5,823	NM
<b>Total comprehensive income for the year</b>	84,180	16,181	420

Notes:

- (1) Included in Revenue is investment income of approximately \$25,000 (2009 : \$12,000).
- (2) Included in Other income is net gain on disposal of fixed assets of approximately \$Nil (2009 : \$46,000).
- (3) Included in Profit before income tax is net profit on disposal of development properties of approximately \$293,000 (2009 : \$280,000).
- (4) NM – Not Meaningful.
- (5) NA – Not Applicable.

**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.**

	The Group		The Company	
	\$'000		\$'000	
	2010	2009	2010	2009
<b>Non-current Assets</b>				
Fixed assets	312	431	-	-
Subsidiaries	-	-	238,310	230,123
Associates	153,056	151,601	-	39
Investment properties	1,104,803	1,014,824	-	-
Other assets	397	377	-	-
	1,258,568	1,167,233	238,310	230,162
<b>Current Assets</b>				
Other investments	675	683	-	-
Development properties	283,673	272,332	-	-
Trade and other receivables	2,369	2,520	3	4
Cash and cash equivalents	44,213	42,811	314	315
	330,930	318,346	317	319
<b>Total Assets</b>	1,589,498	1,485,579	238,627	230,481
<b>Equity Attributable to Owners of the Company</b>				
Share capital	186,688	186,688	186,688	186,688
Reserves	700,654	616,474	44,740	32,680
<b>Total Equity</b>	887,342	803,162	231,428	219,368
<b>Non-current Liabilities</b>				
Obligations under finance leases	56	101	-	-
Loans	606,388	606,183	-	-
Financial guarantees	-	-	2,349	6,479
Deferred tax liability	63,986	49,915	-	-
	670,430	656,199	2,349	6,479
<b>Current Liabilities</b>				
Bank overdraft	-	362	-	-
Trade and other payables	28,807	22,836	720	707
Obligations under finance leases	45	54	-	-
Financial guarantees	-	-	4,130	3,927
Tax payable	2,874	2,966	-	-
	31,726	26,218	4,850	4,634
<b>Total Liabilities</b>	702,156	682,417	7,199	11,113
<b>Total Equity and Liabilities</b>	1,589,498	1,485,579	238,627	230,481

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

**Amount repayable in one year or less, or on demand**

As at 31.12.2010		As at 31.12.2009	
Secured	Unsecured	Secured	Unsecured
\$45,000	-	\$416,000	-

**Amount repayable after one year**

As at 31.12.2010		As at 31.12.2009	
Secured	Unsecured	Secured	Unsecured
\$606,444,000	-	\$606,284,000	-

## Details of any collaterals

The borrowings by the subsidiaries are generally secured by the Group's investment properties and certain development properties and are guaranteed by the Company.

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

	The Group	
	\$'000	
	2010	2009
<b>Operating Activities</b>		
Profit before income tax	115,614	16,003
Adjustments for:		
Share of results of associates, net of tax	(15,584)	(7,766)
Amortisation of transaction cost of loans	732	712
Depreciation of fixed assets	187	395
Gain on disposal of fixed assets, net	-	(46)
Gain on disposal of other assets	-	(258)
Gain on disposal of other investments	(13)	-
Gain on fair value of previously-held equity interest in associates	(1,378)	-
Gain on remeasurement of other investments	(85)	(350)
Gain on revaluation of investment properties	(88,242)	(3,874)
Impairment in trade and other receivables and bad debts written off, net	151	386
Impairment loss written back on other assets	(24)	(15)
Loss on disposal of interest in a subsidiary	-	2,204
Loss on dilution of shareholdings in a subsidiary	-	987
Negative goodwill	(233)	-
Write-back of allowance for diminution in value of development properties	-	(380)
Interest income	(94)	(166)
Interest expense	8,667	9,935
	19,698	17,767
Changes in working capital:		
Development properties	2,855	27,511
Trade and other receivables	893	5,421
Trade and other payables	5,831	4,926
Cash generated from operations	29,277	55,625
Income tax paid	(2,470)	(1,544)
Interest income received	77	99
Income tax refund	-	68
<b>Cash Flows from Operating Activities</b>	<b>26,884</b>	<b>54,248</b>
<b>Investing Activities</b>		
Capital expenditure on investment properties	(1,737)	(2,591)
Purchase of fixed assets	(50)	(244)
Purchase of other investments	(11)	(575)
Proceeds from disposal of fixed assets	3	97
Proceeds from disposal of other assets	-	328
Proceeds from disposal of other investments	117	-
Acquisition of subsidiaries, net of cash acquired	(9,492)	-
Disposal of a subsidiary, net of cash	-	5,404
<b>Cash Flows from Investing Activities</b>	<b>(11,170)</b>	<b>2,419</b>
<b>Financing Activities</b>		
Interest expense paid	(9,202)	(10,930)
Contribution from non-controlling shareholders	-	3,040
Increase in payable to non-controlling shareholders	-	1,355
Repayment of loans	(8,700)	(20,054)
Payment of finance lease rentals	(54)	(61)
Proceeds from loans	4,473	3,175
<b>Cash Flows from Financing Activities</b>	<b>(13,483)</b>	<b>(23,475)</b>
<b>Net Increase in Cash and Cash Equivalents</b>	<b>2,231</b>	<b>33,192</b>
Cash and cash equivalents at 1 January	42,449	9,267
Effect of exchange rate fluctuations	(467)	(10)
<b>Cash and Cash Equivalents at 31 December</b>	<b>44,213</b>	<b>42,449</b>
<b>Cash and Cash Equivalents at 31 December is represented by:</b>		
Cash at banks and in hand	2,213	1,820
Fixed deposits	42,000	40,991
Bank overdraft	-	(362)
	44,213	42,449

Included in cash and cash equivalents as at 31 December 2010 is an amount held under the Housing Developers (Project Account) Rules of approximately \$42,497,000 (2009 : \$36,812,000) the use of which is subject to restriction imposed by the said Rules.

#### Summary of Effect on Acquisition of Subsidiaries

On 25 January 2010, the Company acquired the entire issued share capital of an associate, Goldease Investments Limited ("Goldease") and to take an assignment of the loans owing from the subsidiaries of Goldease to subsidiaries of Winfoong International Limited ("WIL") (an associate of the Company) for a net cash consideration of \$10,150,000. The net assets of Goldease and its subsidiaries as at the date of acquisition were as follows:

\$'000		
2010		
Carrying Amounts	Fair Value Adjustments	Recognised Values
Fixed assets	20	20
Development properties	12,500	13,640
Trade and other receivables	4	4
Cash and cash equivalents	658	658
Trade and other payables	(122)	(122)
Amounts due to associates	(39)	(39)
Tax payable	(78)	(78)
Loans	(3,700)	(3,700)
Inter-company loans	(20,697)	(20,697)
Net assets acquired	(11,454)	(10,314)
Negative goodwill		(233)
		(10,547)
Transfer of inter-company loans		20,697
Cash consideration paid		10,150
Cash acquired		(658)
Net cash outflow on acquisition		9,492

#### Summary of Effect on Disposal of a Subsidiary

On 16 December 2009, the Company through its subsidiaries disposed of 20% interests in WIL. The net assets of WIL Group at the date of disposal were as follows:

\$'000	
2009	
	Carrying Amounts
Fixed assets	646
Fixed deposits	1
Other investments	867
Development properties	100,938
Trade and other receivables	22,611
Cash and cash equivalents	803
Trade and other payables	(26,133)
Loans	(26,532)
	73,201
Interest in subsidiary now accounted for as interest in associates	(58,561)
Unrealised portion retained in associates	(1,656)
Realisation of reserves	(298)
Net assets disposed	12,686
Loss on disposal of interest in a subsidiary	(3,859)
Unrealised loss on disposal retained via interest in associates	1,656
	(2,203)
Exchange difference	119
Consideration received, satisfied in cash (A)	10,602

### Summary of Loss on Dilution of Shareholdings in a Subsidiary

In December 2009, WIL (previously a subsidiary of the Company) issued and allotted 239,241,098 ordinary shares of HK\$0.05 each to the existing qualifying shareholders pursuant to the rights issue on the basis of one rights share for every ten shares held (the "Rights Issue") at a subscription price of HK\$0.07 per share. As the Company through its subsidiaries sold all its nil-paid rights allotted, there was a deemed loss on dilution of its shareholdings in WIL. The net assets of WIL Group were as follows:

	\$'000	
	2009	
	Before Rights Issue	After Rights Issue
Net Assets Disposed of:		
Fixed assets	646	646
Fixed deposits	1	1
Other investments	867	867
Development properties	100,938	100,938
Trade and other receivables	22,611	22,611
Cash and cash equivalents	803	5,198
Trade and other payables	(26,133)	(27,488)
Loans	(26,532)	(26,532)
	73,201	76,241
Direct interest in WIL owned by the Group	42.81%	38.92%
Net assets of associates shared by the Group		
Before Rights Issue		(31,337)
After Rights Issue		29,673
		(1,664)
Unrealised loss on dilution retained via interest in associates		694
		(970)
Realisation of reserves		36
Exchange difference		(53)
Loss on dilution of shareholdings in a subsidiary		(987)
Net cash disposed (B)		(5,198)
Net Effects on Disposal and Dilution of Shareholdings in a Subsidiary		
Net cash inflow on disposal, net of cash (A) - (B)		5,404

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.

\$'000							
Attributable to Owners of the Company					Non-Controlling Interests	Total Equity	
Share Capital	Capital and Other Reserves	Translation Reserves	Retained Profit	Total			
<b>The Group</b>							
At 1 January 2009	186,688	2,375	(33,037)	636,778	792,804	22,061	814,865
<b>Total comprehensive income for the year</b>							
Profit for the year	-	-	-	14,000	14,000	5,968	19,968
<b>Other comprehensive income</b>							
Exchange differences on translation of financial statements of foreign subsidiaries and associates	-	-	(2,752)	-	(2,752)	(149)	(2,901)
Exchange differences on monetary items forming part of net investments in foreign subsidiaries	-	-	(894)	-	(894)	-	(894)
Change in fair value of available-for-sale investments	-	4	-	-	4	4	8
Total other comprehensive income	-	4	(3,646)	-	(3,642)	(145)	(3,787)
Total comprehensive income for the year	-	4	(3,646)	14,000	10,358	5,823	16,181
<b>Transactions with owners, recorded directly in equity</b>							
Contribution from non-controlling shareholders	-	-	-	-	-	3,040	3,040
Disposal of a subsidiary	-	-	-	-	-	(30,924)	(30,924)
At 31 December 2009	186,688	2,379	(36,683)	650,778	803,162	-	803,162
At 1 January 2010	186,688	2,379	(36,683)	650,778	803,162	-	803,162
<b>Total comprehensive income for the year</b>							
Profit for the year	-	-	-	99,243	99,243	-	99,243
<b>Other comprehensive income</b>							
Exchange differences on translation of financial statements of foreign subsidiaries and associates	-	-	(11,455)	-	(11,455)	-	(11,455)
Exchange differences on monetary items forming part of net investments in foreign subsidiaries	-	-	(2,872)	-	(2,872)	-	(2,872)
Effect of realisation of exchange reserve from previously-held interest in associates	-	-	(824)	-	(824)	-	(824)
Change in fair value of available-for-sale investments	-	88	-	-	88	-	88
Total other comprehensive income	-	88	(15,151)	-	(15,063)	-	(15,063)
Total comprehensive income for the year	-	88	(15,151)	99,243	84,180	-	84,180
At 31 December 2010	186,688	2,467	(51,834)	750,021	887,342	-	887,342
<b>The Company</b>							
At 1 January 2009	186,688	-	-	28,391	215,079	-	215,079
Profit for the year - Total comprehensive income for the year	-	-	-	4,289	4,289	-	4,289
At 31 December 2009	186,688	-	-	32,680	219,368	-	219,368
At 1 January 2010	186,688	-	-	32,680	219,368	-	219,368
Profit for the year - Total comprehensive income for the year	-	-	-	12,060	12,060	-	12,060
At 31 December 2010	186,688	-	-	44,740	231,428	-	231,428

**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.**

Nil.

**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.**

Total number of issued shares excluding treasury shares

2010	2009
659,554,698	659,554,698

**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.**

NA.

**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 a matter).**

NA.

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

Except as disclosed in paragraph 5 below, the Group and the Company have applied the same accounting policies and methods of computation in the financial statements for the current reporting year compared with the Group's and the Company's audited financial statements for the year ended 31 December 2009.

**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.**

The Group has adopted Financial Reporting Standard (FRS) 103 (revised 2009) and FRS 27 (amended) which became effective for the Group's financial statements for the year ended 31 December 2010. FRS 103 (revised 2009) introduces significant changes to the accounting for business combinations, both at the acquisition date and post acquisition, and requires greater use of fair values. The amendments will mainly impact the accounting for transaction costs, step acquisitions, goodwill and non-controlling interests (previously minority interests).

The FRS 27 (amended) requires accounting for changes in ownership interests by the Group in a subsidiary, while maintaining control, to be recognised as an equity transaction. When the Group loses control of a subsidiary, any interest retained in the former subsidiary will be measured at fair value with the gain or loss recognised in profit or loss.

FRS 103 (revised 2009) and FRS 27 (amended) will be applied prospectively and therefore there is no impact on prior periods in the Group's financial statements for the year ended 31 December 2010.

At 31 December 2009, the Company through its subsidiaries had 48.57% equity interest in its associate, Goldease Investments Limited ("Goldease"). In January 2010, the Company acquired an additional 51.43% equity interest in Goldease, resulting in Goldease and its subsidiaries becoming wholly-owned subsidiaries of the Company.

As the acquisition of interest in Goldease was completed in January 2010, the transaction was affected by the revised FRS 103 and amendments to FRS 27. Please refer to page 1 of this announcement for the amount of the negative goodwill recognised and the gain on fair value of previously-held equity interest in associates.

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.**

Earnings per ordinary share of the Group 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)

The Group	
2010	2009
15.05 cts	2.12 cts
15.05 cts	2.12 cts

The basic and diluted earnings per ordinary share of the Group were calculated based on the consolidated profit for the year of approximately \$99,243,000 (2009 : \$14,000,000) and the weighted average number of ordinary shares outstanding of 659,554,698.

There are no potential dilutive ordinary shares in existence as at 31 December 2010 and 31 December 2009.

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.**

Net asset value per ordinary share based on the total number of issued shares excluding treasury shares

The Group		The Company	
2010	2009	2010	2009
135 cts	122 cts	35 cts	33 cts

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.**

The Group's revenue for 2010 decreased from approximately \$54.5 million to \$50.2 million. This was mainly due to lower sales of development properties and the non-inclusion of revenue like rental income and horticultural services from the subsidiaries of Winfoong International Limited ("WIL") as WIL ceased to be a subsidiary in December 2009. The non-inclusion of WIL Group also resulted in a decrease in other income for the Group in 2010.

Although revenue and other income decreased, the Group's profit before its share of results of associates for 2010 increased from approximately \$8.2 million to \$100.0 million. This significant increase in profit was mainly due to the following:

- (1) The Group recorded a significant gain on revaluation of its investment properties as compared to a small net gain on revaluation of the Group's and WIL Group's investment properties in 2009, as assessed by professional valuers.
- (2) The Group also had a gain on fair value of previously-held equity interest in associates coupled with negative goodwill in 2010 as compared to the loss on disposal of interest and dilution of shareholdings in a subsidiary in 2009.
- (3) The Group recorded a decrease in finance expense due to lower interest rates incurred on its loans.

The associates contributed to a higher profit in 2010 as compared to 2009 due mainly to gain on revaluation of its investment properties in Hong Kong, as assessed by professional valuers.

The deferred tax expense in 2010 was mainly due to the gain on revaluation of the Group's investment properties as at December 2010. Correspondingly, there was an increase in deferred tax liability for 2010. The credit in deferred tax expense in 2009 was mainly due to the change in corporate tax rate from 18% in 2008 to 17% in 2009 and the loss on revaluation from certain of the Group's investment properties during the year.

The Group recorded an increase in value of its investment properties due to the revaluation of these properties as of December 2010.



The increase in development properties for 2010 was due mainly to the inclusion of Singapore properties owned by the WIL Group in 2009 and the construction costs incurred for Concourse Skyline after deduction of the monies collected from the sales of the residential units of Concourse Skyline.

The increase in trade and other payables was mainly due to cost payable for the construction of Concourse Skyline.

The increase in net asset value per ordinary share was principally due to the increase in value of its investment properties.

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

NA.

**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 current market cooling measures will continue to have an impact on the residential property sales. However, the demand for office space is improving.

**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**

NA.

**(d) Books closure date**

NA.

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

No dividend has been declared/recommended for the year ended 31 December 2010.

**PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

13. **Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

The Group					
\$'000					
Business Segments	Property Investment	Property Development and Construction	Property Management	Other Operations	Total
<b>2010</b>					
External revenue	46,411	2,736	1,005	25	50,177
Inter-segment revenue	161	15,214	275	-	15,650
Reportable segment revenue	46,572	17,950	1,280	25	65,827
Reportable segment profit/(loss) before income tax	105,256	(6,413)	210	(634)	98,419
Elimination of inter-segment profit	-	-	-	-	-
Other profit or loss items *					98,419
Gain on fair value of previously-held equity interest in associates					1,378
Negative goodwill					233
Share of results of associates, net of tax					100,030
Income tax expense					15,584
Profit for the year					(16,371)
					99,243
<b>2009</b>					
External revenue	46,900	6,022	976	616	54,514
Inter-segment revenue	159	2,144	160	6	2,469
Reportable segment revenue	47,059	8,166	1,136	622	56,983
Reportable segment profit/(loss) before income tax	21,181	(6,434)	238	(3,252)	11,733
Elimination of inter-segment profit	-	(299)	-	(6)	(305)
Other profit or loss items *					11,428
Loss on disposal of interest in a subsidiary					(2,204)
Loss on dilution of shareholdings in a subsidiary					(987)
Share of results of associates, net of tax					8,237
Income tax expense					7,766
Profit for the year					3,965
					19,968

\* These relate to the non-recurring gain on fair value of previously-held equity interest in associates and negative goodwill for 2010 and non-recurring loss on disposal of interest and dilution of shareholdings in a subsidiary for 2009.

As most of the Group's segment revenue and results arise from Singapore, no further breakdown by geographical location is presented.

14. **In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Please refer to paragraph 8 above.

15. **A breakdown of sales as follows:**

- (a) Sales reported for first half year
- (b) Profit after income tax before deducting non-controlling interests reported for first half year
- (c) Sales reported for second half year
- (d) Profit/(Loss) after income tax before deducting non-controlling interests reported for second half year

The Group		
\$'000		%
2010	2009	Increase/ (Decrease)
26,185	25,027	5
3,694	26,126	(86)
23,992	29,487	(19)
95,549	(6,158)	NM

16. **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:**

- (a) Ordinary
- (b) Preference
- (c) Total

The Company	
\$'000	
2010	2009
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**BY ORDER OF THE BOARD**

Koh Chay Tiang  
Company Secretary  
28 February 2011