

UNAUDITED FINANCIAL STATEMENT FOR NINE MONTHS ENDED 31 DECEMBER 2013

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

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

UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THIRD QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2013

	The Group					
	S\$'000		%	S\$'000		%
	Quarter ended			Period ended		
	31.12.2013	31.12.2012	Increase/ (Decrease)	31.12.2013	31.12.2012	Increase/ (Decrease)
Revenue	30,191	12,986	132.5	72,419	38,165	89.8
Cost of sales	(16,807)	(6,604)	154.5	(40,972)	(21,523)	90.4
Gross profit	13,384	6,382	109.7	31,447	16,642	89.0
Other operating gains, net	137	78	75.6	518	291	78.0
Expenses						
- Administrative and other operating	(5,563)	(2,793)	99.2	(15,291)	(13,866)	10.3
- Finance	(236)	-	N.M.	(944)	-	N.M.
Profit from operations	7,722	3,667	110.6	15,730	3,067	412.8
Share of losses of joint ventures	(40)	-	N.M.	(92)	-	N.M.
Profit before income tax	7,682	3,667	109.5	15,638	3,067	409.9
Income tax expense	(172)	(117)	47.0	(365)	(1,180)	(69.1)
Net profit	7,510	3,550	111.5	15,273	1,887	709.4
Other comprehensive income:						
Items that may be reclassified subsequently to profit or loss:						
Currency translation differences arising from consolidation – Gains/(losses)	393	(450)	N.M.	684	(1,222)	N.M.
Total comprehensive income for the financial period	7,903	3,100	154.9	15,957	665	2,299.5
Net profit / (loss) attributable to:						
Equity holders of the Company	5,203	3,663	42.0	9,453	1,922	391.8
Non-controlling interests	2,307	(113)	N.M.	5,820	(35)	N.M.
	7,510	3,550	111.5	15,273	1,887	709.4
Total comprehensive income / (loss) attributable to:						
Equity holders of the Company	5,642	3,290	71.5	10,356	702	1,375.2
Non-controlling interests	2,261	(190)	N.M.	5,601	(37)	N.M.
	7,903	3,100	154.9	15,273	665	2,299.5

Notes to the income statement

As at 31 December 2013, there were outstanding options comprising 22.25 million ordinary shares that have been granted to senior employees and Directors of the Group under YSH ESOS 2012 as recognition of their contribution to the success and development of the Group, which resulted in a non-cash fair value charge of S\$7.90 million to be amortised over the two year-vesting period of the options. Fair value charges related to these options of S\$1.00 million and S\$2.77 million for the current quarter and current period ended 31 December 2013 respectively were recognised under administrative and other operating expenses as 'employee share option expense'.

The operating profit of the Group excluding significant non-cash other operating expenses for the current quarter and period was reconciled as follows:-

	The Group			
	S\$'000			
	Quarter ended		Period ended	
	31.12.2013	31.12.2012	31.12.2013	31.12.2012
Net profit	7,510	3,550	15,273	1,887
Adjustments for significant non-cash other operating expenses:-				
Share based payment to CEO	-	-	-	5,437
Employee share option expense	996	422	2,764	915
Net operating profit	8,506	3,972	18,037	8,239
Net operating profit/(loss) attributable to:-				
Equity holders of the Company	6,199	4,085	12,217	8,274
Non-controlling interests	2,307	(113)	5,820	(35)
	8,506	3,972	18,037	8,239

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:

	The Group					
	S\$'000		%	S\$'000		%
	Quarter ended		Increase/ (Decrease)	Period ended		Increase/ (Decrease)
31.12.2013	31.12.2012	31.12.2013		31.12.2012		
Share based payment to CEO	-	-	-	-	5,437	N.M.
Employee share option expense	996	422	136.0	2,764	915	202.1
Amortisation of operating rights	130	130	-	389	389	-
Depreciation of property, plant and equipment	268	81	230.9	675	180	275.0
Interest expenses	236	-	N.M.	944	-	N.M.
Interest income	(17)	-	N.M.	(152)	-	N.M.
Foreign exchange losses/(gains), net	(749)	123	N.M.	(440)	1,500	N.M.

N.M. – Not meaningful

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.

	The Group (S\$'000)		The Company (S\$'000)	
	31.12.2013	31.03.2013	31.12.2013	31.03.2013
ASSETS				
Current assets				
Cash and cash equivalents	39,737	106,179	32,609	101,065
Trade and other receivables	84,066	35,353	134,385	83,095
Inventories	692	1,699	-	-
Development properties	35,003	22,749	-	-
Land development rights	9,624	10,898	-	-
Other current assets	7,810	2,031	517	206
	176,932	178,909	167,511	184,366
Non-current assets				
Investments in joint ventures	647	739	-	-
Investments in subsidiaries	-	-	103,430	103,568
Trade and other receivables	-	-	91,000	91,000
Investment properties	97,288	88,830	-	-
Prepayments	13,224	12,042	-	-
Property, plant and equipment	4,521	2,509	570	122
Operating rights	11,018	11,407	-	-
Land development rights	150,231	168,128	-	-
Available-for-sale financial assets	8,499	-	-	-
Goodwill arising on consolidation	9,301	-	-	-
Other non-current assets	5,756	-	-	-
	300,485	283,655	195,000	194,690
Total assets	477,417	462,564	362,511	379,056
LIABILITIES				
Current liabilities				
Trade and other payables	54,882	35,102	38,115	44,377
Current income tax liabilities	2,585	2,560	29	72
Bank borrowings	-	14,391	-	-
	57,467	52,053	38,144	44,449
Non-current liabilities				
Bank borrowings	14,689	14,391	-	-
Total liabilities	72,156	66,444	38,144	44,449
NET ASSETS	405,261	396,120	324,367	334,607
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	327,204	327,204	327,204	327,204
Share option reserve	4,231	1,467	4,231	1,467
Foreign currency translation reserve	3,055	2,151	-	-
Retained profits/(accumulated losses)	30,310	26,643	(7,068)	5,936
	364,800	357,465	324,367	334,607
Non-controlling interests	40,461	38,655	-	-
Total equity	405,261	396,120	324,367	334,607

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

Amount repayable in one year or less, or on demand

As at 31.12.2013		As at 31.03.2013	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
-	-	14,391	-

Amount repayable after one year

As at 31.12.2013		As at 31.03.2013	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
14,689	-	14,391	-

The total borrowings of S\$28.78 million as at 31 March 2013 were owed by the Group's wholly-owned subsidiary, Xun Xiang (Dalian) Enterprise Co Ltd ("Xun Xiang"). During the current period, there was a partial repayment of the loan, resulting in a net balance of S\$14.69 million as at 31 December 2013. The loan is secured by an investment property held by Xun Xiang.

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 (S\$'000)			
	Quarter ended		Period ended	
	31.12.2013	31.12.2012	31.12.2013	31.12.2012
Cash flows from operating activities:				
Net profit	7,510	3,550	15,273	1,887
Adjustments for:				
Income tax expense	172	117	365	1,180
Depreciation of property, plant and equipment	268	81	675	180
Amortisation of operating rights	130	130	389	389
Employee share option expense	996	422	2,764	915
Share based payment for CEO	-	-	-	5,437
Share of losses of joint ventures	40	-	92	-
Loss on disposal of property, plant and equipment	4	-	12	-
Interest expense	236	-	944	-
Interest income	(17)	-	(152)	-
Unrealised currency translation differences	(918)	(315)	(2,694)	809
Operating cash flows before changes in working capital	8,421	3,985	17,668	10,797
Working capital changes:				
Trade and other receivables	(18,955)	(11,225)	(53,964)	(20,099)
Inventories and properties under development	(6,138)	(8,080)	(11,103)	(13,272)
Land development rights	7,754	3,145	19,151	6,221
Trade and other payables	10,757	6,779	17,931	18,148
Cash (used in) / generated from operations	1,839	(5,396)	(10,317)	1,795
Income tax paid	(93)	(16)	(257)	(46)
Interest received	15	-	243	-
Net cash (used in) / provided by operating activities	1,761	(5,412)	(10,331)	1,749
Cash flows from investing activities:				
Additions to property, plant and equipment	(1,270)	(739)	(2,418)	(1,296)
Proceeds from disposal of property, plant and equipment	10	-	25	-
Additions to available-for-sale financial assets	-	-	(8,499)	-
Acquisition of subsidiary, net of cash acquired	(2,197)	-	(13,884)	(90,927)
Payment for purchase of land	(5,756)	-	(5,756)	-
Additions to investment properties	(4,403)	-	(4,403)	-
Net cash used in investing activities	(13,616)	(739)	(34,935)	(92,223)

Cash flows from financing activities:

Dividends paid

Interest paid

Repayment of borrowings

Proceeds from right issue

Proceeds from private placement

Share issue expenses

Net cash (used in) / provided by financing activities

Net (decrease) / increase in cash and cash equivalents

Cash and cash equivalents

Beginning of financial period

Effect of currency translation on cash and cash equivalents

End of financial period

The Group (S\$'000)			
Quarter ended		Period ended	
31.12.2013	31.12.2012	31.12.2013	31.12.2012
-	-	(5,785)	-
(234)	-	(952)	-
-	-	(14,354)	-
-	-	-	101,308
-	101,248	-	101,248
-	(1,267)	-	(1,599)
(234)	99,981	(21,091)	200,957
(12,089)	93,830	(66,357)	110,483
51,832	35,555	106,179	20,079
(6)	(140)	(85)	(1,317)
39,737	129,245	39,737	129,245

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 capitalization issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

S\$'000							
The Group	Attributable to equity holders of the Company					Non-controlling Interests	Total
	Share Capital	Share Option Reserve	Foreign Currency Translation Reserve	Retained Profits	Total		
At 1 April 2013	327,204	1,467	2,151	26,643	357,465	38,655	396,120
Employee share option expense	-	806	-	-	806	-	806
Acquisition of subsidiaries	-	-	-	-	-	(3,795)	(3,795)
Total comprehensive income	-	-	1,212	420	1,632	746	2,378
At 30 June 2013	327,204	2,273	3,363	27,063	359,903	35,606	395,509
Employee share option expense	-	962	-	-	962	-	962
Dividends paid	-	-	-	(5,785)	(5,785)	-	(5,785)
Total comprehensive (loss)/ income	-	-	(855)	3,937	3,082	2,594	5,676
At 30 September 2013	327,204	3,235	2,508	25,215	358,162	38,200	396,362
Employee share option expense	-	996	-	-	996	-	996
Total comprehensive income	-	-	547	5,095	5,642	2,261	7,903
At 31 December 2013	327,204	4,231	3,055	30,310	364,800	40,461	405,261

S\$'000							
The Group	Attributable to equity holders of the Company					Non-controlling Interest	Total
	Share Capital	Share Option Reserve	Foreign Currency Translation Reserve	Retained Profits	Total		
At 1 April 2012	120,810	-	2,755	12,199	135,764	(184)	135,580
Issue of new shares	101,308	-	-	-	101,308	-	101,308
Share issue expense	(332)	-	-	-	(332)	-	(332)
Acquisition of subsidiary	-	-	-	-	-	39,022	39,022
Total comprehensive income	-	-	137	2,164	2,301	23	2,324
At 30 June 2012	221,786	-	2,892	14,363	239,041	38,861	277,902
Issue of new shares	5,437	-	-	-	5,437	-	5,437
Employee share option expense	-	493	-	-	493	-	493
Total comprehensive (loss) / income	-	-	(616)	(4,273)	(4,889)	130	(4,759)
At 30 September 2012	227,223	493	2,276	10,090	240,082	38,991	279,073
Issue of new shares	101,248	-	-	-	101,248	-	101,248
Share issue expense	(1,267)	-	-	-	(1,267)	-	(1,267)
Employee share option expense	-	422	-	-	422	-	422
Total comprehensive (loss) / income	-	-	(741)	4,031	3,290	(190)	3,100
At 31 December 2012	327,204	915	1,535	14,121	343,775	38,801	382,576

S\$'000				
The Company	Share Capital	Share Option Reserves	Retained Profit / (Accumulated Losses)	Total
At 1 April 2013	327,204	1,467	5,936	334,607
Employee share option expense	-	806	-	806
Total comprehensive loss	-	-	(473)	(473)
At 30 June 2013	327,204	2,273	5,463	334,940
Employee share option expense	-	962	-	962
Dividends paid	-	-	(5,785)	(5,785)
Total comprehensive loss	-	-	(3,716)	(3,716)
At 30 September 2013	327,204	3,235	(4,038)	326,401
Employee share option expense	-	996	-	996
Total comprehensive loss	-	-	(3,030)	(3,030)
At 31 December 2013	327,204	4,231	(7,068)	324,367
At 1 April 2012	120,810	-	(123)	120,687
Issue of new shares	101,308	-	-	101,308
Share issue expense	(332)	-	-	(332)
Total comprehensive loss	-	-	(267)	(267)
At 30 June 2012	221,786	-	(390)	221,396
Issue of new shares	5,437	-	-	5,437
Employee share option expense	-	493	-	493
Total comprehensive loss	-	-	(7,040)	(7,040)
At 30 September 2012	227,223	493	(7,430)	220,286
Issue of new shares	101,248	-	-	101,248
Share issue expense	(1,267)	-	-	(1,267)
Employee share option expense	-	422	-	422
Total comprehensive loss	-	-	(1,369)	(1,369)
At 31 December 2012	327,304	915	(8,799)	319,320

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.

There was no change in the Company's share capital since the end of the previous period reported on.

As at 31 December 2013, the Company granted share options for a total of 22.25 million (31 December 2012: 16.5 million) ordinary shares to senior employees and Directors of the Group under the YSH ESOS 2012 which was approved by shareholders at the extraordinary general meeting on 25 May 2012.

Rights Issue

During FY2013, the Company allotted and issued 422,117,873 ordinary shares of S\$0.24 each pursuant to a renounceable non-underwritten rights issue on the basis of four (4) rights shares for every five (5) existing shares.

In respect of this rights issue, the Company has made announcements on 3 July 2012, 3 June 2013 and 20 August 2013 that the gross proceeds of S\$101.3 million have been fully utilised in accordance with the purposes as set out in the offer information statement dated 1 June 2012.

Private Placement

During FY2013, the Company allotted and issued 192,853,000 ordinary shares of S\$0.525 each pursuant to a placement.

In respect of the placement, the Company announced on 3 June 2013, 26 June 2013, 20 August 2013, 27 September 2013, 26 October 2013, 25 November 2013 and 31 December 2013 that out of the gross proceeds of S\$101.2 million, the Company had disbursed amounts of S\$75.5 million in accordance with the purposes set out in the announcement dated 20 November 2012. As at to-date, the unutilised amount is approximately S\$25.7 million.

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 as at 31 December 2013 – 1,157,118,215

Total number of issued shares as at 31 March 2013 – 1,157,118,215

The Company had no treasury shares as at 31 December 2013 and 31 March 2013.

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.

Nil

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 auditor.

3. Where the figures have been audited or reviewed, the auditor's 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.

Save as disclosed in paragraph 5 below, the Group has consistently applied the same accounting policies and methods of computation in the financial statements for the current reporting period as compared to its audited financial statements for the financial year ended 31 March 2013.

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.

In the current financial period, the Group and the Company adopted the new/revised Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that are effective for annual periods beginning on or after 1 January 2013:

- Amendments to FRS 1 – Presentation of Items of Other Comprehensive Income (*effective for annual period beginning on or after 1 July 2012*)
- FRS 19 (Revised) – Employee Benefits (*effective for annual periods beginning on or after 1 January 2013*)
- FRS 113 (New) – Fair Value Measurements (*effective for annual periods beginning on or after 1 January 2013*)
- Amendments to FRS 107 Disclosures – Offsetting Financial Assets and Financial Liabilities (*effective for annual periods beginning on or after 1 January 2013*)

The adoption of the above FRSs did not result in any substantial change to the Group and the Company's accounting policies nor any material impact on the financial statements of the Group.

6. Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

	The Group			
	Quarter ended 31.12.13	Quarter ended 31.12.12	Period ended 31.12.13	Period ended 31.12.12
(a) Basic earnings per share				
Net profit attributable to equity holders of the Company (S\$'000)	5,203	3,663	9,453	1,922
Weighted average number of ordinary shares outstanding ('000)	1,157,118	1,092,834	1,157,118	1,379,945
Basic earnings per share (cents)	0.45	0.34	0.82	0.14
(b) Diluted earnings per share				
Net profit attributable to equity holders of the Company (S\$'000)	5,203	3,663	9,453	1,922
Weighted average number of ordinary shares outstanding ('000)	1,166,992	1,100,408	1,167,687	1,385,456
Diluted earnings per share (cents)	0.45	0.33	0.81	0.14

As at 31 December 2013, the Company granted share options for a total of 22.25 million (31 December 2012: 16.5 million) ordinary shares under the YSH ESOS 2012. The weighted average number of shares on issue for the purpose of calculating diluted earnings per share had been adjusted as if all dilutive share options were exercised as at 31 December 2013 and 31 December 2012.

7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued share excluding treasury shares of the issuer at the end of the:

- (a) current financial period reported on; and**
(b) immediately preceding financial year.

	The Group		The Company	
	31.12.2013	31.03.2013	31.12.2013	31.03.2013
Net asset value per ordinary share (cents)	31.4	30.9	28.0	28.9

The net asset value per ordinary share attributable to equity holders of the Company was calculated based on the number of ordinary shares in issue being 1,157,118,215 as at 31 December 2013 and 31 March 2013.

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.**

INCOME STATEMENT

The Group's revenue for the current quarter ended 31 December 2013 ("3Q2014") was S\$30.19 million, an increase of S\$17.20 million as compared to the revenue of S\$12.99 million in the previous corresponding quarter ended 31 December 2012 ("3Q2013").

The Group's revenue for both the current quarter and the previous corresponding quarter came mainly from sales of residences and land development rights ("LDRs"). Revenue generated from sales of residences and LDRs in 3Q2014 was S\$27.17 million (approximately 90.0% of total revenue) as compared to S\$12.13 million (approximately 93.4% of total revenue) in 3Q2013. In 3Q2014, revenue arising from sales of residences and LDRs was S\$10.95 million (3Q2013: S\$5.20 million) and S\$16.22 million (3Q2013: S\$6.93 million) respectively.

As at 31 December 2013, the Group has sold 526 units out of a total of 528 units in Star City's Building A3 and Building A4. Total contractual revenue for these sold units in the two buildings at Star City amounted to approximately S\$60.62 million (based on the exchange rate as at 31 December 2013). However, only S\$11.58 million was recognised in the previous periods and an additional S\$3.17 million was recognised in 3Q2014. This is in line with the Group's accounting policy which requires recognition of revenue from the sale of development properties based on the percentage of completion method. The balance of unrecognised revenue of approximately S\$45.87 million is expected to be recognised within the next 12 - 18 months as construction progresses. As at 31 December 2013, the Group had received cash deposits and installments of S\$33.35 million from buyers, representing approximately 41.2% of the total contractual purchase prices of the sold units.

Earlier in the current financial year, the Group entered into an agreement with a third party investor to (a) sell the LDRs relating to Zone B of Star City to the third party investor for further development and (b) sell the apartment units of Zone B to end buyers. There are 5 buildings in Zone B and under the terms of the agreement, the third party investor will purchase the LDRs of the buildings provided that certain conditions are met. In addition to the sales proceeds relating to the LDRs, the Group is also entitled to receive incentive fees from the third party investor if certain sales targets to end buyers are met. In 1Q2014 and 2Q2014, the third party investor had purchased the LDRs of the first three buildings. In 3Q2014, the third party investor further purchased the LDRs of the fourth and fifth buildings. Accordingly, the Group recognised the revenue amounting to S\$14.56 million on the sale of LDRs equivalent to these two buildings in Zone B in 3Q2014. The Group has also accounted for the incentive fees of S\$2.25million relating to the first building in 2Q2014 and the incentive fees relating to the remaining four buildings will be recognized in the coming quarters if the sale targets to end buyers are met.

The Group's 'Balloons Over Bagan' tourism business, which business season starts from October to March every year, recorded revenue of S\$2.05 million in 3Q2014 for the first time.

Gross profit margin has decreased slightly to 44.3% in 3Q2014 as compared to 49.1% in 3Q2013. In 3Q2013, there was a higher proportion of revenue generated from the sales of LDRs in Pun Hlaing Golf Estate where the gross profit margin was higher.

Administrative expenses increased by S\$2.77 million to S\$5.56 million in 3Q2014 as compared to S\$2.79 million in 3Q2013, mainly due to the following:-

The Group		
S\$'000		
Quarter ended		Variance
31.12.2013	31.12.2012	
Employee share option expense	996	422
Staff costs	3,241	1,070
	4,237	1,492
		2,745

As at 31 December 2013, total options over 22.25 million (31 December 2012: 15.75 million) ordinary shares had been granted to senior employees and Directors of the Group under YSH ESOS 2012 as recognition for their contribution to the success and development of the Group, which resulted in a non-cash fair value charge of S\$7.90 million to be amortised over the two year-vesting period of the options. For 3Q2014, a fair value of charge of S\$1.00 million over these options was recognised under administrative operating expenses as 'employee share option expense'. This was higher than the S\$0.42 million in 3Q2013 due to a higher number of options outstanding as at 31 December 2013.

Staff costs in 3Q2014 increased by S\$2.17 million to S\$3.24 million as compared to S\$1.07 million in 3Q2013. The increase was a result of the increase in the Group's staff strength to meet the expansion of the Group's businesses. The Group had added new senior and middle management staff particularly in the real estate and business development divisions.

As a result of the above, the Group's net profit attributable to equity holders of the Company increased from S\$3.66 million in 3Q2013 to S\$5.20 million in 3Q2014.

BALANCE SHEET

The net assets attributable to the equity holders of the Company increased by S\$7.33 million to S\$364.80 million as at 31 December 2013 as compared to S\$357.47 million as at 31 March 2013. Retained profits as at 31 December 2013 increased to S\$29.31 million due to the net profit attributable to equity holders of S\$9.45 million for the period ended 31 December 2013 offset by the distribution of dividends of S\$5.79 million in 2Q2014.

Out of the investment properties of S\$97.29 million as at 31 December 2013, S\$92.88 million refers to the shopping mall held by Xun Xiang which is held at fair value as determined by an independent professional valuer. The remaining balance relates to few plots of land purchased by the Group for future development.

Prepayments and operating rights recorded by the subsidiary, Plantation Resources Pte Ltd ("PRPL"), amounted to a total of S\$24.24 million as at 31 December 2013. The slight increase from S\$23.45 million as at 31 March 2013 was mainly due to additional prepayments made during the current period for new crops offset by the amortisation of operating rights for the current period.

The Group's LDRs (current and non-current portions) decreased from S\$179.03 million as at 31 March 2013 to S\$159.86 million as at 31 December 2013 due to recognition and capitalisation of the costs of LDRs sold and transferred to development properties during the current period. The LDRs of S\$159.86 million were made up of LDRs in the Star City project of S\$111.60 million and LDRs held for sale and development of S\$48.26 million relating to other projects in Pun Hlaing Golf Estate and FMI City. As at 31 December 2013, the remaining land areas are in Pun Hlaing

Golf Estate (where the Group has a 70% interest) of approximately 4.63 million square feet, in the Evergreen project (where the Group has a 100% interest) of approximately 0.30 million square feet and in FMI City (where the Group has a 52.5% interest) of approximately 0.27 million square feet.

Available-for-sale financial assets refer to the Group's investment in the telecommunication consortium with the Digicel Group and the investment in the fund known as Myanmar Opportunities Fund as previously announced on 27 August 2013.

As at 31 December 2013, there was an amount of S\$9.30 million of goodwill arising from consolidation of the Group's newly-acquired subsidiaries, i.e. German Car Industries Company Ltd, Shwe Lay Ta Gun Travels & Tours Co. Ltd ("SLTG"), and Eastern Safaris Pte Ltd. According to FRS103 – Business Combination, all identified assets acquired and liabilities and contingent liabilities assumed in business combination are measured initially at fair value on the date of acquisition. Goodwill is a result of the excess of the consideration transferred for the purchase of these subsidiaries over the fair value of the net identifiable assets. The amount of goodwill of S\$9.30 million recognised was determined on a provisional basis as the Group is in the process of carrying out a fair value exercise over the assets and liabilities acquired.

The total borrowings of S\$28.78 million as at 31 March 2013 were owed by the Group's wholly-owned subsidiary, Xun Xiang. During the current period, partial payment was made thus resulting in the net balance of the loan of S\$14.69 million as at 31 December 2013. The loan is secured by the investment property held by Xun Xiang.

Trade and other receivables increased to S\$84.07 million as at 31 December 2013 as compared to S\$35.35 million as at 31 March 2013. The increase was in tandem with higher revenue recognised by the Group during the current financial period and expansion of the Group's businesses. The total amount of S\$84.07 million of trade and other receivables includes S\$46.54 million of unbilled trade receivables, S\$3.29 million of current trade receivables, S\$5.50 million of preliminary development cost of new projects and S\$6.19 million of the Group's contribution of pro-rata preliminary development costs of the Landmark Project as detailed in the Company's announcement dated 20 August 2013.

Other non-current assets as at 31 December 2013 of S\$5.76 million related to the partial consideration paid for the purchase of 6 plots of land in Bagan, as detailed in the Company's announcement dated 27 September 2013.

As at 31 December 2013, trade and other payables increased to S\$54.88 million as compared to S\$35.10 million as at 31 March 2013. Included in trade and other payables are an amount of S\$19.26 million of current payables for construction works and an amount of S\$17.93 million, representing the advance receipts and progress billings for the sales of houses in PHGE and Star City. These amounts will be recognised as revenue throughout the construction of the buildings in the coming financial periods.

CASHFLOW STATEMENT

Cash and bank balances stood at S\$39.74 million as at 31 December 2013 as compared to S\$106.18 million as at 31 March 2013. The reduction of cash and bank balances was mainly due to cash used in investing activities such as for acquisition of new subsidiaries of S\$13.88 million, additions to available-for-sale financial assets of S\$8.50 million, financing activities such as the partial repayment of the borrowings and interest expenses by Xun Xiang of S\$15.31 million and dividend payment of S\$5.79 million. In addition, the Group had incurred cash used in operations of S\$10.33 million in the current period as compared to cash generated from operations of S\$1.75 million in the previous corresponding period mainly due to higher working capital required to support the Group's expanding operations.

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

There is no material variance between the information previously disclosed in the results announcements for the quarter ended 31 December 2013 and the actual results for the quarter ended 30 September 2013.

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 last quarter of 2013 was significant for the Republic of Union of Myanmar for two reasons. First, on 10th October, Myanmar assumed the leadership role of the Association of Southeast Asian Nations (ASEAN) for 2014. This is a significant step in the reintegration of Myanmar within the ASEAN and global communities. Myanmar is taking the leadership role at a significant time for ASEAN as ASEAN makes significant progress with a number of initiatives designed to see greater cooperation between its member countries such as the development of the Greater Mekong Sub-region, an initiative spearheaded by the Asian Development Bank, and the further development of the ASEAN Economic Community (“AEC”) which seeks to bring greater economic development to the 10 member states of ASEAN. The second significant development was the hosting of the South East Asian Games between 11th and 22nd December 2013. This is the first significant international sporting event hosted in Myanmar for over 40 years and was widely considered to have been a success for the country and yet another sign of Myanmar’s entry into the global community. Both these developments bode well for the future of the country and in particular give confidence that the transformation of Myanmar to a fully-fledged member of the global community will continue.

The Government continues to push through the reform process with continued dialogues in key areas of infrastructure including telecommunications, railways and financial services. Foreign governments and private sector companies are actively pursuing opportunities to invest in these sectors. This will bring the much needed capital and expertise into these key areas which will help the economic development of the country. The Group is actively considering participating in a number of these areas and hopes to benefit from direct involvement via partnerships with international companies looking to enter the country.

The Group’s core business of real estate continues to benefit from the increasing demand for high quality apartments and villas. This demand is driven by the current and anticipated economic growth and the continued shortage of supply. In particular the Group expects strong growth in the rental business as foreign companies expand their businesses in Myanmar, especially in Yangon where the Group’s activities are centered. This increase in demand comes at a time when the Group expects to have high quality apartments available for rental and will therefore be able to benefit from this demand.

On 30th November an official ceremony was held to mark the commencement of the development of the Thilawa Special Economic Zone (“Thilawa SEZ”). This is significant for the development of the industrial sector in Myanmar as the Thilawa SEZ is expected to attract industrial groups to invest. The Group’s flagship residential development project, Star City, which is near the Thilawa SEZ and demand for apartments at Star City is expected to benefit as a result.

The travel and tourism sector is now experiencing its high season and the number of tourists visiting the country continues to grow rapidly. This will benefit the Group’s Balloons over Bagan business, considered to be one of the premium attractions for visitors to the country, and the Group continues to look at additional businesses in this sector which are likely to benefit from the increasing number of visitors.

Overall, the Group is seeing opportunities in greenfield projects which have synergies with our existing businesses as well as acquisitions of successful businesses. Barring unforeseen circumstances, it remains confident in the outlook for the year 2014.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Nil

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Nil

(c) Date payable

Not applicable

(d) Books closure date

Not applicable

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

No dividend has been declared/recommendeded.

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.

Not applicable

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.

15. A breakdown of sales.

Not applicable

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

Not applicable

17. Interested Person Transactions

The details of interested person transactions for the financial period ended 31 December 2013 are set out below.

Name of Interested Person	Aggregate value of all interested person transactions during FY2014 (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions during FY2014 which are conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000) *
	S\$'000	S\$'000
Associates of Mr. Serge Pun:-		
(a) Purchases	3,042	3,945
(b) Sales	-	241
(c) Treasury transactions	-	260
(d) Land development rights transactions	-	383
(e) Prepayments for projects	6,188	1,095
(f) Investments	6,400	-

* Shareholders' mandate was renewed and approved at the Annual General Meeting held on 30 July 2013. Accordingly, the aggregate value of all interested person transactions is presented for the 9-month period from 1 April 2013 to 31 December 2013.

18. Negative assurance on Interim Financial Statements

We, Serge Pun and Andrew Rickards, being the Directors of the Company, do hereby confirm for and on behalf of the Board of Directors that, to the best of our knowledge, nothing has come to our attention which may render the financial results for the third quarter ended 31 December 2013 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Andrew Rickards
CEO
16 January 2014