

IPC CORPORATION LTD
(Company Registration No. 198501057M)
Third Quarter Financial Statement Announcement

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

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

**UNAUDITED CONSOLIDATED INCOME STATEMENT FOR THE 3rd QUARTER
 ENDED 30 SEPTEMBER 2008**

	Group			Group		
	3 rd quarter ended 30 Sep	2007	Increase/ (decrease)	9 months ended 30 Sep	2007	Increase/ (decrease)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Continuing operations						
Revenue	10,570	5,529	91.2	16,842	24,271	(30.6)
Cost of revenue	(10,582)	(3,211)	NM	(14,199)	(16,508)	(14.0)
Gross (loss)/profit	(12)	2,318	NM	2,643	7,763	(66.0)
Other income	191	387	(50.7)	2,092	1,000	NM
Other gains, net	8,855	-	100.0	8,475	-	100.0
Expenses						
Distribution and marketing	(358)	(171)	NM	(690)	(1,110)	(37.9)
Administrative	(945)	(809)	16.8	(2,850)	(2,703)	5.4
Finance	(1)	-	100.0	(4)	(1)	NM
Other	(394)	(1)	NM	(591)	(505)	17.0
	(1,698)	(981)	73.1	(4,135)	(4,319)	(4.3)
Profit before income tax	7,336	1,724	NM	9,075	4,444	NM
Income tax credit/(expense)	72	(313)	NM	(318)	(912)	(65.1)
Profit from continuing operations	7,408	1,411	NM	8,757	3,532	NM
Discontinued operations						
Profit from discontinued operations	-	119	(100.0)	130	259	(49.8)
Total profit	7,408	1,530	NM	8,887	3,791	NM
Attributable to:						
Equity holders of the Company						
- Continuing operations	7,408	1,411	NM	8,757	3,532	NM
- Discontinued operations	-	89	(100.0)	97	189	(48.7)
Minority interests	-	30	(100.0)	33	70	(52.9)
Total profit	7,408	1,530	NM	8,887	3,791	NM

(i) Total profit is arrived at after charging/(crediting) the following:

	Group			Group		
	3 rd quarter ended 30 Sep			9 months ended 30 Sep		
	2008	2007	Increase/ (decrease) %	2008	2007	Increase/ (decrease) %
S\$'000	S\$'000		S\$'000	S\$'000		
Depreciation (Note 7)	153	102	50.0	398	234	70.1
Amortisation of leasehold properties (Note 8)	32	66	(51.5)	85	150	(43.3)
Foreign exchange (gain)/loss (Note 9)	(408)	82	NM	273	184	48.4
Impairment loss on other assets	7	-	100.0	47	-	100.0
Impairment loss on financial assets, available for sale (Note 10)	427	-	100.0	427	-	100.0
Allowance for bad and doubtful debts	-	-	-	1	343	(99.7)
Gain on reduction of interests in, Former subsidiary	-	-	-	-	(189)	(100.0)
Gain on disposal of financial assets, available-for-sale	-	-	-	(341)	(222)	53.6
Interest income (Note 11)	(148)	(269)	(45.0)	(408)	(608)	(32.9)
Gain on disposal of non-current asset, held for sale	-	-	-	(1,494)	-	100.0
Gain on disposal of subsidiary (Note 12)	(9,570)	-	100.0	(9,570)	-	100.0

Notes

1. Gross loss
The depreciation expenses of the Zhuhai property Club House exceeded the operating revenue, thereby resulted in a gross loss in the 3rd quarter of 2008.
2. Other income
This was derived from interest income.
3. Other gains, net
This gain was mainly from the divestment of the entire shares of a subsidiary, Thinsoft (Holdings) Inc ("Thinsoft").
4. Distribution and marketing
It was due to the increase in advertising expenses for the promotion of the property development project.
5. Expenses - other
The increase was mainly attributable to the transfer fee in relation to the property development project in Zhuhai.
6. Taxation
The decrease in taxation was in tandem with the decrease in profits.
7. The increase in depreciation was due to the additions in property, plant and equipment.
8. The decrease in amortisation was due to the disposal of the leasehold property at No. 9, Xiangzhou Industry, Zhuhai, China.
9. The increase in foreign exchange gain was mainly due to the recorded monetary balances denominated in foreign currencies that were adjusted to reflect the exchange rates at balance sheet date. The foreign exchange gain was mainly unrealised, and was due to the strengthening of the United States Dollars against Singapore Dollars in the 3rd quarter of 2008 as compared with the 3rd quarter of 2007.
10. This was due to impairment loss on the project in Xin Jia Po Hua Yuan San Qi Di Kuai, Zhuhai.
11. The decrease in interest income was due to the decline in interest rates.
12. This gain was from the divestment of the entire shares in Thinsoft.

NM: Not meaningful

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.

Balance Sheets

	<u>Group</u>		<u>Company</u>	
	30 Sep 2008 S\$'000 Unaudited	31 Dec 2007 S\$'000 Audited	30 Sep 2008 S\$'000 Unaudited	31 Dec 2007 S\$'000 Audited
ASSETS				
Current assets				
Cash and cash equivalents (i)	46,507	45,500	35,140	21,734
Trade receivables (ii)	6,402	279	17	17
Other receivables (iii)	2,815	1,413	233	233
Inventories	-	58	-	-
Tax recoverable (iv)	965	1,962	565	1,323
Properties developed for sale (v)	25,629	20,652	-	-
Property under development (v)	36,096	43,923	-	-
	<u>118,414</u>	<u>113,787</u>	<u>35,955</u>	<u>23,307</u>
Non-current assets				
Financial assets, available-for-sale (vi)	10,631	6,181	6,569	3,143
Other receivables	-	-	70,230	74,671
Other assets (vii)	148	195	-	-
Investment in subsidiaries	-	-	33,233	34,732
Leasehold properties (viii)	6,762	8,229	-	1,809
Leasehold land held for development (ix)	6,515	16,797	6,515	6,515
Property, plant and equipment	11,309	10,572	163	216
Deferred income tax assets	-	116	-	-
	<u>35,365</u>	<u>42,090</u>	<u>116,710</u>	<u>121,086</u>
Total assets	<u>153,779</u>	<u>155,877</u>	<u>152,665</u>	<u>144,393</u>
LIABILITIES				
Current liabilities				
Trade payables	4,664	5,289	37	67
Other payables	3,098	3,417	419	469
Current income tax liabilities	36	57	36	36
	<u>7,798</u>	<u>8,763</u>	<u>492</u>	<u>572</u>
Non-current liabilities				
Advance deposit (x)	-	3,972	-	-
Total liabilities	<u>7,798</u>	<u>12,735</u>	<u>492</u>	<u>572</u>
NET ASSETS	<u>145,981</u>	<u>143,142</u>	<u>152,173</u>	<u>143,821</u>
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	140,038	140,038	140,038	140,038
Foreign currency translation reserve	(4,356)	(6,323)	-	-
Fair value reserve	(4,730)	2	(4,521)	(948)
Retained earnings	15,029	7,627	16,656	4,731
	<u>145,981</u>	<u>141,344</u>	<u>152,173</u>	<u>143,821</u>
Minority interests				
	-	1,798	-	-
Total equity	<u>145,981</u>	<u>143,142</u>	<u>152,173</u>	<u>143,821</u>

Notes

- (i) The movements in cash and cash equivalents were essentially attributable to the proceeds from the divestment of the entire shares in Thinsoft, net off with Thinsoft's cash and cash equivalents from the Group and an investment in China Taisan Technology Group Holdings Ltd ("China Taisan").
- (ii) The increase in trade receivables was largely due to the sale of property development project in Zhuhai.
- (iii) Other receivables movement was mainly related to the deposit paid for a property development project in Singapore.
- (iv) The decline in tax recoverable was due to the refund of tax deducted at source of approximately S\$0.758 million in Singapore. This was offset by a provision of current period income tax in Zhuhai.
- (v) The movement was due to the reclassification from property under development to property develop for sale.
- (vi) The increase in financial assets, available-for-sale was mainly attributable to a new investment of S\$7.272 million in China Taisan, S\$4.200 million interest in the Xin Jia Po Hua Yuan San Qi Di Kuai project, Zhuhai and the adjustments of the fair value of existing investments.
- (vii) The decrease was due to the impairment of other assets.
- (viii) The decrease was attributable to the disposal of a leasehold property in Xiangzhou Zhuhai.
- (ix) The reduction was due to the disposal of a leasehold land held for development in Xin Jia Po Hua Yuan San Qi Di Kuai, Zhuhai ("land for development").
- (x) Advance deposit was taken into the account of the disposal of land for development.

1 (b)(ii) Aggregate amount of group's borrowings and debt securities.**Amount repayable in one year or less, or on demand**

As at 30 Sep 08		As at 31 Dec 07	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
Nil	Nil	Nil	Nil

Amount repayable after one year

As at 30 Sep 08		As at 31 Dec 07	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
Nil	Nil	Nil	Nil

Details of any collateral

NA

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

UNAUDITED CONSOLIDATED CASH FLOW STATEMENT

	<u>Group</u>		<u>Group</u>	
	3 rd quarter ended 30 Sep 2008 S\$'000	2007 S\$'000	9 months ended 30 Sep 2008 S\$'000	2007 S\$'000
Cash flows from operating activities				
Total profit	7,408	1,530	8,887	3,791
Adjustments for				
- Income tax expense	(72)	313	318	912
- Depreciation	153	102	398	234
- Amortisation of leasehold properties	32	66	85	150
- Unrealised translation gains	(156)	(47)	(360)	(69)
- Gain on disposal of a subsidiary	(9,570)	-	(9,570)	-
- Gain on disposal of non-current assets, held for sale	-	-	(1,494)	-
- Gain on disposal of financial assets, available-for-sale	-	-	(341)	(222)
- Impairment loss on financial assets, available-for-sale	427	-	427	-
- Impairment loss on other assets	7	-	47	-
- Gain on reduction of interests in former subsidiary	-	-	-	(189)
- Loss on disposal of plant and equipment	-	103	-	103
- Interest income	(148)	(269)	(408)	(608)
- Dividend income	-	-	(42)	(80)
	(1,919)	1,798	(2,053)	4,022
Change in working capital, net of effects from disposal of subsidiary				
- Properties	418	2,833	2,692	15,049
- Inventories	-	12	(11)	9
- Receivables	998	(1,909)	(6,974)	(4,462)
- Payables	1,460	(3,010)	1,393	(8,581)
Cash provided by/(used in) operations	957	(276)	(4,953)	6,037
Interest received	148	269	408	608
Income tax (paid)/refunded	(84)	(73)	619	(152)
Net cash provided by/(used in) operating activities	1,021	(80)	(3,926)	6,493
Cash flows from investing activities				
Purchases of property, plant and equipment	68	(4)	(579)	(28)
Purchases of financial assets, available-for-sale	-	-	(7,272)	(2,418)
Proceeds from disposal of a subsidiary, net of cash disposed	10,146	-	10,146	-
Proceeds from disposal of non-current asset held for sale, net	-	-	3,303	7,021
Proceeds from disposal of financial assets, available-for-sale	-	-	615	496
Dividends received	-	-	42	80
Reduction of interest in former subsidiary, net of cash disposed	-	-	-	(238)
Net cash provided by/(used in) investing activities	10,214	(4)	6,255	4,913

	<u>Group</u>		<u>Group</u>	
	3 rd quarter ended 30 Sep		9 months ended 30 Sep	
	2008	2007	2008	2007
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from financing activities				
Decrease in advance deposit	(1,991)	-	-	-
Repayment of borrowings	-	-	-	(1,974)
Dividends paid to equity holders of the Company	-	-	(1,322)	(1,322)
Net cash used in financing activities	(1,991)	-	(1,322)	(3,296)
Net increase/(decrease) in cash and cash equivalents	9,244	(84)	1,007	8,110
Cash and cash equivalents at beginning of financial period	37,263	42,328	45,500	34,134
Cash and cash equivalents at end of financial period	46,507	42,244	46,507	42,244

Notes:

(i) The impact of the discontinued operations on the cash flows of the Group is as follows:

	30 Sep 2008	30 Sep 2007
	S\$'000	S\$'000
Operating cash outflows	(5,543)	(5,719)
Total cash outflows	<u>(5,543)</u>	<u>(5,719)</u>

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.

STATEMENT OF CHANGES IN EQUITY – GROUP	Share capital	Foreign currency translation reserve	Fair value reserve	Retained earnings	Total	Minority interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
2008							
As at 1 Jan 2008	140,038	(6,323)	2	7,627	141,344	1,798	143,142
Financial assets, available-for-sale							
- Fair value loss	---	---	(3,314)	---	(3,314)	(140)	(3,454)
- Disposals	---	---	(26)	---	(26)	---	(26)
Currency translation differences	---	(77)	---	---	(77)	(54)	(131)
Net loss recognised directly in equity	---	(77)	(3,340)	---	(3,417)	(194)	(3,611)
Net profit	---	---	---	1,446	1,446	33	1,479
Total recognised income/(loss)	---	(77)	(3,340)	1,446	(1,971)	(161)	(2,132)
Dividends paid	---	---	---	(1,322)	(1,322)	---	(1,322)
As at 30 Jun 2008	140,038	(6,400)	(3,338)	7,751	138,051	1,637	139,688
Financial assets, available-for-sale							
- Fair value loss	---	---	(1,728)	---	(1,728)	---	(1,728)
- Disposals	---	---	---	---	---	---	---
Currency translation differences	---	992	---	---	992	---	992
Disposal of subsidiary	---	1,052	336	(130)	1,258	(1,637)	(379)
Net income/(loss) recognised directly in equity	---	2,044	(1,392)	(130)	522	(1,637)	(1,115)
Net profit	---	---	---	7,408	7,408	---	7,408
Total recognised income/(loss)	---	2,044	(1,392)	7,278	7,930	(1,637)	6,293
As at 30 Sep 2008	140,038	(4,356)	(4,730)	15,029	145,981	---	145,981

**STATEMENT OF
CHANGES IN
EQUITY – GROUP**

	Share capital	Asset revaluation reserve	Foreign currency translation reserve	Fair value reserve	Retained earnings	Total	Minority interests	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
2007								
As at 1 Jan 2007	140,038	1,263	(6,242)	(353)	6,003	140,709	1,688	142,397
Financial assets, available-for-sale								
- Fair value gains	---	---	---	783	---	783	---	783
- Disposals	---	---	---	(132)	---	(132)	---	(132)
Transfer of asset revaluation reserve to retained earnings on disposal of building	---	(1,263)	---	---	1,263	---	---	---
Currency translation differences	---	---	203	---	---	203	(7)	196
Net income/(loss) recognised directly in equity	---	(1,263)	203	651	1,263	854	(7)	847
Net profit	---	---	---	---	2,222	2,222	40	2,262
Total recognised income/(loss)	---	(1,263)	203	651	3,485	3,076	33	3,109
Dividends paid	---	---	---	---	(1,322)	(1,322)	---	(1,322)
As at 30 Jun 2007	140,038	---	(6,039)	298	8,166	142,463	1,721	144,184
Financial assets, available-for-sale								
- Fair value loss	---	---	---	(683)	---	(683)	---	(683)
Currency translation differences	---	---	(239)	---	---	(239)	(11)	(250)
Net loss recognised directly in equity	---	---	(239)	(683)	---	(922)	(11)	(933)
Net profit	---	---	---	---	1,500	1,500	30	1,530
Total recognised income/(loss)	---	---	(239)	(683)	1,500	578	19	597
As at 30 Sep 2007	140,038	---	(6,278)	(385)	9,666	143,041	1,740	144,781

**STATEMENT OF CHANGES IN EQUITY –
COMPANY**

	Share capital	Fair value reserve	Retained earnings	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
2008				
As at 1 Jan 2008	140,038	(948)	4,731	143,821
Financial assets, available-for-sale				
- Fair value loss	---	(2,055)	---	(2,055)
- Disposals	---	(26)	---	(26)
Net loss recognised directly in equity	---	(2,081)	---	(2,081)
Net loss	---	---	186	186
Total recognised income/(loss)	---	(2,081)	186	(1,895)
Dividends paid	---	---	(1,322)	(1,322)
As at 30 Jun 2008	140,038	(3,029)	3,595	140,604
Financial assets, available-for-sale				
- Fair value loss	---	(1,492)	---	(1,492)
- Disposals	---	---	---	---
Net loss recognised directly in equity	---	(1,492)	---	(1,492)
Net profit	---	---	13,061	13,061
As at 30 Sep 2008	140,038	(4,521)	16,656	152,173

**STATEMENT OF CHANGES IN
EQUITY – COMPANY**

	Share capital	Asset revaluation reserve	Fair value reserve	Retained earnings	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
2007					
As at 1 Jan 2007	140,038	1,263	(353)	3,524	144,472
Financial assets, available-for-sale					
- Fair value gains	---	---	783	---	783
- Disposals	---	---	(132)	---	(132)
Transfer of asset revaluation reserve to retained earnings on disposal of building	---	(1,263)	---	1,263	---
Net income/(loss) recognised directly in equity	---	(1,263)	651	1,263	651
Net loss	---	---	---	(836)	(836)
Total recognised income/(loss)	---	(1,263)	651	427	(185)
Dividends paid	---	---	---	(1,322)	(1,322)
As at 30 Jun 2007	140,038	---	298	2,629	142,965
Financial assets, available-for-sale					
- Fair value gains	---	---	(683)	---	(683)
Net loss recognised directly in equity	---	---	(683)	---	(683)
Net loss	---	---	---	(276)	(276)
Total recognised loss	---	---	(683)	(276)	(959)
As at 30 Sep 2007	140,038	---	(385)	2,353	142,006

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.

SHARE OPTIONS AS AT 30 SEP 2008

	Options as at 1 Jan 08	Lapsed	Options as at 30 Sep 08
ESOS Grant 1999	249,250	---	249,250
ESOS Grant 2001	225,000	---	225,000
ESOS Grant 2002	1,037,500	62,500	975,000
TOTAL	1,511,750	62,500	1,449,250

SHARE OPTIONS AS AT 30 SEP 2007

	Options as at 1 Jan 07	Lapsed	Options as at 30 Sep 07
ESOS Grant 1999	249,250	---	249,250
ESOS Grant 2001	225,000	---	225,000
ESOS Grant 2002	500,000	(500,000)	---
ESOS Grant 2002	1,037,500	---	1,037,500
TOTAL	2,011,750	(500,000)	1,511,750

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.

The total number of issued shares as at 30 Sep 2008 was 528,613,759 (31 Dec 2007 : 528,613,759). The Group and Company has no treasury share for both years.

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.

The Group and Company has no treasury share.

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 same accounting policies and methods of computations are adopted in the financial statements as compared with the audited financial statements as at 31 December 2007.

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.

Not Applicable .

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.

	GROUP		GROUP	
	3 rd quarter ended 30 Sep 2008	30 Sep 2007	9 months ended 30 Sep 2008	30 Sep 2007
	Unaudited	Unaudited	Unaudited	Unaudited
Earnings/(loss) per ordinary share of the Group for the year, after deducting any provision for preference dividends:-				
Continuing and discontinued operations				
(i) Based on the weighted average number of ordinary shares on issue (in cents)	1.40	0.28	1.67	0.70
(ii) On a fully diluted basis (in cents)	1.40	0.28	1.67	0.70
Continuing operations				
(i) Based on the weighted average number of ordinary shares on issue (in cents)	1.40	0.27	1.66	0.67
(ii) On a fully diluted basis (in cents)	1.40	0.27	1.66	0.67

Note

The basic and diluted earnings/(loss) per share calculation as at 30 Sep 08 is based on the number of shares of 528,613,759 (30 Sep 07 : 528,613,759).

**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 Sep 2008	31 Dec 2007	30 Sep 2008	31 Dec 2007
	Unaudited	Audited	Unaudited	Audited
Net asset value per ordinary share based on the total number of issued shares excluding treasury shares at the end of the financial period/year:-	27.62 cents	26.74cents	28.79 cents	27.21cents
Number of existing issued shares excluding treasury shares at end of the financial period/year:	528,613,759	528,613,759	528,613,759	528,613,759

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.**

Group revenue increased to S\$10.570 million for the 3rd quarter ended 30 September 2008 when compared to S\$5.529 million recorded for the same period of the previous year. The 91.2 per cent increase in Group revenue was attributed essentially to the sale of land in Xin Jia Po Hua Yuan San Qi Di Kuai, Zhuhai ("the Land").

The buyer will develop a residential project on the Land. Under the agreement, the Group invested RMB 20 million into approximately RMB 100 million project. The buyer is responsible to provide funding and development of the project which is expected to be completed by 2010.

The Group has classified the revenue and profit from Group's IT business, ThinSoft for the period ended 14 July 2008 under discontinued operations, as the divestment was completed on 14 July 2008.

The gain on the Thinsoft divestment of S\$9.570 million was recorded under other gains. The Group registered a after-tax profit attributable to shareholders of S\$7.408 million and S\$8.854 million for the 3rd quarter and the 9 months ended 30 September 2008 respectively.

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.

Given the unfavourable property market conditions and sentiments, the Group expects sales from the Zhuhai property to remain subdued.

On the property project in Yantai, PRC, the development planning has been suspended in October 2008 pending a reassessment on investment risks since the economic landscape has been significantly impacted by the recent global financial crisis.

The Group has on the 17 October 2008 made an announcement on the suspension on the Agreements on the property development project in Bangkok, Thailand due to the current global financial markets uncertainty and the political instability in Thailand. There is no financial impact on the Group as it has not provided any funding to the development project.

Due to the current global financial crisis and uncertainty economic outlook, the Group shall use its existing strong cash position to proactively look out for investment opportunities.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared 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) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

Not applicable.

**PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)**

- 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.**

Not applicable.

- 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.

BY ORDER OF THE BOARD

Lauw Hui Kian
Director
31 Oct 2008

CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(4) OF THE LISTING MANUAL

On behalf of the Board of Directors of the Company, we hereby confirm to the best of our knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial statements for the third quarter and 9 months ended 30 Sep 2008 to be false or misleading in any material aspect.

On behalf of the Board of Directors

Ngiam Mia Je Patrick
Executive Chairman

Ngiam Mia Kiat Benjamin
Managing Director

31 Oct 2008