

Unaudited Financial Statements and Dividend Announcement for the year ended 31 December 2005

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

1(a)(i) Consolidated Income Statement

	12 Months		3 Months	
	01.01.2005 to 31.12.2005	01.01.2004 to 31.12.2004 Restated	01.10.2005 to 31.12.2005	01.10.2004 to 31.12.2004 Restated
	S\$'000	S\$'000	S\$'000	S\$'000
Revenue	366,690	332,862	92,429	73,386
Cost of sales	(246,973)	(218,838)	(63,471)	(49,681)
Gross profit	119,717	114,024	28,958	23,705
Other income	5,180	3,224	1,178	1,019
Advertising and promotion expenses	(21,981)	(19,924)	(5,935)	(3,672)
Marketing expenses	(2,575)	(2,009)	(732)	(513)
Selling and distribution costs	(67,054)	(60,215)	(16,504)	(13,997)
Administrative expenses	(22,395)	(18,447)	(6,925)	(4,350)
Other operating expenses	(12,685)	(5,884)	(11,190)	(4,403)
Interest expense	(2,936)	(2,313)	(822)	(661)
Share of profit of associated companies	427	336	85	(1,037)
(Loss)/profit before tax	(4,302)	8,792	(11,887)	(3,909)
Income tax expense	(3,324)	(6,707)	(1,854)	(608)
Total (loss)/profit for the year/period	(7,626)	2,085	(13,741)	(4,517)
Attributable to:				
Equity holders of the Company	(9,810)	165	(14,368)	(4,588)
Minority interest	2,184	1,920	627	71
	(7,626)	2,085	(13,741)	(4,517)

1(a)(ii) Notes to Consolidated Income Statement

The total (loss)/profit is derived after charging/(crediting) the following:

	12 Months		3 Months	
	01.01.2005 to 31.12.2005	01.01.2004 to 31.12.2004	01.10.2005 to 31.12.2005	01.10.2004 to 31.12.2004
	S\$'000	S\$'000	S\$'000	S\$'000
		Restated		Restated
Depreciation	12,651	12,367	3,166	3,321
Impairment/(write back of impairment) of property, plant and equipment	11,734	(333)	11,734	(333)
Property, plant and equipment written down	533	-	-	-
Impairment of goodwill	1,906	-	1,906	-
Provision for doubtful trade debts, net	-	403	-	279
Impairment of trade debts, net	2,636	-	763	-
Write-down of inventories, net	3,660	4,310	1,571	1,419
(Write-back of provision)/ provision for doubtful balances to associated companies, net (non-trade)	(203)	(354)	1	(386)
(Write-back of provision)/ provision for foreseeable losses from properties held for sale	(754)	2,452	(679)	2,570
Realisation of exchange loss on disposal of investment and loan settlement by an associated company	-	624	-	-
Dividend income from quoted equity investments	(571)	(425)	(200)	(205)
Net foreign exchange (gain)/loss	(344)	778	23	882
Interest income	(1,754)	(1,352)	(426)	(360)
Interest expense	2,936	2,313	822	661
Under/(over) provision of tax in respect of prior year	227	2,717	449	(322)
(Profit)/loss on sale of :				
(a) Quoted equity investments	(1,055)	(120)	-	(109)
(b) Plant and equipment	(75)	(448)	27	(16)

1(b) Balance Sheets

	Group		Company	
	As at 31.12.2005	As at 31.12.2004 Restated	As at 31.12.2005	As at 31.12.2004 Restated
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	73,372	72,999	6,755	6,095
Trade and other receivables	75,066	63,292	-	-
Inventories	44,792	36,111	-	-
Amounts due from subsidiaries (non-trade)	-	-	32,629	31,904
Amounts due from a related company (non-trade)	38	38	38	38
Development property	230,366	239,152	-	-
Income tax recoverable	1,140	3,508	-	2,632
Other current assets	5,307	3,391	130	240
	430,081	418,491	39,552	40,909
Assets held for sale	4,676	-	-	-
	434,757	418,491	39,552	40,909
Non-current assets				
Available-for-sale investments	20,657	16,387	18,298	15,810
Investments in associated companies	5,684	5,305	-	-
Investments in subsidiaries	-	-	362,936	362,936
Investment properties	5,169	-	-	-
Loans to subsidiaries	-	-	77,794	94,098
Property, plant and equipment	162,940	183,194	40,073	41,090
Goodwill	5,361	7,267	-	-
Deferred income tax assets	2,631	-	-	-
	202,442	212,153	499,101	513,934
Total assets	637,199	630,644	538,653	554,843
LIABILITIES				
Current liabilities				
Trade and other payables	66,404	55,123	1,661	1,352
Amounts due to subsidiaries (non-trade)	-	-	245,411	247,923
Loan from an associated company	1,155	1,155	1,155	1,155
Current income tax liabilities	4,451	4,691	50	-
Borrowings	25,341	30,409	19,700	22,433
Provisions	1,591	1,591	-	-
	98,942	92,969	267,977	272,863
Non-current liabilities				
Loans from subsidiaries	-	-	61,675	60,567
Borrowings	107,018	111,071	-	47
Provisions for retirement benefits	2,475	2,263	-	-
Deferred income tax liabilities	8,971	7,442	700	-
Other non-current liabilities	1,596	-	-	-
	120,060	120,776	62,375	60,614
Total liabilities	219,002	213,745	330,352	333,477
NET ASSETS	418,197	416,899	208,301	221,366
EQUITY				
Capital and reserves attributable to Company's equity holders				
Share capital	142,469	142,137	142,469	142,137
Share premium	66,999	64,010	66,999	64,010
Treasury shares	(1)	-	-	-
Capital reserve	10,145	10,145	-	-
Revaluation and other reserves	103,463	110,356	2,904	-
Retained earnings	36,550	32,555	(4,071)	15,219
	359,625	359,203	208,301	221,366
Minority Interest	58,572	57,696	-	-
Total equity	418,197	416,899	208,301	221,366

Notes

- a) The Group had provided for and subsequently paid the current income tax liability of \$6,825,000 for the financial year ended 31 December 2000 on the property development profit of \$26,775,000 arising from the completion of The Sterling property development project. The tax for the property development profit was based on the revalued amount of the land when the developer's license was obtained in April 1997. After taking advice from tax counsel, the directors are of the opinion that the revaluation surplus on the land amounting to \$128,800,000 is capital accretion and therefore no provision for income tax has been made thereon. Similarly, no deferred income tax liability has been provided for on the incremental revaluation surplus of the land for the Gardenvista development project and freehold land at Dunearn Road from 1994 to October 2002 of \$86,547,000. The developer's license for Gardenvista was obtained in October 2002.

IRAS had in its letter dated 16 August 2004 expressed the view that some of the revaluation surpluses for the development projects may not be considered as being capital accretion. Subsequent to the financial year ended 31 December 2005, the Group has received a letter from IRAS dated 11 February 2006 reiterating IRAS' view that part of the revaluation surplus of S\$128,800,000 on land for The Sterling property development project is not capital accretion. The directors are still of the opinion that the revaluation surplus is capital accretion and intends to negotiate further with IRAS. To date, no additional tax assessments have been raised by IRAS. With regard to the Gardenvista development project and freehold land at Dunearn Road, the IRAS has requested for additional information in their letter dated 11 February 2006.

- b) A subsidiary of the Company, Yeo Hiap Seng (Malaysia) Berhad ("YHSM"), on 3 August 2005 purchased 1,000 of its own ordinary shares at RM2.06 each from the open market on Bursa Malaysia. The purchase was financed by internally generated funds and is held as treasury shares. None of these treasury shares have been sold.

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

Amount repayable in one year or less, or on demand

As at 31.12.2005		As at 31.12.2004	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
9,841	15,500	12,209	18,200

Amount repayable after one year

As at 31.12.2005		As at 31.12.2004	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
107,018	-	111,071	-

Details of any collateral

The short-term bank loans of the Group are secured by corporate guarantees given by the Company and a subsidiary. The non-current bank loans are secured by a first mortgage over the residential development properties of a subsidiary.

Certain property, plant and equipment were purchased under finance lease agreements. The net book value of these assets acquired amounted to \$27,000 (2004: \$112,000).

1(c) Consolidated Cash Flow Statement

	12 months ended		3 months ended	
	31.12.2005	31.12.2004 Restated	31.12.2005	31.12.2004 Restated
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from operating activities				
Total (loss)/profit	(7,626)	2,085	(13,741)	(4,517)
Adjustments for :				
Tax	3,324	6,707	1,854	608
Depreciation of property, plant and equipment	12,651	12,367	3,166	3,321
Dividend income from quoted equity investments	(571)	(425)	(200)	(205)
Property, plant and equipment written-off	288	1,222	13	1,220
Property, plant and equipment written-down	533	-	-	-
Unrealised translation losses/(gains)	2,134	(2,295)	(1,797)	(2,132)
(Gain)/loss on disposal of property, plant and equipment	(75)	(448)	27	(16)
Gain on disposal of quoted equity investments	(1,055)	(120)	-	(109)
Realisation of exchange loss on disposal of investment and loan settlement by an associated company	-	624	-	-
Interest expense	2,936	2,313	822	661
Interest income	(1,754)	(1,352)	(426)	(360)
Provision for doubtful loan to an associated company	-	13	-	-
Provision for retirement benefits (net)	345	286	139	70
Provision for restructuring costs/terminations benefits	-	150	-	-
Write back of diminution in value of long-term equity investments, (net)	-	(78)	-	(78)
Provision /(write back) of impairment in property, plant and equipment, (net)	11,734	(333)	11,734	(333)
Impairment of goodwill	1,906	-	1,906	-
Share of (profit)/loss of associated companies	(427)	(336)	(85)	1,037
Operating cash flow before working capital change	24,343	20,380	3,412	(833)
Change in operating assets and liabilities				
Development property	8,786	11,294	4,391	3,298
Inventories	(8,681)	9,727	2,524	272
Receivables	(11,774)	(4,720)	2,529	7,388
Other current assets	(1,916)	2,413	1,426	2,308
Trade and other payables	10,372	(9,518)	(8,555)	(7,414)
Due from/ to associated companies (net)	258	201	258	28
Cash generated from operations	21,388	29,777	5,985	5,047
Income tax paid	(2,499)	(3,200)	(67)	(332)
Restructuring costs/termination benefits paid	-	(97)	-	-
Retirement benefits paid	(186)	(109)	(91)	(28)
Net cash provided by operating activities	18,703	26,371	5,827	4,687

	12 months ended		3 months ended	
	31.12.2005	31.12.2004	31.12.2005	31.12.2004
		Restated		Restated
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from investing activities				
Dividends received from quoted equity investments	571	425	200	205
Dividends received from associated company	-	120	-	120
Loan to an associated company	-	(13)	-	-
Proceeds from disposal of investment and loan settlement by an associated company	-	3,527	-	-
Proceeds from sales of property, plant and equipment	317	817	133	7
Proceeds from disposal of quoted equity investments	3,271	375	-	305
Proceeds from disposal of unquoted equity investments	55	-	-	-
Purchase of property, plant and equipment	(8,072)	(4,532)	(3,238)	(1,554)
Purchase of quoted investment	(3,552)	-	163	-
Purchase of unquoted investments	(16)	(585)	(4)	(429)
Net cash (used in)/from investing activities	(7,426)	134	(2,746)	(1,346)
Cash flows from financing activities				
Dividends paid to members of Yeo Hiap Seng Limited	(1,137)	(1,137)	-	-
Dividends paid to minority shareholders of a subsidiary	(2,651)	(2,661)	-	-
Issue of share capital	3,321	-	(46)	-
Purchase of treasury shares	(1)	-	-	-
Interest received	1,754	1,352	426	360
Interest paid	(2,834)	(2,188)	(867)	(680)
Repayment of bank loans	(9,270)	(7,613)	(1,700)	-
Proceeds from borrowing	-	-	-	-
Payment of finance lease liabilities	(86)	(40)	(57)	(10)
Net cash used in financing activities	(10,904)	(12,287)	(2,244)	(330)
Net increase in cash and cash equivalents	373	14,218	837	3,011
Cash and cash equivalents at the beginning of the financial year/period	72,999	58,781	72,535	69,988
Cash and cash equivalents at the end of the financial year/period	73,372	72,999	73,372	72,999
Represented by:				
Cash at bank and on hand	24,521	17,713	24,521	17,713
Fixed deposits with financial institutions	48,851	55,286	48,851	55,286
	73,372	72,999	73,372	72,999

Notes

Included in fixed deposits and cash at bank and on hand of the Group are amounts totalling \$8,035,000 (2004: \$5,095,000) held under the Housing Developers (Project Account) (Amendment) Rules 1997 and the Housing Developers (Project Account) Rules (1990 Ed), withdrawals from which must be in accordance with the said Rules.

1(d)(i) Consolidated Statement of Changes in Equity

For the year ended 31 December 2005

	Share capital \$'000	Share premium \$'000	Total Share Capital \$'000	Treasury Shares \$'000	Property Revaluation reserve \$'000	Fair value reserve \$'000	Capital reserve \$'000	Foreign currency translation reserve \$'000	General reserve \$'000	Retained earnings \$'000	Minority interest \$'000	Total equity \$'000
Balance at 1 January 2005	142,137	64,010	206,147	-	154,532	-	10,145	(48,587)	1,632	35,334	57,696	416,899
- As previously reported	-	-	-	-	-	-	-	-	-	-	-	-
- Effect of changes in accounting policies	-	-	-	-	-	-	-	2,779	-	(2,779)	-	-
- Adjusted retrospectively	142,137	64,010	206,147	-	154,532	-	10,145	(45,808)	1,632	32,555	57,696	416,899
- Adjusted prospectively	-	-	-	-	-	4,041	-	-	-	-	-	4,041
- As restated	142,137	64,010	206,147	-	154,532	4,041	10,145	(45,808)	1,632	32,555	57,696	420,940
Fair value loss on available-for-sale investments	-	-	-	-	-	(1,513)	-	-	-	-	-	(1,513)
Currency translation differences	-	-	-	-	-	-	-	1,058	-	-	375	1,433
Net loss recognised directly in equity	-	-	-	-	-	(1,513)	-	1,058	-	-	375	(80)
Profit for the period	-	-	-	-	-	-	-	-	-	70	967	1,037
Total recognised (losses)/ gains for the period ended 31 March 2005	-	-	-	-	-	(1,513)	-	1,058	-	70	1,342	957
Transfer from reserve on realisation	-	-	-	-	(2,177)	-	-	-	-	2,177	-	-
Balance at 1 April 2005	142,137	64,010	206,147	-	152,355	2,528	10,145	(44,750)	1,632	34,802	59,038	421,897
Fair value gain on available-for-sale investments	-	-	-	-	-	1,314	-	-	-	-	-	1,314
Currency translation differences	-	-	-	-	-	-	-	3,825	-	-	1,335	5,160
Net gain recognised directly in equity	-	-	-	-	-	1,314	-	3,825	-	-	1,335	6,474
Profit for the period	-	-	-	-	-	-	-	-	-	904	124	1,028
Total recognised (loss)/gains for the period ended 30 June 2005	-	-	-	-	-	1,314	-	3,825	-	904	1,459	7,502
Dividend	-	-	-	-	-	-	-	-	-	(1,137)	(1,496)	(2,633)
Transfer from reserve on realisation	-	-	-	-	(4,937)	-	-	-	-	4,937	-	-
Balance at 1 July 2005	142,137	64,010	206,147	-	147,418	3,842	10,145	(40,925)	1,632	39,506	59,001	426,766
Fair value gain on available-for-sale investments	-	-	-	-	-	13	-	-	-	-	-	13
Currency translation differences	-	-	-	-	-	-	-	2,960	-	-	661	3,621
Net gain recognised directly in equity	-	-	-	-	-	13	-	2,960	-	-	661	3,634
Profit for the period	-	-	-	-	-	-	-	-	-	3,584	466	4,050
Total recognised (loss)/gains for the period ended 30 September 2005	-	-	-	-	-	13	-	2,960	-	3,584	1,127	7,684
Dividend	-	-	-	-	-	-	-	-	-	-	(1,155)	(1,155)
Issue of share capital	332	3,035	3,367	-	-	-	-	-	-	-	-	3,367
Treasury shares purchased	-	-	-	(1)	-	-	-	-	-	-	-	(1)
Transfer from reserve on realisation	-	-	-	-	(3,594)	-	-	-	-	3,594	-	-
Balance at 30 September 2005	142,469	67,045	209,514	(1)	143,824	3,855	10,145	(37,965)	1,632	46,684	58,973	436,661
Fair value loss on available-for-sale investments	-	-	-	-	-	(951)	-	-	-	-	-	(951)
Currency translation differences	-	-	-	-	-	-	-	(2,698)	-	-	(1,028)	(3,726)
Net loss recognised directly in equity	-	-	-	-	-	(951)	-	(2,698)	-	-	(1,028)	(4,677)
Loss for the period	-	-	-	-	-	-	-	-	-	(14,368)	627	(13,741)
Total recognised (loss)/gains for the period ended 31 December 2005	-	-	-	-	-	(951)	-	(2,698)	-	(14,368)	(401)	(18,418)
Issue of share capital	-	(46)	(46)	-	-	-	-	-	-	-	-	(46)
Transfer from reserve on realisation	-	-	-	-	(4,234)	-	-	-	-	4,234	-	-
Balance at 31 December 2005	142,469	66,999	209,468	(1)	139,590	2,904	10,145	(40,663)	1,632	36,550	58,572	418,197

1(d)(i) Consolidated Statement of Changes in Equity

For the year ended 31 December 2004

	Share capital	Share premium	Total Share Capital	Treasury Shares	Property Revaluation reserve	Fair value reserve	Capital reserve	Foreign currency translation reserve	General reserve	Retained earnings	Minority interest	Total equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2004												
- As previously reported	142,137	64,010	206,147	-	154,927	-	11,348	(43,403)	1,632	20,875	56,333	407,859
- Effect of changes in accounting policies	-	-	-	-	-	-	-	1,793	-	(1,793)	-	-
- Adjusted retrospectively	-	-	-	-	-	-	-	-	-	-	-	-
- Restated	142,137	64,010	206,147	-	154,927	-	11,348	(41,610)	1,632	19,082	56,333	407,859
Currency translation differences- restated *	-	-	-	-	-	-	-	(2,096)	-	-	(732)	(2,828)
Net loss recognised directly in equity	-	-	-	-	-	-	-	(2,096)	-	-	(732)	(2,828)
Effect of adopting FRS 103	-	-	-	-	-	-	-	-	-	2,189	-	2,189
Profit/ (loss) for the period- restated *	-	-	-	-	-	-	-	-	-	(80)	716	636
Total recognised (loss)/ gains for the period ended 31 March 2004	-	-	-	-	-	-	-	(2,096)	-	2,109	(16)	(3)
Transfer from reserve on realisation	-	-	-	-	(2,589)	-	(1,203)	-	-	3,792	-	-
Balance at 1 April 2004	142,137	64,010	206,147	-	152,338	-	10,145	(43,706)	1,632	24,983	56,317	407,856
Currency translation differences- restated *	-	-	-	-	-	-	-	3,444	-	-	1,143	4,587
Net gain recognised directly in equity	-	-	-	-	-	-	-	3,444	-	-	1,143	4,587
Profit/ (loss) for the period- restated *	-	-	-	-	-	-	-	-	-	1,732	580	2,312
Total recognised (loss)/ gains for the period ended 30 June 2004	-	-	-	-	-	-	-	3,444	-	1,732	1,723	6,899
Dividend	-	-	-	-	-	-	-	-	-	(1,137)	(1,502)	(2,639)
Transfer from reserve on realisation	-	-	-	-	(2,081)	-	-	-	-	2,081	-	-
Balance at 1 July 2004	142,137	64,010	206,147	-	150,257	-	10,145	(40,262)	1,632	27,659	56,538	412,116
Currency translation differences- restated *	-	-	-	-	-	-	-	(1,491)	-	-	(640)	(2,131)
Net loss recognised directly in equity	-	-	-	-	-	-	-	(1,491)	-	-	(640)	(2,131)
Profit for the period- restated *	-	-	-	-	-	-	-	-	-	3,101	553	3,654
Total recognised (loss)/ gains for the period ended 30 September 2004	-	-	-	-	-	-	-	(1,491)	-	3,101	(87)	1,523
Dividend	-	-	-	-	-	-	-	-	-	-	(1,159)	(1,159)
Transfer from reserve on realisation	-	-	-	-	(3,201)	-	-	-	-	3,201	-	-
Balance at 1 October 2004	142,137	64,010	206,147	-	147,056	-	10,145	(41,753)	1,632	33,961	55,292	412,480
Currency translation differences- restated *	-	-	-	-	-	-	-	(4,055)	-	-	(1,485)	(5,540)
Net loss recognised directly in equity	-	-	-	-	-	-	-	(4,055)	-	-	(1,485)	(5,540)
Profit/ (loss) for the period- restated *	-	-	-	-	-	-	-	-	-	(4,588)	71	(4,517)
Total recognised (losses)/ gains for the period ended 31 December 2004	-	-	-	-	-	-	-	(4,055)	-	(4,588)	(1,414)	(10,057)
Revaluation of freehold land and building, net of deferred income taxes	-	-	-	-	10,658	-	-	-	-	-	3,818	14,476
Transfer from reserve on realisation	-	-	-	-	(3,182)	-	-	-	-	3,182	-	-
Balance at 31 December 2004	142,137	64,010	206,147	-	154,532	-	10,145	(45,808)	1,632	32,555	57,696	416,899

* Currency translation differences and net profit for the previous corresponding quarter have been restated arising from the change in accounting policy (adoption of FRS 21)

1(d)(i) Statement of Changes in Equity

For the year ended 31 December 2005

	Share Capital	Share Premium	Foreign Currency Translation Reserve	Fair value reserve	Retained Earnings	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2005						
- As previously reported	142,137	64,010	(1,423)	-	16,642	221,366
- Effect of changes in accounting policies						
- Adjusted retrospectively	-	-	1,423	-	(1,423)	-
	142,137	64,010	-	-	15,219	221,366
- Adjusted prospectively	-	-	-	3,952	-	3,952
- Restated	142,137	64,010	-	3,952	15,219	225,318
Fair value loss on available-for-sale investments	-	-	-	(1,424)	-	(1,424)
Net loss recognised directly in equity	-	-	-	(1,424)	-	(1,424)
Net profit for the period	-	-	-	-	809	809
Balance at 1 April 2005	142,137	64,010	-	2,528	16,028	224,703
Fair value gain on available-for-sale investments	-	-	-	1,314	-	1,314
Net gain recognised directly in equity	-	-	-	1,314	-	1,314
Net profit for the period	-	-	-	-	188	188
Dividend	-	-	-	-	(1,137)	(1,137)
Balance at 1 July 2005	142,137	64,010	-	3,842	15,079	225,068
Fair value gain on available-for-sale investments	-	-	-	13	-	13
Net gain recognised directly in equity	-	-	-	13	-	13
Net profit for the period	-	-	-	-	921	921
Issue of share capital	332	3,035	-	-	-	3,367
Balance at 30 September 2005	142,469	67,045	-	3,855	16,000	229,369
Fair value loss on available-for-sale investments	-	-	-	(951)	-	(951)
Net loss recognised directly in equity	-	-	-	(951)	-	(951)
Net loss for the period	-	-	-	-	(20,071)	(20,071)
Issue of share capital		(46)	-	-	-	(46)
Balance at 31 December 2005	142,469	66,999	-	2,904	(4,071)	208,301

1(d)(i) Statement of Changes in Equity

For the year ended 31 December 2004

	Share Capital	Share Premium	Foreign Currency Translation Reserve	Fair value reserve	Retained Earnings	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2004						
- As previously reported	142,137	64,010	(1,168)	-	17,495	222,474
- Effect of changes in accounting policies						
- Adjusted retrospectively	-	-	1,168	-	(1,168)	-
- Restated	142,137	64,010	-	-	16,327	222,474
Currency translation differences- restated *	-	-	-	-	-	-
Net loss for the period- restated *	-	-	-	-	(204)	(204)
Balance at 1 April 2004	142,137	64,010	-	-	16,123	222,270
Currency translation differences- restated *	-	-	-	-	-	-
Net loss for the period- restated *	-	-	-	-	(405)	(405)
Dividend	-	-	-	-	(1,137)	(1,137)
Balance at 1 July 2004- restated *	142,137	64,010	-	-	14,581	220,728
Currency translation differences- restated *	-	-	-	-	-	-
Net loss for the period- restated *	-	-	-	-	(441)	(441)
Balance at 30 September 2004- restated *	142,137	64,010	-	-	14,140	220,287
Currency translation differences- restated *	-	-	-	-	-	-
Net profit for the period- restated *	-	-	-	-	1,079	1,079
Balance at 31 December 2004- restated *	142,137	64,010	-	-	15,219	221,366

* Currency translation differences and net loss for the previous corresponding quarter have been restated arising from the change in accounting policy (adoption of FRS 21)

- 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 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.**

The Company issued to Hain Celestial Group, Inc 1,326,938 new ordinary share of par value S\$0.25 each in the Company for a consideration of US\$2,000,000 pursuant to the Subscription Agreement dated 3 August 2005.

- 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 auditors.

- 3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of 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 adopted the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the audited financial statements for the year ended 31 December 2004 and the revised Financial Reporting Standards disclosed in paragraph 5 below.

- 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.**

Changes in accounting policies

In 2005, the Group and the Company adopted new or revised FRS and interpretations to FRS (INT FRS) that are applicable in the current financial year. The 2004 comparatives have been amended where as required, in accordance with the relevant transitional provisions in the respective FRS and INT FRS. The following are the FRS and INT FRS that are relevant to the Group:

- FRS 1 (revised 2004) Presentation of Financial Statements
- FRS 2 (revised 2004) Inventories
- FRS 8 (revised 2004) Accounting Policies, Changes in Accounting Estimates and Errors
- FRS 10 (revised 2004) Events after the Balance Sheet Date
- FRS 16 (revised 2004) Property, Plant and Equipment
- FRS 17 (revised 2004) Leases
- FRS 21 (revised 2004) The Effects of Changes in Foreign Exchange Rates
- FRS 24 (revised 2004) Related Party Disclosures
- FRS 27 (revised 2004) Consolidated and Separate Financial Statements
- FRS 28 (revised 2004) Investments in Associates
- FRS 32 (revised 2004) Financial Instruments: Disclosure and Presentation
- FRS 33 (revised 2004) Earnings per Share
- FRS 36 (revised 2004) Impairment of Assets
- FRS 38 (revised 2004) Intangible Assets

FRS 39 (revised 2004) Financial Instruments: Recognition and Measurement
FRS 105 (revised 2004) Non-current Assets Held for Sale and Discontinued Operation

The adoption of the above FRS did not result in changes to the Group's and Company's accounting policies except as discussed below:

5.1 Effect of changes to the financial statements

Group

	Increase/(decrease)				Total S\$'000
	FRS 16 (revised 2004) S\$'000	FRS 21 (revised 2004) S\$'000	FRS 39 (revised 2004) S\$'000	FRS 105 (revised 2004) S\$'000	
	Note 5.2	Note 5.2	Note 5.2	Note 5.2	
<i>Consolidated balance sheets items at 31 December 2005</i>					
Property, plant and equipment	(987)	-	-	(4,676)	(5,663)
Fair value reserve	-	-	2,904	-	2,904
Available-for-sale investments	-	-	2,904	-	2,904
Assets held-for-sale				4,676	4,676
Retained earnings	(987)	(2,501)	-	-	(3,488)
Foreign currency translation reserve	-	2,501	-	-	2,501
<i>Consolidated balance sheets items at 1 January 2005</i>					
Fair value reserve	-	-	4,041	-	4,041
Available-for-sale investments	-	-	4,041	-	4,041
Retained earnings	-	(2,779)	-	-	(2,779)
Foreign currency translation reserve	-	2,779	-	-	2,779
<i>Consolidated income statement items for the year ended 2005</i>					
Cost of sales	323	-	-	-	323
Other operating expenses	664	-	-	-	664
Other operating income	-	278	-	-	278
Basic and diluted earnings per share (cents)	(0.17)	0.05	-	-	(0.12)

Group

	Increase/(decrease)		Total S\$'000
	FRS 21 (revised 2004) S\$'000	FRS 39 (revised 2004) S\$'000	
	Note 5.2	Note 5.2	
<i>Consolidated balance sheets items at 31 December 2004</i>			
Retained earnings	(2,779)	-	(2,779)
Foreign currency translation reserve	2,779	-	2,779
<i>Consolidated balance sheets items at 1 January 2004</i>			
Retained earnings	(1,793)	-	(1,793)
Foreign currency translation reserve	1,793	-	1,793
<i>Consolidated income statement items for the year ended 2004</i>			
Other operating expenses	986	-	986
Basic and diluted earnings per share (cents)	(0.17)	-	(0.17)

Company

	Increase/(decrease)		Total S\$'000
	FRS 21 (revised 2004) S\$'000	FRS 39 (revised 2004) S\$'000	
	Note 5.2	Note 5.2	
<i>Balance sheet items at 31 December 2005</i>			
Fair value reserve	-	2,904	2,904
Available-for-sale investments	-	2,904	2,904
Retained earnings	(1,590)	-	(1,590)
Foreign currency translation reserve	1,590	-	1,590
<i>Balance sheet items at 1 January 2005</i>			
Fair value reserve	-	3,952	3,952
Available-for-sale investments	-	3,952	3,952
Retained earnings	(1,423)	-	(1,423)
Foreign currency translation reserve	1,423	-	1,423
<i>Income statement item for the year ended 2005</i>			
Other operating expense	167	-	167

Company

	Increase/(decrease)		Total S\$'000
	FRS 21 (revised 2004) S\$'000	FRS 39 (revised 2004) S\$'000	
	Note 5.2	Note 5.2	
<i>Balance sheet items at 31 December 2004</i>			
Retained earnings	(1,423)	-	(1,423)
Foreign currency translation reserve	1,423	-	1,423
<i>Balance sheet items at 1 January 2004</i>			
Retained earnings	(1,168)	-	(1,168)
Foreign currency translation reserve	1,168	-	1,168
<i>Income statement items for the year ended 2004</i>			
Other operating expenses	255	-	255

5.2 Description of changes

- (a) FRS 16 (revised 2004) requires the re-measurement of the residual value and remaining useful life of an item of property, plant and equipment at least at each financial year end. Previously, the residual values were estimated only at date of acquisition.

The Group has reviewed the residual value and remaining useful life of its property, plant and equipment on 30 June 2005. Upon this review, the Group expected the residual values of certain property, plant and equipment to differ from the previous estimates. Accordingly, changes to the residual values were made to reflect this expectation and was accounted as change in accounting estimate in accordance with FRS 8 (revised 2004). See note 5.1 for the effect of change.

- (b) FRS 21 (revised 2004) requires exchange differences on loans from the Company to its subsidiaries which forms part of Company's net investment in the subsidiaries to be included in the Company's income statement. Previously, they were included in the foreign currency translation reserve.

Where a monetary item that forms part of the Company's net investment in a subsidiary and is denominated in a currency other than the functional currency of either the Company or the subsidiary, FRS 21 (revised 2004) requires the exchange differences that arise on translating the monetary item into the functional currency of the Company or the subsidiary to be recognised in the Group's consolidated income statement. Previously, they were included in the Group's foreign currency translation reserve.

(c) FRS 27 (revised 2004) requires the Group to present minority interests in the consolidated balance sheet within equity, separately from the shareholders' equity of the Company. The superseded FRS 27 did not require the presentation of minority interests within equity.

(d) FRS 39 (revised 2004) has affected:

(i) Classification and consequential accounting of financial assets and financial liabilities

FRS 39 requires all financial assets and liabilities to be classified into appropriate categories at initial recognition and re-evaluates this designation at every reporting date. The classification depends on the purpose for which the financial asset or liabilities were acquired or incurred. The categories and the respective subsequent measurement rules are as follows:

- Financial assets or financial liabilities at fair value through profit and loss

The Group's derivative contracts that are not hedges are classified in this category. This is initially recognised at fair value and subsequently re-measured to fair value at the balance sheet date with all gain and loss recognised in profit or loss in the period in which the change in fair value arise.

Previously, the Group's derivative contracts that are not hedges were stated at the lower of cost and market value on an aggregated portfolio basis, with changes in market value included in the income statement.

- Loans and receivables

These include the Group's trade and other receivables and cash and bank balances. They are initially recognised at its fair value plus transaction costs and subsequently accounted for at amortised cost using the effective interest method, less impairment (see note (ii) below).

Previously, the Group's trade and other receivables were stated at the gross proceeds receivable less an allowance for doubtful receivable. Cash and bank balances were recognised at cost. Interest-free loans from the Company to its subsidiaries were stated at gross receivables in the Company's balance sheet.

- Available-for-sale financial assets

These include the Group's investments that are not classified in the 2 categories above, namely the investment in equity interest of other companies. They are initially recognised at its fair value and subsequently measured at the fair values at the balance sheet date with all gains and losses other than impairment loss taken to equity. Impairment losses are taken to the income statement in the period it arises. On disposal, gains and losses previously taken to equity are included in the income statement.

Previously, such investments of the Group were stated at cost less provision for diminution in value that was other than temporary, which was charged to the income statement when it arose. Any reversal of the provision was also included in the income statement.

- Other financial liabilities

These are financial liabilities that are not held for trading nor designated as fair value through profit or loss. These include the Group's trade and other payables and bank

borrowings. They are initially recognised at its fair value less transaction costs and subsequently accounted for at amortised cost using the effective interest method.

Previously, trade and other payables were stated at cost. Bank borrowings were stated at the proceeds received and transaction costs on borrowings were classified as deferred charges and amortised on a straight-line basis over the period of the borrowings.

(ii) Impairment and uncollectibility of financial assets

FRS 39 (revised 2004) requires the Group to assess at each balance sheet date if there is any objective evidence that a financial asset or a group of financial assets is impaired. In the case of equity securities classified as available for sale, a significant or prolonged decline in the fair value of the security below its cost is considered in determining whether the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss – is removed from equity and recognised in the income statement. Impairment losses recognised in the income statement on equity instruments are not reversed through the income statement.

Impairment of trade receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of receivables. The impairment charge is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The impairment charge is recognised in the income statement.

Previously, the Group maintains a general provision against its trade and other receivables for risks that are not specifically identified to any customer. See note (i) above for previous accounting treatment of investments.

(iii) Fair values of financial assets and liabilities

At each balance sheet date, the fair values of quoted financial assets and liabilities are based on current bid prices. If the market for a financial asset or liabilities is not active (and for unquoted financial assets and liabilities), the Group establishes fair value by using valuation techniques. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and option pricing models refined to reflect the issuer's specific circumstances.

Previously, the Group uses the last transacted prices of quoted financial assets or liabilities as the market values. Fair values of unquoted financial assets and liabilities were measured at cost and an allowance for diminution is made where, in the opinion of the directors, there is a decline other than temporary in the value of such investment. Where there has been a decline other than temporary in the value of an investment, such a decline is recognised as an expense in the period in which the decline is identified.

- (e) FRS 105 requires non-current assets to be classified as current assets held for sale and stated at the lower of carrying amount and fair value less costs to sell if their carrying amounts are recovered principally through a sale transaction rather than through continuing use. Previously, non-current assets held for sale were neither classified nor presented as current assets. There were no differences in the measurement of non-current assets held for sale and those for continuing use.

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			
	12 Months		3 months	
	01.01.2005 to 31.12.2005 Cents	01.01.2004 to 31.12.2004 Cents	01.10.2005 to 31.12.2005 Cents	01.10.2004 to 31.12.2004 Cents
Earnings per ordinary share for the period based on net profit/(loss) attributable to shareholders:-				
(a) Based on weighted average number of ordinary share in issue	(1.72)	0.03	(2.52)	(0.81)
(b) On a fully diluted basis	(1.72)	0.03	(2.52)	(0.81)
Weighted average number of ordinary shares in issue for basic earnings per share ('000)	568,974	568,549	569,875	568,549
Weighted average number of ordinary shares in issue for diluted earnings per share ('000)	569,989	568,549	570,321	568,549

7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:-

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

	Group		Company	
	31.12.2005 Cents	31.12.2004 Cents	31.12.2005 Cents	31.12.2004 Cents
Net asset value per ordinary share based on issued share capital as at the end of the reporting period	63.11	63.18	36.55	38.94

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.

8(a) Year to Date Results- 12 Months ended 31 December 2005 vs. 12 Months ended 31 December 2004

Revenue and Operating Costs

The Group's revenue increased by 10.2% to \$366.69 million for the current financial year ended 31 December 2005 from \$332.86 million in the previous financial year. Food and beverage sales increased by \$23.59 million or 7.8%, while property revenue increased by \$10.20 million or 36.2%.

The Group's operating profit improved from \$0.17 million in 2004 to \$3.83 million in 2005. The improvement was mainly due to:

- Higher gross profit of \$5.69 million, of which \$4.5 million was due to higher food and beverage revenue, especially from its Singapore and Malaysia operations and \$1.0 million was from the property division;
- Increase in other operating income of \$1.96 million, which was mainly due to \$1.05 million gain from the disposal of long term quoted investments by the Company and \$0.40 million higher interest income in 2005;
- Absence of provision of \$2.45 million for foreseeable losses for development properties in 2005 due to increase in value of properties; and
- Decrease in current year income tax expense of \$3.38 million due mainly to the absence of an adjustment for under provision of prior year tax of \$2.70 million by the Group's USA operations and decrease in current year tax provision of \$0.69 million.

The increase was partially offset by the following:

- Higher marketing, advertising and promotion expenses of \$2.62 million due mainly to increased supermarket support and higher level of promotion activities carried out in China; and
- Higher selling and distribution costs of \$6.84 million due to provision for doubtful debts of \$2.45 million and higher sales revenue.

Despite the improved operational profits, current year results were adversely affected by the provision of \$13.64 million for the impairment of the Group's China assets. In line with FRS 16, 36 and 103, the Company carried out an assessment of the carrying value of its assets to determine if at balance sheet date there is any impairment in the carrying value. Our subsidiaries in China suffered larger than expected losses in 2005 because of unexpected increase in fuel, packaging materials, and advertising and promotion costs, which cannot be passed on to the customers due to competitive selling prices. The recoverable amounts from these assets have consequently been revised downwards. The shortfall between the recoverable amount and the book value of the assets, totalling \$13.64 million, has been provided for and recorded as an impairment loss in the 4th quarter results ended 31 December 2005.

8(b) Fourth Quarter Results- 3 Months ended 31 December 2005 vs. 3 Months ended 31 December 2004

Revenue and Operating Costs

The Group recorded revenue of \$92.43 million in 4Q2005, which was 25.9% higher than that achieved in 4Q2004 of \$73.39 million. The increase was due to improved food and beverage sales largely by the Group's Malaysian subsidiaries and higher property sales. Gross profit for the Group improved from \$23.71 million to \$28.96 million, which was generally in line with higher sales revenue.

The Group's operating loss reduced from \$4.59 million in 4Q2004 to \$0.73 million in 4Q2005. The improvement was mainly due to:

- Higher gross profit of \$5.25 million attributable to higher sales;
- Improved results from the Group's associated companies totalling \$1.12 million due to better performances from an associated company in China; and
- Reversal of provision for foreseeable losses for property development projects totalling \$3.25 million.

The increase was partially offset by the following:

- Higher advertising, promotion and marketing expenses of \$2.48 million in the current quarter due mainly to higher level of promotion activities carried out in Malaysia in preparation for the 2006 Chinese New Year sales in January and increased supermarket support and higher level of promotion activities carried out in China;
- Higher Selling and distribution expenses of \$2.51 million in the current quarter due mainly to (i) higher sales and distribution commission which is in line with higher sales revenue; and (ii) provision for doubtful trade debts of \$0.57 million in Malaysia; and
- Higher provision for income tax of \$1.25 million largely due to an adjustment of under provision of tax for prior years.

Despite the improved operational performance in 4Q2005, current period results were adversely affected by the provision of \$13.64 million for the impairment of the Group's China assets as highlighted above.

8(c) Balance Sheet

Group

Net asset value of the Group increased by \$1.29 million to \$418.19 million as at 31 December 2005.

Trade & other receivables for the Group increased by \$11.77 million or 18.6%, from \$63.29 million as at 31 December 2004 to \$75.07 million as at 31 December 2005. The increase was largely in line with higher sales revenue for the Group.

Inventories balance increased by \$8.68 million to \$44.79 million as at 31 December 2005, as compared to \$36.11 million as at 31 December 2004. The increase was partly contributed by higher inventory holding pursuant to the strategic alliance with Allswell Pte Ltd to distribute Red Bull brand of energy drinks in Malaysia. December 2005 also saw higher stock piling for the Chinese New Year festive season in January 2006.

Development property balance decreased by \$8.78 million to \$230.37 million as at 31 December 2005, from \$239.15 million as at 31 December 2004. This was due to 22.0% additional sale of units in Gardenvista in 2005.

Available-for-sale investments increased by 26.1% or \$4.27 million to \$20.66 million as at 31 December 2005, from \$16.39 million as at 31 December 2004. The increase was due to \$2.90 million gain on revaluation of quoted investments at its fair value following the adoption of FRS39 (revised 2004), and \$3.55 million investment in the common stock of Hain Celestial Group, Inc. ("Hain Celestial") by the Holding Company and a subsidiary, partially offset by disposal of certain investments amounting to \$2.26 million.

Property, plant and equipment decreased by 11.1% or \$20.3 million from \$183.19 million at end 2004 to \$162.94 million at end 2005. This was largely due to the provision for impairment of machinery and equipment in subsidiaries in Guangzhou, Shanghai and Huabei, China, and reclassification of the investment properties of \$5.17 million and the assets held-for-sale of \$4.68 million to present separately on Balance Sheet.

Goodwill was reduced from \$7.27 million as at 31 December 2004 to \$5.36 million as at 31 December 2005, by \$1.91 million. The reduction was related to full impairment provision made against goodwill for the subsidiary Yeo Hiap Seng (Guangzhou) Limited, The First Branch.

Deferred income tax assets of \$2.63 million as at 31 December 2005 are recognised for tax losses carried forward by a Singapore and Malaysia subsidiaries to the extent that realisation of the related tax benefits through future taxable profits is probable.

Trade and other payables increased by 20.5% or \$11.28 million as at 31 December 2005. This was in line with higher inventories balance, increased production volumes and higher total advertising and promotion expenses for Chinese New Year.

Borrowings decreased by \$9.12 million to \$132.36 million as at 31 December 2005, from \$141.48 million as at 31 December 2004 as a result of partial loan repayments during the year.

Company

Net asset value of the Company decreased by \$13.07 million to \$208.30 million as at 31 December 2005.

The decrease was mainly due to:

- provision of doubtful debts for loans to 2 China subsidiaries amounting to \$17.26 million as a result of impairment of these China assets;
- provision of deferred tax liabilities amounting to \$0.70 million;
- additional income tax provisions during the year largely due to prior year under provision of \$2.77 million;

off-set by:

- increase in available-for-sale investments amounting to \$2.49 million, arising from gain on revaluation of quoted investments at its fair value upon adoption of FRS 39 (revised 2004) of \$2.83 million, \$1.78 million investment in the common stock of Hain Celestial Group, Inc. and offset by partial disposal of investment worth \$2.26 million;
- repayment of non-trade current outstanding to subsidiaries amounting to \$2.51 million; and repayment of unsecured bank loan of \$2.70 million.

8 (d) Cash Flow Statement

Year to Date – 12 Months ended 31 December 2005

The Group reported a net increase in cash flow by \$0.37 million for the 12 months ended 31 December 2005, as compared to a net increase in cash of \$14.2 million for the financial year ended 31 December 2004.

Operating activities generated cash inflow of \$18.70 million. This was negated by net cash outflow from investing and financing activities amounting to \$18.33 million.

Cash outflow from investing activities was due to investment in Hain Celestial amounting to \$3.55 million, purchase of property, plant & equipment worth \$8.07 million and offset by proceeds from disposal of certain quoted equity investments of \$3.27 million.

Cash outflow from financing activities was related to dividends that were paid amounting to \$3.79 million, net interest paid of \$1.08 million, net bank loans repaid of \$9.27 million, and offset by proceeds from the issuance of share capital to Hain Celestial amounting to \$3.32 million.

Fourth Quarter – 3 Months ended 31 December 2005

The Group registered a net increase in cash of \$0.84 million for the fourth quarter ended 31 December 2005. The net increase was contributed by net cash inflow of \$5.83 million generated from operating activities and was largely negated by the purchase of machinery and equipment.

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

The current results are in-line with the profit guidance issued on 17 February 2006.

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 continued increase in raw material prices and energy costs, coupled with continued pressure on selling price due to intense competition will put pressure on the Group's earnings for the Food and Beverage division. However, the Group still expects its Year 2006 earnings for Food and Beverage division will be better than those of Year 2005.

For the Property division, the Group expects to benefit from the recent improving market sentiments and will continue to drive sales on its existing developments.

The Group expects its 1Q2006 operating results to be satisfactory.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate movements, cost of capital and capital availability, competition from other companies and venues for sale/manufacture/distribution of goods and services, shift in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.

11. Contingent Liabilities

- (a) As of 31 December 2005, YHSM's subsidiaries and an associate have credit and loan facilities amounting to S\$969,100 (2004: S\$86,120) obtained from financial institutions, which are guaranteed by YHSM. Accordingly, YHSM is contingently liable to the extent of the amount of the credit and loan facilities utilised by its subsidiaries and an associate. None of the credit and loan facilities are secured against the assets of YHSM or of the Group.
- (b) In 2004, a legal action was initiated against YHSM for an alleged infringement of copyright. The plaintiff has sought general damages, which the plaintiff has not quantified/disclosed but will be assessed by the Court. YHSM is contesting the claim, and based on advice received from its legal advisors, the Directors of YHSM are of the opinion that YHSM has reasonable prospect of success. YHSM has filed for a counter claim against the plaintiff. Accordingly, no provision for loss has been made in the financial statements. The case is pending court hearing.

12. 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?

Yes

Name of dividend	Final
Dividend Type	Cash
Dividend Amount per Share	0.25 cents
Par value of shares	\$0.25
Tax Rate	20%

(c) Date payable

Not applicable

(d) Books closure date

Not applicable

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

No dividend has been declared/ recommended for the financial year reported on.

14. **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.**

	Consumer food and beverage products S\$'000	Property development S\$'000	Others S\$'000	Elimination S\$'000	Group S\$'000
Year ended 31 December 2005					
Revenues					
- External sales	327,756	38,389	545	-	366,690
- Inter-segment sales	-	-	4,452	(4,452)	-
	<u>327,756</u>	<u>38,389</u>	<u>4,997</u>	<u>(4,452)</u>	<u>366,690</u>
Operating profit/(loss)	(6,746)	317	4,636	-	(1,793)
Share of results of associated companies	427	-	-	-	427
Segment result	<u>(6,319)</u>	<u>317</u>	<u>4,636</u>	<u>-</u>	<u>(1,366)</u>
Financial expenses					(2,936)
Loss before tax					<u>(4,302)</u>
Tax					<u>(3,324)</u>
Loss after tax					<u>(7,626)</u>
Minority interest					<u>(2,184)</u>
Net loss attributable to members of Company					<u>(9,810)</u>

	Consumer food and beverage products S\$'000	Property development S\$'000	Others S\$'000	Elimination S\$'000	Group S\$'000
Year ended 31 December 2004 (Restated)					
Revenues					
- External sales	304,169	28,192	501	-	332,862
- Inter-segment sales	-	-	4,072	(4,072)	-
	<u>304,169</u>	<u>28,192</u>	<u>4,573</u>	<u>(4,072)</u>	<u>332,862</u>
Operating profit/(loss)	13,801	(3,631)	838	(239)	10,769
Share of results of associated companies	336	-	-	-	336
Segment result	<u>14,137</u>	<u>(3,631)</u>	<u>838</u>	<u>(239)</u>	<u>11,105</u>
Financial expenses					<u>(2,313)</u>
Profit before tax					8,792
Tax					<u>(6,707)</u>
Profit after tax					2,085
Minority interest					<u>(1,920)</u>
Net profit attributable to members of Company					<u>165</u>

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

14.1 Consumer Food & Beverage

The increase in revenue of \$23.59 million for consumer food and beverage products for the financial year ended 31 December 2005 was due mainly to improved food and beverage sales by the Group's Malaysian, China and Singapore subsidiaries.

However, the segment registered a loss of \$6.75 million for the financial year ended 31 December 2005 as compared to a profit of \$13.8 million for the previous financial year. This was due mainly to the impairment of \$11.73 million made for China's fixed assets and impairment of \$1.91 million made on goodwill.

14.2 Property Development

Revenue for property development increased due to higher number of units sold during the financial year. The improved revenue has resulted in a corresponding increase in operating profit. In the previous financial year, a provision for foreseeable loss of \$2.5 million was made which resulted in a loss of \$3.63 million.

14.3 Others

The Group reported a higher operating profit of \$4.64 million in the current financial year as compared to \$0.84 million in previous financial year, due mainly to profit on disposal of long-term quoted investments of \$1.05 million during the financial year and exchange gain on USD loan of \$0.23 million as opposed to exchange loss of \$1.05 million in the previous financial year.

16. A breakdown of sales

	Group		
	Latest financial year S\$'000	Previous financial year S\$'000	% increase/ (decrease)
Sales reported for first half year	178,479	167,459	6.6%
Operating profit after tax before deducting minority interests reported for first half year-restated *	2,065	2,948	-30.0%
Sales reported for second half year	188,211	165,403	13.8%
Operating loss after tax before deducting minority interests reported for second half year-restated *	(9,691)	(863)	1022.9%

* Operating profit/(loss) after tax before deducting minority interests reported for first/second half of previous financial year has been restated arising from the change in accounting policy (adoption of FRS 21). See details in Note 5.2.

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

Total Annual Dividend

	Latest Full Year (S\$'000)	Previous Full Year (S\$'000)
Ordinary	-	1,137
Preference	-	-
Total	-	1,137

BY ORDER OF THE BOARD

Lim Swee Lee Joanne
Company Secretary
21 February 2006