
Unaudited Financial Statements and Dividend Announcement for the period ended 31 March 2013

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

1(a)(i) Consolidated Statement of Comprehensive Income

	3 Months	
	01.01.2013 to 31.03.2013	01.01.2012 to 31.03.2012
	S\$'000	S\$'000
Revenue	135,632	219,192
Cost of sales	(84,047)	(124,469)
Gross profit	51,585	94,723
Other income	612	509
Other gains/ (losses) - net	2,104	(142)
Expenses		
- Advertising and promotion	(10,120)	(9,158)
- Marketing	(1,162)	(3,741)
- Selling and distribution	(18,620)	(16,119)
- Administrative	(5,732)	(6,741)
- Finance	(36)	(44)
Share of (loss)/profit of associated companies	(13)	137
Profit before income tax	18,618	59,424
Income tax expense	(3,091)	(8,677)
Net profit for the period	15,527	50,747
Other comprehensive income/(losses):		
Available-for-sale financial assets		
- Fair value gains	47,279	34,388
- Reclassification	(1,274)	-
Currency translation gains/(losses) arising from consolidation	1,268	(848)
Other comprehensive income for the period, net of tax	47,273	33,540
Total comprehensive income for the period	62,800	84,287
Net profit attributable to:		
Equity holders of the Company	15,527	49,448
Non-controlling interests	-	1,299
	15,527	50,747
Total comprehensive income attributable to:		
Equity holders of the Company	62,800	82,264
Non-controlling interests	-	2,023
	62,800	84,287

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

Net profit for the period is derived after (crediting)/charging the following:

	3 Months	
	01.01.2013 to 31.03.2013	01.01.2012 to 31.03.2012
	S\$'000	S\$'000
<u>Revenue</u>		
Dividend income from available-for-sale financial assets	(7)	(7)
<u>Cost of sales</u>		
Depreciation	815	740
Write-down/(Write-back) of inventories, net	359	(7)
<u>Marketing expense</u>		
Depreciation	1	1
<u>Selling and distribution expense</u>		
Depreciation	616	593
(Write-back of impairment)/Impairment of trade receivables, net	(62)	4
<u>Administrative expense</u>		
Depreciation	510	633
<u>Other losses/(gains) - net</u>		
Property, plant and equipment written-off	22	-
Gain on available-for-sale financial assets reclassified from other comprehensive income on disposal	(1,274)	-
Fair value gains on financial assets, at fair value through profit or loss	(76)	(113)
Currency translation (gain)/loss - net	(395)	528
Gain on disposal of property, plant and equipment	(1)	(28)
<u>Other income</u>		
Interest income	(96)	(30)
<u>Finance expense</u>		
Interest expense on bank borrowings	36	44
<u>Income tax</u>		
Over provision of tax in respect of prior years	(83)	(345)

1(b) Balance Sheets

	Group		Company	
	As at 31.03.2013	As at 31.12.2012	As at 31.03.2013	As at 31.12.2012
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	132,425	181,496	29,489	7,808
Financial assets, at fair value through profit or loss	11,687	7,556	-	-
Trade and other receivables	112,796	116,281	59,389	60,857
Inventories	51,292	59,343	-	-
Development properties	33,569	48,676	-	-
Current income tax recoverable	151	825	-	-
Other current assets	9,882	4,637	56	60
	351,802	418,814	88,934	68,725
Non-current assets				
Available-for-sale financial assets	277,342	231,976	11,613	12,116
Loans to subsidiaries	-	-	131,507	116,420
Investments in associated companies	5,445	5,375	-	-
Investments in subsidiaries	-	-	293,365	292,340
Investment properties	89,835	78,728	55,271	55,271
Property, plant and equipment	142,676	147,051	784	783
Intangible assets	-	-	-	-
Deferred income tax assets	1,696	1,851	-	-
	516,994	464,981	492,540	476,930
Total assets	868,796	883,795	581,474	545,655
LIABILITIES				
Current liabilities				
Trade and other payables	94,378	88,405	151,873	117,498
Current income tax liabilities	24,000	22,447	381	365
Borrowings	9,379	9,348	-	3,000
	127,757	120,200	152,254	120,863
Non-current liabilities				
Borrowings	8,638	8,911	-	-
Provisions for other liabilities and charges	2,408	2,336	-	-
Deferred income tax liabilities	13,695	13,755	2,788	2,748
Other non-current liabilities	32	32	-	-
	24,773	25,034	2,788	2,748
Total liabilities	152,530	145,234	155,042	123,611
NET ASSETS	716,266	738,561	426,432	422,044
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	219,142	218,865	219,142	218,865
Capital reserves	6,066	6,066	-	-
Other reserves	207,309	193,937	8,037	8,090
Retained profits	283,749	263,991	199,253	195,089
	716,266	682,859	426,432	422,044
Non-controlling interests	-	55,702	-	-
TOTAL EQUITY	716,266	738,561	426,432	422,044

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

Amount repayable in one year or less, or on demand

As at 31.03.2013		As at 31.12.2012	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
3,837	5,542	3,948	5,400

Amount repayable after one year but before five years

As at 31.03.2013		As at 31.12.2012	
Secured	Unsecured	Secured	Unsecured
S\$'000	S\$'000	S\$'000	S\$'000
-	8,638	-	8,911

Details of any collateral

Short-term bank loan of the Group totalling \$3,837,000 (2012: \$3,948,000) is secured by a first mortgage over an investment property of a subsidiary.

1(c) Consolidated Statement of Cash Flows

	3 Months ended	
	31.03.2013	31.03.2012
	S\$'000	S\$'000
Cash flows from operating activities		
Net profit for the period	15,527	50,747
Adjustments for :		
Income tax expense	3,091	8,677
Depreciation of property, plant and equipment	1,942	1,967
Dividend income from available-for-sale financial assets	(7)	(7)
Share-based payment expense	26	68
Property, plant and equipment written-off	22	-
Unrealised currency translation differences	(571)	408
Gain on disposal of property, plant and equipment	(1)	(28)
Fair value gains on financial assets, at fair value through profit or loss	(76)	(113)
Gain on available-for-sale financial assets reclassified from other comprehensive income on disposal	(1,274)	-
Interest expense	36	44
Interest income	(96)	(30)
Provision for retirement benefits	76	72
Share of loss/(profit) of associated companies	13	(137)
	18,708	61,668
Change in working capital :		
Trade and other receivables	3,485	(100,869)
Inventories	8,051	6,034
Development properties	15,107	42,708
Other current assets	(5,245)	(168)
Trade and other payables	5,973	2,111
Cash generated from operations	46,079	11,484
Income tax paid	(859)	(1,333)
Retirement benefits paid	(18)	(66)
Net cash provided by operating activities	45,202	10,085

1(c) Consolidated Statement of Cash Flows (continued)

	3 Months ended	
	31.03.2013	31.03.2012
	S\$'000	S\$'000
Cash flows from investing activities		
Dividends received from available-for-sale financial assets	7	7
Proceeds from disposal of property, plant and equipment	4	28
Proceeds from disposal of available-for-sale financial assets	1,976	-
Proceeds from disposal of financial assets, at fair value through profit or loss	-	2,051
Dividends received from an associated company	-	148
Purchases of property, plant and equipment	(6,829)	(4,340)
Purchases of financial assets, at fair value through profit or loss	(4,012)	(4,102)
Interest received	96	30
Net cash used in investing activities	(8,758)	(6,178)
Cash flows from financing activities		
Interest paid	(36)	(45)
Repayments of borrowings	(3,358)	(830)
Proceeds from borrowings	3,000	-
Acquisition of non-controlling interests in a subsidiary	(85,121)	-
Net cash used in financing activities	(85,515)	(875)
Net (decrease)/increase in cash and cash equivalents	(49,071)	3,032
Cash and cash equivalents at the beginning of the financial period	181,496	107,059
Cash and cash equivalents at the end of the financial period	132,425	110,091
Represented by:		
Cash at bank and on hand	132,425	100,148
Fixed deposits with financial institutions	-	9,943
Cash and cash equivalents as as per balance sheet and above	132,425	110,091

Notes

In the previous financial period, included in fixed deposits and cash at bank and on hand of the Group are amounts totalling \$82,980,000 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 financial period ended 31 March 2013

Attributable to equity holders of the Company

	Share capital \$'000	Capital reserves \$'000	Property revaluation reserve \$'000	Fair value reserve \$'000	Foreign currency translation reserve \$'000	General reserve \$'000	Share-based payment reserve \$'000	Retained profits \$'000	Total \$'000	Non- controlling interests \$'000	Total equity \$'000
Balance at 1 January 2013	218,865	6,066	44,448	189,806	(41,858)	1,088	453	263,991	682,859	55,702	738,561
Employee share-based compensation scheme											
- Value of employee services	-	-	-	-	-	-	26	-	26	-	26
- Issue of new shares	277	-	-	-	-	-	(277)	-	-	-	-
Transfer to retained profits on realisation	-	-	(4,231)	-	-	-	-	4,231	-	-	-
Acquisition of non-controlling interests in a subsidiary	-	-	-	-	-	(29,419)	-	-	(29,419)	(55,702)	(85,121)
Total comprehensive income for the period	-	-	-	46,005	1,268	-	-	15,527	62,800	-	62,800
Balance at 31 March 2013	219,142	6,066	40,217	235,811	(40,590)	(28,331)	202	283,749	716,266	-	716,266

For the financial period ended 31 March 2012

Attributable to equity holders of the Company

	Share capital \$'000	Capital reserves \$'000	Property revaluation reserve \$'000	Fair value reserve \$'000	Foreign currency translation reserve \$'000	General reserve \$'000	Share-based payment reserve \$'000	Retained profits \$'000	Total \$'000	Non- controlling interests \$'000	Total equity \$'000
Balance at 1 January 2012	218,568	6,066	70,238	61,638	(36,675)	1,120	511	172,122	493,588	54,486	548,074
Employee share-based compensation scheme											
- Value of employee services	-	-	-	-	-	-	68	-	68	-	68
- Issue of new shares	297	-	-	-	-	-	(297)	-	-	-	-
Transfer to retained profits on realisation	-	-	(19,533)	-	-	-	-	19,533	-	-	-
Total comprehensive income for the period	-	-	-	33,920	(1,104)	-	-	49,448	82,264	2,023	84,287
Balance at 31 March 2012	218,865	6,066	50,705	95,558	(37,779)	1,120	282	241,103	575,920	56,509	632,429

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

For the financial period ended 31 March 2013

	Share capital	Fair value reserve	Share-based payment reserve	Retained profits	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2013	218,865	7,637	453	195,089	422,044
Employee share-based compensation scheme					
- Value of employee services	-	-	26	-	26
- Issue of new shares	277	-	(277)	-	-
Total comprehensive income for the period	-	198	-	4,164	4,362
Balance at 31 March 2013	219,142	7,835	202	199,253	426,432

For the financial period ended 31 March 2012

	Share capital	Fair value reserve	Share-based payment reserve	Retained profits	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2012	218,568	4,348	511	94,659	318,086
Employee share-based compensation scheme					
- Value of employee services	-	-	68	-	68
- Issue of new shares	297	-	(297)	-	-
Total comprehensive income for the period	-	1,293	-	410	1,703
Balance at 31 March 2012	218,865	5,641	282	95,069	319,857

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.

Issued and fully paid ordinary shares ('000):

As at beginning of period

Issue during the period

- pursuant to the grant of awards under employee share-based compensation scheme

As at end of period

Group	
31.03.2013	31.03.2012
574,122	573,920
188	202
574,310	574,122

1(d)(iii) To show number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer as at end of the current financial period and as at end of the immediately preceding year.

The Company does not have any treasury shares.

1(d)(iv) To show the total number of issued shares excluding treasury shares as at end of the current financial period and as at end of the immediately preceding year:-

	31.03.2013	31.12.2012
Number of issued shares excluding treasury shares ('000)	574,310	574,122

1(d)(v) 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.

There were no sales, transfers, disposal, cancellation and/or use of treasury shares as at 31 March 2013 (31 December 2012: 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 or reviewed.

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 2012.

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.

Earnings per ordinary share of the Group

Earnings per ordinary share for the period based on net profit attributable to equity holders of the Company during the period:-

- (a) Based on weighted average number of ordinary shares in issue (cents)
- (b) On a fully diluted basis (cents)

Weighted average number of ordinary shares in issue for calculation of basic earnings per share ('000)

Weighted average number of ordinary shares in issue for calculation of diluted earnings per share ('000)

Group	
12 Months	
01.01.2013 To 31.03.2013	01.01.2012 To 31.03.2012
2.70	8.61
2.70	8.61
574,293	574,104
574,471	574,234

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

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

Net asset value per ordinary share based on total number of issued shares excluding treasury shares as at the end of the reporting period

Group		Company	
31.03.2013	31.12.2012	31.03.2013	31.12.2012
Cents	Cents	Cents	Cents
124.72	118.94	74.25	73.51

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 - 3 Months ended 31 March 2013 vs. 3 Months ended 31 March 2012

Food and Beverage division performance

The Food and Beverage (“F&B”) revenue increased by 7.5% to \$110.56 million for the financial period ended 31 March 2013 as compared to \$102.85 million recorded in the corresponding financial period last year. The F&B division gross profit improved by 10.3% to \$41.03 million as compared to \$37.19 million recorded in the corresponding financial period last year and this is in line with higher revenue and lower raw material costs.

Overall, the F&B division recorded a higher net profit after tax attributable to equity holders of the Company of \$6.07 million in the current financial period as compared to net profit after tax of \$4.05 million in the corresponding financial period last year was mainly due to increase in gross profit of \$3.84 million, partially offset by higher distribution expenses of \$1.74 million as a result of higher transport and freight cost incurred.

Property division performance

Revenue from Property division decreased by \$91.27 million to \$25.07 million in the current financial period as compared to \$116.34 million recorded in the corresponding financial period last year. Net profit after tax decreased from \$44.12 million in the corresponding financial period last year to \$7.34 million in the current financial period. This decrease is in line with reduction in number of units of development properties available for sale in the current financial period.

Group performance

Overall, the Group’s net profit after tax attributable to equity holders of the Company decreased by \$33.92 million to \$15.53 million in the current financial period as compared to \$49.45 million recorded in the corresponding financial period last year and this is mainly contributed by the Property division.

8(b) Balance Sheets – 31 March 2013 vs. 31 December 2012

Group

Cash and cash equivalents decreased by \$49.07 million from \$181.50 million as at 31 December 2012 to \$132.43 million as at 31 March 2013. The decrease was mainly due to payment in respect of the selective capital reduction exercise in Malaysia to privatise the Group’s Malaysian subsidiary; partially offset by cash generated from operating activities in the current financial period.

Development properties decreased by \$15.11 million from \$48.68 million as at 31 December 2012 to \$33.57 million as at 31 March 2013 due to additional units of Jardin and Chuan Villas sold in the current financial period.

Available-for-sale financial assets increased by \$45.36 million from \$231.98 million as at 31 December 2012 to \$277.34 million as at 31 March 2013 largely due to fair value gains in the current financial period.

Investment properties increased by \$11.11 million from \$78.73 million as 31 December 2012 to \$89.84 million as at 31 March 2013 largely due to the reclassification of the Group’s Guangzhou factory from property, plant and equipment to investment properties as Guangzhou factory ceased manufacturing activities and these manufacturing activities were transferred to the new factory in San Shui during the current financial period.

Non-controlling interests decreased by \$55.70 million due to acquisition of non-controlling interests in the Group’s Malaysian subsidiary, Yeo Hiap Seng (Malaysia) Berhad (“YHSM”) via the selective capital reduction exercise. YHSM is now a wholly owned subsidiary.

8(b) Balance Sheets – 31 March 2013 vs. 31 December 2012 (continued)

Company

Trade and other payables increased by \$34.37 million from \$117.50 million as at 31 December 2012 to \$151.87 million as at 31 March 2013 due to advances from subsidiaries, for which the funds were on lend to another subsidiary. As a result, loans to subsidiaries increased by \$15.09 million from \$116.42 million as at 31 December 2012 to \$131.51 million as at 31 March 2013, and cash and cash equivalents increased by \$21.68 million from \$7.81 million as at 31 December 2012 to \$29.49 million as at 31 March 2013.

8(c) Statement of Cash Flows

First Quarter - 3 months ended 31 March 2013 vs. 3 months ended 31 March 2012

The Group registered a net decrease in cash and cash equivalents of \$49.07 million for the period ended 31 March 2013.

Net operating cash inflow for the Group of \$45.20 million in the current financial period was largely contributed by the Property division.

Cash outflow from investing activities of \$8.76 million in the current financial period was mainly due to \$4.01 million purchases of financial assets, at fair value through profit or loss, and \$6.83 million purchases of property, plant and equipment, partially offset by \$1.98 million proceeds from sale of available-for-sale financial assets.

Cash outflow from financing activities of \$85.52 million was mainly due to payment in respect of the acquisition of non-controlling interests in Malaysia via the selective capital reduction exercise.

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

Not applicable.

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.

In the next 12 months, the Group's F&B division's margins are expected to be squeezed by the competitive selling prices in the markets.

Management will continue to improve on operating efficiency and production processes to enhance the profitability of the F&B division.

For the Property division, the Group will continue to sell its remaining 12 units of development properties.

Overall, the Group's performance is expected to remain 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 Liability

None.

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?

None.

(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 is recommended for the financial period reported on.

14. Interested Person Transactions

The Company does not have a shareholders' mandate for interested person transactions.

BY ORDER OF THE BOARD

Lim Swee Lee Joanne
Company Secretary
24 April 2013

STATEMENT PURSUANT TO RULE 705(4) OF THE LISTING MANUAL

The directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited financial statements for the period ended 31 March 2013 to be false or misleading in any material respect.

On behalf of the Directors

TJONG YIK MIN
Director

S. CHANDRA DAS
Director

24 April 2013