

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

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

CONSOLIDATED INCOME STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2012

| | | | Group | |
|---|------|--|--|---|
| | | FY 2012 | FY 2011 | Change |
| | Note | S\$'000 | S\$'000 | % |
| Revenue | | 82,590 | 76,785 | 7.56% |
| Cost of sales | | (71,037) | (66,446) | 6.91% |
| Gross Profit | | 11,553 | 10,339 | 11.74% |
| Other operating income Distribution expenses Administrative expenses Other operating expenses Share of profit of associates Finance costs Profit before income tax | | 3,324 (2,194) (9,254) (1,754) 689 (579) | 1,742 (2,237) (7,532) (111) 160 (762) | (1.92%) 22.86% 1,480.18% 330.63% (24.02%) |
| Income tax expenses | (i) | (419) | (554) | (24.37%) |
| Profit for the year | (ii) | 1,366 | 1,045 | 30.72% |
| Profit attributable to: Equity holders of the Company Non-controlling interests | | 1,657 (291) 1,366 | 1,632 (587) 1,045 | (50.43%) |

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2012

| | | Group | | | |
|---|---------|--------------------|-----------|--|--|
| | FY 2012 | FY 2012 FY 2011 Ch | | | |
| | S\$'000 | S\$'000 | % | | |
| Profit for the year | 1,36 | 6 1,045 | 30.72% | | |
| Other comprehensive income, after tax: | | | | | |
| Revaluation of property | - | 1,911 | (100.00%) | | |
| Exchange differences on translation of foreign operations | 1,02 | 4 (971) | (205.46%) | | |
| Other comprehensive income for the year, net of tax | 1,02 | 4 940 | 8.94% | | |
| Total comprehensive income for the year | 2,39 | 0 1,985 | 20.40% | | |
| Total comprehensive income attributable to: | | | | | |
| Equity holders of the Company | 2,10 | 1 3,125 | (32.77%) | | |
| Non-controlling interests | 28 | 9 (1,140) | (125.35%) | | |
| | 2,39 | 0 1,985 | 20.40% | | |
| | | | | | |

NM: Not meaningful

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2012 (cont'd)

Notes

- (i) The Group income tax figure includes an underprovision in prior years of \$84,978 (2011: \$22,076) and group relief of \$164,247 (2011: \$95,122)
- (ii) Profit for the year is arrived at after charging/(crediting) the following:

| | | Group | | |
|--|---------|------------|-----------|--|
| | FY 2012 | FY 2011 | Change | |
| | S\$'000 | S\$'000 | % | |
| | | | | |
| (Reversal of allowance)/Allowance of slow moving inventories and write down of | | | | |
| inventories to net realisable value | (118) | 63 | NM | |
| Allowance/(Reversal of allowance) for bad and doubtful debts | 44 | (17) | NM | |
| Amortisation of intangible assets | 343 | 305 | 12.46% | |
| Amortisation of prepaid land rental | 25 | 31 | (19.35%) | |
| Bad debts written off | - | 69 | NM | |
| Depreciation of property, plant and equipment | 1,718 | 2,216 | (22.47%) | |
| Ex-gratia received | (959) | - | NM | |
| Finance costs | 579 | 762 | (24.02%) | |
| Foreign currency exchange adjustment loss/(gain) - net | 610 | (444) | NM | |
| Gain on disposal of property, plant and equipment | (1,938) | (55) | 3,423.64% | |
| Loss/(Gain) on disposal of a subsidiary | 1,129 | (1,003) | NM | |
| Amortisation of government grant | (60) | - | NM | |
| Government subsidy | (140) | (178) | (21.35%) | |
| Interest income | (30) | (38) | (21.05%) | |
| Property, plant and equipment written off | ` 8 | ` <i>6</i> | 33.33% | |
| | | | | |

1 (b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2012

| | (| roup | Com | pany |
|--|------------|-----------|----------|---------|
| | FY 2012 | - | FY 2012 | FY 2011 |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| | | | | |
| <u>ASSETS</u> | | | | |
| Current assets: | | | | |
| Cash and bank balances | 15,91 | 7 12,468 | 5,052 | 2,606 |
| Trade receivables | 12,69 | 3 12,32 | - | 11,236 |
| Other receivables | 4,77 | 1 3,83 | 2,126 | 398 |
| Amount due from contract customers | 2,30 | 9 2,309 | 9 - | - |
| Amount due from subsidiaries and associates | 3,70 | | | 3,955 |
| Inventories | 34,98 | | | 24,478 |
| | 74,38 | | | 42,673 |
| Assets classified as held for sale | - | 13,700 | | 13,700 |
| Total current assets | 74,38 | 2 89,299 | 13,951 | 56,373 |
| Non-current assets: | | | | |
| Property, plant and equipment | 18,76 | 5 14,078 | 2 | 533 |
| Prepaid land rental | 1,11 | | | - |
| Goodwill | 49 | | | |
| Intangible assets | 9,39 | | | _ |
| Investment in subsidiaries | 3,00 | 7,20 | 32,574 | 16,848 |
| Investment in subsidiaries | 5,93 | 9 5,250 | | 984 |
| Available-for-sale investment | 5,66 | | | 5,667 |
| Club membership | 19 | | -, | 190 |
| Refundable deposits | 66 | | | - |
| Amount due from subsidiaries and associates | - | | 12,996 | 14,586 |
| Total non-current assets | 42,23 | 7 34,77 | | 38,808 |
| | , | | | |
| Total assets | 116,61 | 9 124,072 | 66,362 | 95,181 |
| LIABILITIES AND EQUITY | | | | |
| Current Liabilities: | | | | |
| Bank overdrafts | 18 | 2 7 | 1 - | _ |
| Current portion of bank loans | 10,01 | | | 12,689 |
| Current portion of finance leases | | 2 119 | | 89 |
| Bills payables | 4,03 | | | 10,621 |
| Trade payables | 3,81 | | | 1,769 |
| Other payables | 14,80 | | | 6,033 |
| Income tax payable / (receivable) | | 7 39 | | 205 |
| Total current liabilities | 32,94 | 4 48,120 | 2,312 | 31,406 |
| Non comment liebilities | | | | |
| Non-current liabilities Bank loans | 0.40 | 4 00 | .] | 1,021 |
| Finance leases | 6,42 | | | , |
| Government grants | 17 1,93 | | | 205 |
| Deferred tax liabilities | 35 | | | 28 |
| Total non-current liabilities | 8,89 | | | 1,254 |
| Total non danoni nasimido | 0,00 | 0,02 | | 1,201 |
| Capital, reserves and non-controlling interests | | | | |
| Share capital | 36,13 | | | 36,131 |
| Reserves | 27,30 | | | 26,390 |
| Equity attributable to equity holders of the Company | 63,44 | | | 62,521 |
| Non-controlling interests | 11,34 | | | - |
| Total equity | 74,78 | 1 72,42 | 7 64,050 | 62,521 |
| Total liabilities and equity | 116,61 | 9 124,07 | 66,362 | 95,181 |
| Total nashities and equity | 110,01 | 127,077 | | 33,101 |
| | | | | i |

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

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

| | Gre | oup |
|--|---------|---------|
| | FY 2012 | FY 2011 |
| | S\$'000 | S\$'000 |
| Amount renewable in one year or loss, or on demands | | |
| Amount repayable in one year or less, or on demand:- | 14044 | 1 700 |
| Secured | 14,314 | , |
| Unsecured | - | 23,310 |
| Sub-Total Sub-Total | 14,314 | 25,013 |
| Amount repayable after one year | | |
| Secured | 6,603 | 322 |
| Unsecured | - | 1,021 |
| Sub-Total | 6,603 | 1,343 |
| Total borrowings and debt securities | 20,917 | 26,356 |
| | | |

Details of any collateral

At 31 December 2012 and 31 December 2011, the Group's secured borrowings consist of bank overdrafts, bank loans, finance leases and bills payable.

At 31 December 2012 and 31 December 2011, bank overdrafts, bank loans and bills payable were secured by corporate guarantees of the Company. The finance leases were secured by the leased assets.

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

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2012

| | | Gro | |
|--|------|----------------|-----------|
| | | FY 2012 | FY 2011 |
| | Note | S\$'000 | S\$'000 |
| Operating activities: | | | |
| Profit before income tax: | | 1,785 | 1,599 |
| Adjustments for: | | 1,700 | 1,000 |
| (Reversal of allowance)/Allowance of slow moving inventories and write-down of | | | |
| inventories to net realisable value | | (118) | 63 |
| Allowance/(Reversal of allowance) for doubtful debts | | 44 | (17) |
| Amortisation of intangible assets | | 343 | 305 |
| Amortisation of prepaid land rental | | 25 | 31 |
| Bad debts written off | | - | 69 |
| Depreciation of property, plant and equipment | | 1,718 | 2,216 |
| Finance costs | | 579 | 762 |
| Gain on disposal of property, plant and equipment | | (1,938) | (55) |
| Loss/(Gain) on disposal of a subsidiary | | 1,129 | (1,003) |
| Interest income | | (30) | (38) |
| Net foreign exchange loss/(gain) | | 817 | (1,052) |
| Property, plant and equipment written off | | 8 | 6 |
| Amortisation of government grants | | (60) | - |
| Share of profit of associates | | (689) | (160) |
| Operating cash flows before movement in working capital | | 3,613 | 2,726 |
| Trade receivables | | (999) | (2,624) |
| Other receivables | | 91 | 1,821 |
| Inventories | | 4,874 | 4,207 |
| Trade payables | | (458) | 987 |
| Other payables | | 1,273 | 620 |
| Cash generated from operations | | 8,394 | 7,737 |
| Interest paid | | (542) | (665) |
| Interest received | | 30 | 38 |
| Income tax paid | | (765) | (313) |
| Net cash generated from operating activities | | 7,117 | 6,797 |
| Investing estivities. | | | |
| Investing activities: | | 3,447 | 74 |
| Proceeds on disposal of property, plant and equipment Proceeds on disposal of a subsidiary | (1) | 91 | 2,973 |
| Proceeds from government in relation to compulsory land acquisition | ('') | 10,711 | 2,973 |
| Repayment by associate | | 10,711 | 2,740 |
| Purchases of property, plant and equipment | | (8,728) | (321) |
| Additions to intangible assets | | (2,456) | (1,137) |
| Contribution return to non-controlling interests | | (=, :00) | (420) |
| Net cash generated from investing activities | | 3,084 | 4,006 |
| Financing activities | | | |
| Financing activities: | | (4.004) | 0.500 |
| (Repayment to)/Contribution by non-controlling interests | | (1,291) | 2,580 |
| (Repayment of)/Proceeds from bills payables, net | | (6,719) | 2,471 |
| Proceeds from government grants | | 126 | - 0.000 |
| Proceeds from bank loans | | 18,598 | 3,200 |
| Repayment of bank loans Proceeds from obligations under finance leases | | (16,355) | (13,097) |
| | | (184) | (104) |
| Repayment of obligations under finance leases Dividends paid | | (184) (747) | (104) |
| Net cash used in financing activities | | (6,572) | (4,792) |
| 110. Julia ucod in midioning doublides | | (0,512) | (-7,1 52) |

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2012 (cont'd)

| | | Gro | oup |
|---|------|---------|---------|
| | | FY 2012 | FY 2011 |
| | Note | S\$'000 | S\$'000 |
| Net increase in cash and cash equivalents | | 3,629 | 6,011 |
| Cash and cash equivalents at the beginning of the year | | 12,397 | 6,399 |
| Effect of exchange rate changes on the balance of cash held in foreign currencies | | (291) | (13) |
| Cash and cash equivalents at the end of the year | (2) | 15,735 | 12,397 |
| | | | |

Notes

(1) The effect of disposal of a subsidiary on the cash flows are as follows:

| | FY 2012 | FY 2011 |
|--|---------|---------|
| | S\$'000 | S\$'000 |
| | | |
| Cash and bank balances | 249 | 94 |
| Trade receivables | 583 | 20 |
| Other receivables | 249 | 767 |
| Inventories | 967 | - |
| Property, plant and equipment | 242 | 325 |
| Goodwill | - | 348 |
| Prepaid land rental | - | 410 |
| Bank overdrafts | (42) | - |
| Bank loans | (889) | - |
| Trade payables | (44) | - |
| Other payables | (95) | (56) |
| Group's share of net assets disposed | 1,220 | 1,908 |
| Non-controlling interests | (124) | - |
| Other reserve | 835 | - |
| Reclassification of currency translation reserves | 1 | 156 |
| | 1,932 | 2,064 |
| (Loss)/Gain on disposal of a subsidiary | (1,129) | 1,003 |
| | 803 | 3,067 |
| Less: Cash and cash equivalents in a subsidiary disposed | (207) | (94) |
| | 596 | 2,973 |
| Less: Outstanding consideration recorded under other receivables | (505) | - |
| Proceeds on disposal of a subsidiary | 91 | 2,973 |
| | | |

(2) Cash and cash equivalent at the end of year includes the following:

| | FY 2012 | FY 2011 |
|------------------------|---------|---------|
| | S\$'000 | S\$'000 |
| | | |
| Cash and bank balances | 15,917 | 12,468 |
| Bank overdrafts | (182) | (71) |
| | 15,735 | 12,397 |
| | | |

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

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 FOR THE YEAR ENDED 31 DECEMBER 2012

| | Share Capital | Currency Translation Reserve | Reserve Fund | Share Options Reserve | Property Revaluation Reserve | Other Reserve | Retained Earnings | Attributable To Equity Holders Of The Company | Interests | Total Equity |
|---|------------------|------------------------------------|-----------------|-----------------------------|------------------------------------|------------------|----------------------|---|-----------|--------------|
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Group | | | | | | | | | | |
| Balance as at 1 January 2011 | 36,131 | (727) | 522 | 1,594 | 11,051 | (835) | 10,390 | 58,126 | 12,736 | 70,862 |
| Total comprehensive income for the year | - | (418) | - | - | 1,911 | - | 1,632 | 3,125 | (1,140) | 1,985 |
| Reclassification of share-based payments | - | - | - | (344) | - | - | 344 | - | - | - |
| Reclassification of reserve fund | - | - | (488) | - | - | - | 488 | - | - | - |
| Appropriation to reserve fund | - | - | 13 | - | - | - | (13) | - | - | - |
| Contribution return to non-controlling interests | - | - | - | - | - | - | - | - | (420) | (420) |
| Balance as at 31 December 2011 | 36,131 | (1,145) | 47 | 1,250 | 12,962 | (835) | 12,841 | 61,251 | 11,176 | 72,427 |
| Balance as at 1 January 2012 | 36,131 | (1,145) | 47 | 1,250 | 12,962 | (835) | 12,841 | 61,251 | 11,176 | 72,427 |
| Total comprehensive income for the year | - | 444 | - | - | - | - | 1,657 | 2,101 | 289 | 2,390 |
| Dividend paid | - | - | - | - | - | - | (747) | (747) | - | (747) |
| Disposal of a subsidiary | - | - | (21) | - | - | 835 | 21 | 835 | (124) | 711 |
| Reclassification of share-based payments | - | - | - | (335) | - | - | 335 | - | - | - |
| Appropriation to reserve fund | - | - | 6 | - | - | - | (6) | - | - | - |
| Transfer of property revaluation reserve to retained earnings | - | - | - | - | (12,962) | - | 12,962 | - | - | - |
| Balance as at 31 December 2012 | 36,131 | (701) | 32 | 915 | - | - | 27,063 | 63,440 | 11,341 | 74,781 |

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2012 (cont'd)

| | Share Capital | Share Options Reserve | Property Revaluation Reserve | Retained Earnings | Attributable To Equity Holders Of The Company | Non- Controlling Interests | Total Equity |
|--|------------------|-----------------------------|------------------------------------|----------------------|---|----------------------------------|--------------|
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| <u>Company</u> | | | | | | | |
| Balance as at 1 January 2011 | 36,131 | 1,594 | 11,051 | 9,227 | 58,003 | - | 58,003 |
| Total comprehensive income for the year | - | - | 1,911 | 2,607 | 4,518 | - | 4,518 |
| Reclassification of share-based payments | - | (344) | - | 344 | - | - | - |
| Balance as at 31 December 2011 | 36,131 | 1,250 | 12,962 | 12,178 | 62,521 | - | 62,521 |
| Balance as at 1 January 2012 | 36,131 | 1,250 | 12,962 | 12,178 | 62,521 | - | 62,521 |
| Total comprehensive income for the year | - | - | (12,962) | 15,238 | 2,276 | - | 2,276 |
| Reclassification of share-based payments | - | (335) | - | 335 | - | - | - |
| Dividend paid | - | - | - | (747) | (747) | | (747) |
| Balance as at 31 December 2012 | 36,131 | 915 | - | 27,004 | 64,050 | - | 64,050 |

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

1 (d)(ii) Details of any changes in the company's share capital arising from right issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of share 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 year reported on and as at the end of the corresponding year of the immediately preceding financial year.

SHARE CAPITAL

| | Number of Shares | Share Capital |
|--------------------------------|---------------------|---------------|
| | '000 | S\$'000 |
| Balance as at 1 January 2012 | 248,973 | 36,131 |
| Balance as at 31 December 2012 | 248,973 | 36,131 |
| | | |

The number of shares that may be issued on conversion of all share options outstanding as at 31 December 2012 was 8,069,000 (as at 31 December 2011: 9,564,600).

There were no treasury shares held at 31 December 2012 or 31 December 2011.

1 (d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial year and as at the end of the immediately preceding year.

Please refer to item 1(d)(ii) above.

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.

Not applicable.

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 our auditors.

Whether the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).

Not applicable.

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

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 and Company have adopted the same accounting policies and methods of computation for the current financial year since those applied in the financial year ended 31 December 2011 except for the adoption of new and revised accounting standards (including its consequential amendments) and interpretations applicable for the financial year beginning 1 January 2012.

The adoption of these new/revised accounting standards (including its consequential amendments) and interpretations does not result in changes to the Company's accounting policies and has no material effect on the full year announcement for the current financial year.

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 year reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

EARNING PER ORDINARY SHARE

| | Group | | |
|--|-------------|-------------|--------|
| | FY 2012 | FY 2011 | Change |
| Earnings per ordinary share (EPS) for the financial year based on net profit | FT 2012 | F1 2011 | % |
| attributable to the equity holders of the Company | | | |
| (i) Based on weighted average number of ordinary shares (in cents) | 0.67 | 0.66 | 1.52% |
| - Weighted average number of shares | 248,973,000 | 248,973,000 | |
| | | | |
| (ii) On a fully diluted basis (in cents) | 0.67 | 0.66 | |
| - Adjusted weighted average number of shares | 248,973,000 | 248,973,000 | - |
| | | | |

- 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 year reported on; and
 - (b) immediately preceding financial year

| | | Group | | Company | | |
|---|---------|---------|--------|---------|---------|--------|
| | FY 2012 | FY 2011 | Change | FY 2012 | FY 2011 | Change |
| | Cents | Cents | % | Cents | Cents | % |
| Net asset backing per ordinary share based on the existing issued share capital as at the end of the financial year | 25.48 | 24.60 | 3.58% | 25.73 | 25.11 | 2.47% |

The net asset value per ordinary share is based on 248,973,000 (2011: 248,973,000) shares at the end of each year.

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

- 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 year 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 year reported on.

The Group results for financial year ended 31 December 2012 has shown an improvement in profit for the year from \$\\$1.05 million to \$\\$1.37 million, which was also two consecutive years of net profit recorded since net loss made in 2009 and 2010. The improvement was mainly due to higher revenue generated, an increased gross profit and gross profit margin in both distribution of steel products and manufacturing of steel flanges divisions, the better capacity utilisation rate and change in product mix in the manufacturing of steel flanges division, higher contribution of results from associates, a gain on disposal of property, plant and equipment and ex-gratia payment from Singapore Land Authority ("SLA") after offsetting with loss on disposal of a subsidiary.

Group revenue increased 7.56% from \$\$76.79 million to \$\$82.59 million mainly driven by 10.32% or \$\$3.76 million increase in sales in manufacturing of steel flanges division after intensive branding and marketing efforts and 6.65% or \$\$2.26 million increase in distribution of steel products division follow by more project sales being secured during the year. In addition, environmental business division also recorded a higher sales from \$\$3.41 million to \$\$4.72 million mainly attributed to recognition of construction revenue for 2nd phase of development in wastewater treatment plant according to FRS 112 and steady growth in incoming wastewater

Gross profit increased by S\$1.21 million which was in tandem with higher revenue generated in current year. Gross profit margin rose by 0.53% mainly due to improved margin in distribution of steel products division resulted by higher selling prices achieved for our steel finished products and strategic decision made in upward price adjustment and change in product mix to higher margin products in manufacturing of steel flanges division. However, the increase was partially offset by lesser supply of equipment and recognition of construction revenue with zero gross profit margin according to FRS 112 in its environmental business division.

Group's distribution expenses decreased slightly due to lower commission expenses incurred in manufacturing of steel flanges division. Group's administrative expenses rose by \$\$1.72 million mainly attributed to higher payroll and payroll related cost after yearly review and rewards and one-off non-compete compensation of \$\$0.33 million paid to an ex-staff in distribution of steel products division, higher professional fees incurred for arbitration in engineering construction division and withholding tax expenses paid and recognition of provision of social benefit expenses in manufacturing of steel flanges division. Finance cost dropped from \$\$0.76 million to \$\$0.58 million due to lower funding cost and lesser outstanding balances of interest bearing borrowings.

Other operating income for year ended 31 December 2012 mainly consisted of gain on disposal of property, plant and equipment amounting to S\$1.88 million, ex-gratia payment received from SLA of S\$0.96 million, government subsidy and grant for wastewater business of S\$0.21 million as compared to a gain on disposal of a subsidiary of S\$1 million and foreign currency exchange gain of S\$0.44 million in prior year. The increase in other operating expenses was principally due to loss on disposal of a subsidiary of S\$1.13 million and foreign currency exchange loss of S\$0.61 million accounted for during the year.

The total liabilities of the Group decreased by \$\$9.81 million from \$\$51.65 million in 31 December 2011 to \$\$41.84 million in 31 December 2012. The decrease in total liabilities was principally due to reduction in other payables as the 20% deposit amounting to \$\$2.74 million for the compulsory acquisition of 135 Pioneer Road was reversed follow by the completion of the sales and repayment of loan to related party, payment of director fees and staff bonus accrued in 2011. In addition, decrease in trade payable, bills payable and finance leases are in accordance to the payment terms. However, the decrease in total liabilities was partially offset by increase in bank loans of \$\$1.35 million and bank overdraft of \$\$0.11 million as new loans granted in relation to the purchase of new premises located at 52 Tuas Avenue 9 and refinancing of bills payable follow by internal group restructuring exercise in October 2012. The Group's gross gearing has further improved from 0.43 times in 31 December 2011 to 0.33 times in 31 December 2012.

There is a substantial decrease in current assets of \$\$14.92 million from \$\$89.30 million in 31 December 2011 to \$\$74.38 million in 31 December 2012. The decrease in current assets was mainly due to completion of the disposal of 135 Pioneer Road lead to reversal of assets classified as held for sales amounting to \$\$13.70 million to cash and bank balances, which ultimately channel for repayment of other liabilities and acquisition of new office cum warehouse. In addition, reduction in inventory of \$\$5.72 million was principally attributed to prudent inventory management according to group strategy and decrease in amount due from associates was due to repayment made and currency revaluations. However, the decrease in current assets was partially offset by increase in other receivables of \$\$0.94 million mainly due to deposit placed for one year lease back of its current warehouse at 135 Pioneer Road amounting to \$\$0.25 million and outstanding sales proceeds on disposal of a subsidiary amounting to \$\$0.71 million. Increase in cash and bank balances arisen from collection from its trade receivables and Singapore Land Authority. Debtors turnover improved from 59 days in 31 December 2011 to 43 days in 31 December 2012.

The increase in property, plant and equipment mainly attributed to acquisition of new office cum warehouse at 52 Tuas Avenue 9 amounting to S\$5.80 million after offset with annual depreciation charged. The increase in intangible asset of S\$2.11 million was resulted by additional capital expenditure for 2nd phase development in wastewater business in PRC. Investment in associates increased mainly due to recognition of Group's share of profit from associates amounting to S\$0.69 million in 2012.

Group's net asset per share at 31 December 2012 was 25.48 cents and weighted average EPS for year ended 31 December 2012 was 0.67 cents.

Cash and cash equivalents as at 31 December 2012 increased from S\$12.40 million to S\$15.74 million. The increase was mainly attributed to positive cash flows generated from operating and investing activities after offset with cash used in financing activities for repayments in bank borrowings and dividend.

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

There is no significant variance from the previous statement.

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.

With unprecedented government interventions in the American and European economies, the world survived through 2012's business uncertainties with massive money liquidities propping up ailing member countries. China and Japan, on the other hand, had managed to conclude their change of leaderships and may also take constructive actions to stimulate their lackluster economies. Only a few bright spots remained in the year namely South East Asia, Australia-NZ, India and the Latin American markets though posting slowing growth.

But 2013's risk lies on the political discords amongst the many nations such as North Korea with the world over its disturbing nuclear testing, the dispute over islands contested by Japan, China and some neighboring nations, growth in trade protectionism amongst the many major business blocks, Middle-east tensions in Iran and Syria, and the many African wars fought for resources by extremists. All these may derail the economic stimulus packages that are in place.

Hence possessing and harnessing strategic raw material resources such as oil, gas, water etc will continue to be the main attention on major governments to prevent over reliance on import, availability in times of need and cashing in on hard currencies, since commodity prices are good, for raining periods.

The group's main market being in the oil, gas, chemical, water and related processing and transportation industries will remain buoyant and attractive but the level of competitiveness will definitely increase. This will translate to impact profit margin and higher credit risk since existing and new suppliers will try to position for market shares.

Moving ahead, the group will strive to increase efficiencies and market coverage for its products and services. For the distribution business, it will expand its regional markets and projects footprints, for the manufacturing segment, it will fine tune its supply chain and productivity and for its environmental division, it will enhance its capacities and capabilities to meet increasing demands. The group will be vigilant for any signs of political, market and credit risks which will affect the overall performances and will take appropriate measures to avoid, prevent and manage these factors when presented.

11 Dividend

(a) Current Financial Period Reported on

The Directors are pleased to propose a first and final one-tier tax exempt dividend of 0.30 Singapore cent per share for the year ended 31 December 2012, subject to shareholders' approval at the forthcoming Annual General Meeting.

| Name of dividend | First and Final | | | |
|---------------------------|---------------------|--|--|--|
| Dividend type | Cash | | | |
| Dividend amount per share | 0.30 Singapore cent | | | |
| Tax rate | One-tier tax exempt | | | |

(b) Corresponding Period of the Immediately Preceding Financial Year

| Name of dividend | First and Final |
|---------------------------|--|
| Dividend amount per share | Cash 0.30 Singapore cent One-tier tax exempt |

(c) Date Payable

To be announced later.

(d) Books Closure Date

To be announced later.

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

Not applicable.

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

Segmented revenue and results for the 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.

SEGMENT ANALYSIS

Primary reporting segment - business segments (The Group)

The segmental information for each business segment is based on the nature of the principal activities of the Company and its subsidiaries. They are segregated primarily into five reporting segments; distribution of stainless steel piping products; manufacturing of steel flanges; manufacturing of cleanroom face masks; engineering construction of piping process system and environmental business.

| BUSINESS SEGMENT - 2012 | Distribution Steel Products | Manufacturing Steel Flanges | Manufacturing Facemasks | Engineering Construction | Environmental Business | Elimination | Group |
|--|-----------------------------|--------------------------------|----------------------------|--------------------------|---------------------------|-----------------|--|
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| REVENUE | | | | | | | |
| External revenue | 36,236 | 40,193 | 1,068 | 375 | 4,718 | _ | 82,590 |
| Inter-segment revenue | 1,191 | | * | 9 | - | (6,045) | - |
| Total revenue | 37,427 | 44,046 | 2,060 | 384 | 4,718 | (6,045) | 82,590 |
| RESULTS Segment result Loss on disposal of a subsidiary Share of profit of associates Interest income Finance costs Profit before income tax Income tax expenses Profit for the year | 4,824 (1,129) - | , , | (342) - - | (991) - - | 624 - 180 | (405) - - | 2,774 (1,129) 689 30 (579) 1,785 (419) |

| BUSINESS SEGMENT - 2011 | Distribution Steel Products | Manufacturing Steel Flanges | Manufacturing Facemasks | Engineering Construction | Environmental Business | Elimination | Group |
|--|--------------------------------|--------------------------------|----------------------------|-----------------------------|---------------------------|--------------------|---|
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| REVENUE External revenue | 33,979 | - | | 543 | 3,413 | | 76,785 |
| Inter-segment revenue Total revenue | 858 34,837 | | | | 3,413 | (7,427) (7,427) | 76,785 |
| RESULTS Segment result Gain on disposal of a subsidiary Share of profit of associates Interest income Finance costs Profit before income tax Income tax expenses Profit for the year | 3,938 - - | (1,439) 1,003 46 | - | (473) - - | 513 - 114 | (1,223) - - | 1,160 1,003 160 38 (762) 1,599 (554) 1,045 |

GEOGRAPHICAL SEGMENT

The geographical locations of the Group's customers comprise of Singapore, USA, PRC, Malaysia, Canada, Taiwan, United Kingdom, Australia, Netherlands, Indonesia and others.

Revenue by location of customers

| | Rev | enue |
|-----------|---------|---------|
| | FY 2012 | FY 2011 |
| | S\$'000 | S\$'000 |
| | | |
| Singapore | 27,987 | 23,587 |
| USA | 13,207 | 6,388 |
| PRC | 12,293 | 6,977 |
| Malaysia | 5,551 | |
| Canada | 4,519 | 2,956 |
| Taiwan | 3,299 | |
| Others | 15,734 | 26,714 |
| | 82,590 | |
| | | |

Non-current assets by geographical areas in which the assets are located as follows:

| | Non-curr | ent Assets |
|-----------|----------|------------|
| | FY 2012 | FY 2011 |
| | S\$'000 | S\$'000 |
| | | |
| Singapore | 19,320 | 11,065 |
| PRC | 22,917 | 23,708 |
| | 42,237 | 34,773 |
| | | |

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

Please refer to item 8.

15 A breakdown of sales

| | Group | | |
|---|---------|---------|---------|
| | FY 2012 | FY 2011 | Change |
| | S\$'000 | S\$'000 | % |
| (a) Sales reported for first half of year | 41,201 | 33,752 | 22.07% |
| (b) Profit after income tax after deducting non-controlling interests reported for first half year | 740 | 1,162 | -36.32% |
| (c) Sales reported for second half of year | 41,389 | 43,033 | -3.82% |
| (d) Profit after income tax after deducting non-controlling interests reported for second half year | 917 | 470 | 95.11% |

16 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

| 1,45 | | |
|---------------------|-----|----------|
| 39 | 000 | S\$'000 |
| Ordinary Preference | 747 | 747 - |
| Total | 747 | 747 |

Full Year Financial Statement And Dividend Announcement For The Year Ended 31-12-2012

17 Interested person transactions (IPT)

No IPT mandate has been obtained from shareholders.

Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704 (13).

| Name | Age | Family relationship with any director and/or substantial shareholder | Current position and duties, and the year the position was held | Details of changes in duties and position held, if any, during the year |
|-----------------------|-----|--|---|---|
| Peh Choon Chieh | 38 | Nephew of Mr Ow Chin Seng (Executive Chairman cum CEO) and Madam Low Kheng (Executive Director) and cousin of Mr Koh Beng Leong (Executive Director). | Senior Operations Manager since 2006. Responsible for managing the daily business operations of the Company's distribution business. | N.A. |
| Ow Eei Phurn Benedict | 33 | Son of Mr Ow Chin Seng (Executive Chairman cum CEO) and Madam Low Kheng (Executive Director) and cousin of Mr Koh Beng Leong (Executive Director). | Operations Manager since August 2012. Responsible for managing the operations and development of the project sales department. | N.A. |
| Ow Eei Meng Benjamin | 34 | Son of Mr Ow Chin Seng (Executive Chairman cum CEO) and Madam Low Kheng (Executive Director) and cousin of Mr Koh Beng Leong (Executive Director). | Assistant to Executive Chairman and Supply Chain Manager since February 2013. Responsible for assisting Executive Chairman cum CEO in business strategy and overall direction of the Company and procurement function of its distribution of steel products division. | N.A. |

BY ORDER OF THE BOARD

Wong Yoen Har Company Secretary

25th February 2013