

UNAUDITED RESULTS FOR THIRD QUARTER ENDED 30 SEPTEMBER 2011
**PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3),
HALF-YEAR AND FULL YEAR RESULTS**
1(a) An income statement (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Note	Group					
		Third Quarter Ended			9 Months Ended		
		30 Sep 11	30 Sep 10	+/-	30 Sep 11	30 Sep 10	+/-
		S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue		86,257	67,681	27.4%	179,864	178,982	0.5%
Cost of sales		(67,417)	(52,897)	27.4%	(133,257)	(134,114)	-0.6%
Gross profit		18,840	14,784	27.4%	46,607	44,868	3.9%
Other items of income							
Interest income		32	36	-11.1%	168	116	44.8%
Other income	(a)	748	547	36.7%	1,766	2,281	-22.6%
Other items of expense							
Depreciation of property, plant and equipment		(386)	(407)	-5.2%	(1,059)	(1,227)	-13.7%
Staff salaries and related expenses		(10,514)	(8,185)	28.5%	(26,385)	(24,615)	7.2%
Other expenses		(3,462)	(3,162)	9.5%	(8,579)	(8,604)	-0.3%
Interest expense		(71)	(14)	407.1%	(116)	(56)	107.1%
Share of results of associates		292	(218)	n/m	376	(156)	n/m
Profit before tax	(b)	5,479	3,381	62.1%	12,778	12,607	1.4%
Income tax expense	(c)	(995)	(708)	40.5%	(2,294)	(2,462)	-6.8%
Profit net of tax		4,484	2,673	67.8%	10,484	10,145	3.3%
Profit attributable to:							
Owners of the Company		4,450	2,530	75.9%	10,314	9,432	9.4%
Non-controlling interests		34	143	-76.2%	170	713	-76.2%
		4,484	2,673		10,484	10,145	
<u>Consolidated statement of comprehensive income</u>							
Profit net of tax		4,484	2,673	67.8%	10,484	10,145	3.3%
Other comprehensive income:							
Foreign currency translation		1,080	(978)	n/m	353	(951)	n/m
Other comprehensive income for the period, net of tax		1,080	(978)	n/m	353	(951)	n/m
Total comprehensive income for the period		5,564	1,695	228.3%	10,837	9,194	17.9%
Total comprehensive income attributable to:							
Owners of the Company		5,453	1,678	225.0%	10,648	8,595	23.9%
Non-controlling interests		111	17	552.9%	189	599	-68.4%
		5,564	1,695		10,837	9,194	

n/m = not meaningful

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

Explanatory notes to income statement

(a) Other income comprises :

	Group			
	Third Quarter Ended		9 Months Ended	
	30 Sep 11	30 Sep 10	30 Sep 11	30 Sep 10
	S\$'000	S\$'000	S\$'000	S\$'000
Administrative income	67	54	67	69
Corporate fee income	47	63	320	354
Provisional insurance claim	-	36	-	421
Jobs Credit grant	-	-	-	151
Net foreign exchange gain	285	-	181	-
Net (loss) / gain on disposal of property, plant & equipment	(1)	1	30	22
Rental income	330	325	985	955
Miscellaneous income	20	68	183	309
	748	547	1,766	2,281

(b) The following items have been included in arriving at profit before tax :-

	Group			
	Third Quarter Ended		9 Months Ended	
	30 Sep 11	30 Sep 10	30 Sep 11	30 Sep 10
	S\$'000	S\$'000	S\$'000	S\$'000
Amortisation of intangible assets	75	82	227	252
Directors' remuneration (including fees)	2,322	1,623	5,472	5,619
Inventories recognised as an expense in cost of sales	40	92	120	213
Net allowance for doubtful trade debts	24	-	33	39
Net bad trade debts written off	2	25	36	32
Net foreign exchange loss	-	499	-	553
Operating lease expenses	817	883	2,492	2,572
Property, plant and equipment written off	-	2	2	395

(c) Included in income tax expense are under-provision of income tax relating to prior years of S\$Nil for 3Q 11 (3Q 10: S\$11,000) and S\$9,000 for period ended 30 September 2011 (2010: S\$5,000) respectively.

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

	Note	Group		Company	
		As at 30 Sep 11 S\$'000	As at 31 Dec 10 S\$'000	As at 30 Sep 11 S\$'000	As at 31 Dec 10 S\$'000
ASSETS					
Non-current assets					
Property, plant and equipment		11,008	11,890	202	253
Intangible assets	(d)	5,337	5,546	-	-
Investments in subsidiaries		-	-	20,017	20,017
Investments in associates		7,345	7,113	5,944	5,944
Other investments		543	543	543	543
Other receivables		32	37	-	-
		24,265	25,129	26,706	26,757
Current assets					
Inventories		81	142	-	-
Gross amount due from customers for contract work-in-progress	(e)	15,083	14,004	-	-
Trade receivables		75,107	68,888	1,641	1,277
Other receivables		7,686	6,400	921	612
Prepaid operating expenses		448	395	13	42
Amounts due from subsidiaries		-	-	1,072	1,308
Amounts due from associates		929	714	914	714
Cash and short-term deposits	(f)	32,100	29,903	1,999	1,782
		131,434	120,446	6,560	5,735
Total assets		155,699	145,575	33,266	32,492
EQUITY AND LIABILITIES					
Current liabilities					
Gross amount due to customers for contract work-in-progress	(g)	10,103	2,756	-	-
Trade payables		36,029	37,664	-	-
Deferred income		2,429	3,605	-	-
Other payables and accruals		32,866	30,302	942	1,281
Amounts due to subsidiaries		-	-	1,878	4,157
Loans and borrowings		3,000	3,334	-	-
Income tax payable		5,218	5,276	-	-
		89,645	82,937	2,820	5,438
NET CURRENT ASSETS		41,789	37,509	3,740	297
Non-current liabilities					
Other payables		108	107	-	-
Loans and borrowings		1,949	1,956	-	-
Deferred tax liabilities		1,121	1,175	30	30
		3,178	3,238	30	30
Total liabilities		92,823	86,175	2,850	5,468
Net assets		62,876	59,400	30,416	27,024
Equity attributable to owners of the Company					
Share capital		23,266	23,266	23,266	23,266
Treasury shares		(1,235)	(1,569)	(1,235)	(1,569)
Retained earnings		42,037	39,291	8,060	5,154
Other reserves		(3,517)	(3,932)	325	173
		60,551	57,056	30,416	27,024
Non-controlling interests		2,325	2,344	-	-
Total equity		62,876	59,400	30,416	27,024
Total equity and liabilities		155,699	145,575	33,266	32,492

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

Explanatory notes to balance sheet

(d) **Intangible assets**

	Group		
	Goodwill S\$'000	Customer relationship S\$'000	Total S\$'000
Cost:			
At 1 January 2011	6,025	1,563	7,588
Exchange differences	24	9	33
At 30 September 2011	<u>6,049</u>	<u>1,572</u>	<u>7,621</u>
Accumulated amortisation and impairment:			
At 1 January 2011	1,000	1,042	2,042
Amortisation	-	227	227
Exchange differences	-	15	15
At 30 September 2011	<u>1,000</u>	<u>1,284</u>	<u>2,284</u>
Net carrying amount:			
At 30 September 2011	<u>5,049</u>	<u>288</u>	<u>5,337</u>

(e) **Gross amount due from customers for contract work-in-progress**

Included in gross amount due from customers for contract work-in-progress are work-in-progress related to projects for Gardens By The Bay, USS Parade 2011, HK Disneyland Mystic Point and other interior fit-out projects across Asia.

(f) **Cash and short-term deposits**

	Group		Company	
	As at 30 Sep 11 S\$'000	As at 31 Dec 10 S\$'000	As at 30 Sep 11 S\$'000	As at 31 Dec 10 S\$'000
Cash at banks and in hand	19,575	21,301	503	287
Short-term deposits	<u>12,525</u>	<u>8,602</u>	<u>1,496</u>	<u>1,495</u>
Total	<u>32,100</u>	<u>29,903</u>	<u>1,999</u>	<u>1,782</u>

(g) **Gross amount due to customers for contract work-in-progress**

Included in gross amount due to customers for contract work-in-progress are mainly progress billings related to interior fit-out projects across Asia.

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

	Group	
	As at 30 Sep 11	As at 31 Dec 10
	S\$'000	S\$'000
<u>Secured</u>		
- repayable within one year	3,000	3,334
- repayable after one year	1,949	1,956
	<hr/>	<hr/>
	4,949	5,290
	<hr/>	<hr/>
<u>Unsecured</u>		
- repayable within one year	-	-
- repayable after one year	-	-
	<hr/>	<hr/>
	-	-
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Details of any collateral

Bank term loans are secured by way of a first legal charge on the Group's two factory units in Selangor, Malaysia, corporate guarantees of the Company and its subsidiaries in Malaysia and personal guarantees given by certain directors of its subsidiaries.

Bank overdrafts are secured by fixed deposits pledged to the banks, corporate guarantees of the Company and its subsidiaries in Malaysia and personal guarantees given by certain directors of its subsidiaries.

Finance lease obligations of the Group are secured by the rights to the leased equipment, machinery and motor vehicles.

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

Note	Group			
	Third Quarter Ended		9 Months Ended	
	30 Sep 11	30 Sep 10	30 Sep 11	30 Sep 10
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from operating activities				
Profit before tax	5,479	3,381	12,778	12,607
Adjustments for:				
Depreciation of property, plant and equipment	386	407	1,059	1,227
Depreciation of property, plant and equipment charged to cost of sales	1,418	1,476	1,418	1,476
Net loss/(gain) on disposal of property, plant and equipment	1	(1)	(30)	(22)
Property, plant & equipment written off	-	2	2	395
Bad trade debts written off	3	25	40	32
Net allowance for doubtful trade debts	24	-	33	39
Amortisation of intangible assets	75	82	227	252
Interest income	(32)	(36)	(168)	(116)
Interest expense	71	14	116	56
Share of results of associates	(292)	218	(376)	156
Currency realignment	13	176	(15)	202
Total adjustments	1,667	2,363	2,306	3,697
Operating cash flows before changes in working capital	7,146	5,744	15,084	16,304
Changes in working capital:				
(Increase)/decrease in trade and other receivables	(24,493)	(13,006)	(7,841)	5,262
Decrease/(increase) in inventories	12	(9)	61	(56)
Decrease/(increase) in gross amount due from customers for contract work-in-progress	1,541	(2,185)	(1,079)	(4,361)
Increase in gross amount due to customers for contract work-in-progress	2,810	2,334	7,347	5,961
Increase/(decrease) in deferred income	935	(1,200)	(1,176)	(1,813)
Increase/(decrease) in trade and other payables	19,268	10,147	930	(3,415)
Cash flows from operations	7,219	1,825	13,326	17,882
Interest received	32	36	168	116
Interest paid	(71)	(14)	(116)	(56)
Income tax paid	(806)	(1,236)	(2,412)	(2,761)
Net cash flows from operating activities	6,374	611	10,966	15,181
Cash flows from investing activities				
Proceeds from disposal of property, plant and equipment	-	5	71	54
Purchase of property, plant and equipment	(270)	(266)	(1,713)	(5,951)
Acquisition of non-controlling interest	-	-	-	(22)
Dividend received from associates	-	-	101	12
Net cash flows used in investing activities	(270)	(261)	(1,541)	(5,907)
Cash flows from financial activities				
Decrease/(increase) in amount pledged to banks for banking facilities	-	18	180	(224)
Proceeds from loans and borrowings	936	749	2,688	4,824
Proceeds from reissuance of treasury shares	-	-	486	454
Dividend paid on ordinary shares	(2,864)	(2,852)	(7,639)	(6,654)
Dividend paid to minority shareholders of the subsidiaries	-	-	(208)	(333)
Repayment of finance lease obligations	(34)	(95)	(145)	(289)
Repayment of long-term bank borrowings	(982)	(39)	(2,623)	(390)
Net cash flows used in financing activities	(2,944)	(2,219)	(7,261)	(2,612)
Net increase/(decrease) in cash and cash equivalents	3,160	(1,869)	2,164	6,662
Effect of exchange rate changes on cash and cash equivalents	864	(822)	380	(768)
Cash and cash equivalents at beginning of period	26,549	28,904	28,029	20,319
Cash and cash equivalents at end of period	30,573	26,213	30,573	26,213

Explanatory notes to cash flow statement

(h) Cash and cash equivalents included in the consolidated cash flow statement comprise the following:-

	Group	
	30 Sep 11	30 Sep 10
	S\$'000	S\$'000
Cash and short-term deposits	32,100	28,717
Bank overdrafts	(31)	(150)
	32,069	28,567
Amount pledged to banks for banking facilities	(1,496)	(2,354)
Cash and cash equivalents	30,573	26,213

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.

Group	Attributable to owners of the Company						
	Share capital S\$'000	Treasury shares S\$'000	Retained earnings S\$'000	Other reserves S\$'000	Equity attributable to owners of the Company, total S\$'000	Non-controlling interests S\$'000	Equity, total S\$'000
Opening balance at 1 January 2011	23,266	(1,569)	39,291	(3,932)	57,056	2,344	59,400
Profit for the period	-	-	5,864	-	5,864	136	6,000
<u>Other comprehensive income</u>							
Foreign currency translation	-	-	-	(669)	(669)	(58)	(727)
Other comprehensive income for the period, net of tax	-	-	-	(669)	(669)	(58)	(727)
Total comprehensive income for the period	-	-	5,864	(669)	5,195	78	5,273
<u>Contribution by and distributions to owners</u>							
Dividends on ordinary shares	-	-	(4,775)	-	(4,775)	-	(4,775)
Treasury shares reissued pursuant to grant of share rewards	-	35	-	15	50	-	50
Treasury shares reissued pursuant to performance share scheme	-	299	-	137	436	-	436
Realisation of revaluation of freehold land & building of an associate, net	-	-	71	(71)	-	-	-
Total contribution by and distributions to owners	-	334	(4,704)	81	(4,289)	-	(4,289)
<u>Changes in ownership interests in subsidiaries that do not result in a loss of control</u>							
Dividends paid to non-controlling interests	-	-	-	-	-	(208)	(208)
Total changes in ownership interests in subsidiaries	-	-	-	-	-	(208)	(208)
Total transactions with owners in their capacity as owners	-	334	(4,704)	81	(4,289)	(208)	(4,497)
Closing balance at 30 June 2011	23,266	(1,235)	40,451	(4,520)	57,962	2,214	60,176
Profit for the period	-	-	4,450	-	4,450	34	4,484
<u>Other comprehensive income</u>							
Foreign currency translation	-	-	-	1,003	1,003	77	1,080
Other comprehensive income for the period, net of tax	-	-	-	1,003	1,003	77	1,080
Total comprehensive income for the period	-	-	4,450	1,003	5,453	111	5,564
<u>Contribution by and distributions to owners</u>							
Dividends on ordinary shares	-	-	(2,864)	-	(2,864)	-	(2,864)
Total contribution by and distributions to owners	-	-	(2,864)	-	(2,864)	-	(2,864)
Total transactions with owners in their capacity as owners	-	-	(2,864)	-	(2,864)	-	(2,864)
Closing balance at 30 September 2011	23,266	(1,235)	42,037	(3,517)	60,551	2,325	62,876

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. (cont'd)

Group	Attributable to owners of the Company						Equity, total S\$'000
	Share capital S\$'000	Treasury shares S\$'000	Retained earnings S\$'000	Other reserves S\$'000	Equity attributable to owners of the Company, total S\$'000	Non- controlling interests S\$'000	
Opening balance at 1 January 2010	23,266	(1,850)	30,879	(419)	51,876	2,995	54,871
Profit for the period	-	-	6,902	-	6,902	570	7,472
<u>Other comprehensive income</u>							
Foreign currency translation	-	-	-	15	15	12	27
Other comprehensive income for the period, net of tax	-	-	-	15	15	12	27
Total comprehensive income for the period	-	-	6,902	15	6,917	582	7,499
<u>Contribution by and distributions to owners</u>							
Dividends on ordinary shares	-	-	(3,802)	-	(3,802)	-	(3,802)
Treasury shares reissued pursuant to performance share scheme	-	281	-	173	454	-	454
Total contribution by and distributions to owners	-	281	(3,802)	173	(3,348)	-	(3,348)
<u>Changes in ownership interests in subsidiaries that do not result in a loss of control</u>							
Dividends paid to non-controlling interests	-	-	-	-	-	(333)	(333)
Acquisition of non-controlling interest	-	-	-	-	-	(7)	(7)
Total changes in ownership interests in subsidiaries	-	-	-	-	-	(340)	(340)
Total transactions with owners in their capacity as owners	-	281	(3,802)	173	(3,348)	(340)	(3,688)
Closing balance at 30 June 2010	23,266	(1,569)	33,979	(231)	55,445	3,237	58,682
Profit for the period	-	-	2,530	-	2,530	143	2,673
<u>Other comprehensive income</u>							
Foreign currency translation	-	-	-	(852)	(852)	(126)	(978)
Other comprehensive income for the period, net of tax	-	-	-	(852)	(852)	(126)	(978)
Total comprehensive income for the period	-	-	2,530	(852)	1,678	17	1,695
<u>Contribution by and distributions to owners</u>							
Dividends on ordinary shares	-	-	(2,852)	-	(2,852)	-	(2,852)
Total contribution by and distributions to owners	-	-	(2,852)	-	(2,852)	-	(2,852)
Total transactions with owners in their capacity as owners	-	-	(2,852)	-	(2,852)	-	(2,852)
Closing balance at 30 September 2010	23,266	(1,569)	33,657	(1,083)	54,271	3,254	57,525

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. (cont'd)

Company	Attributable to owners of the Company				
	Share capital S\$'000	Treasury shares S\$'000	Retained earnings S\$'000	Other reserves S\$'000	Equity, total S\$'000
Opening balance at 1 January 2011	23,266	(1,569)	5,154	173	27,024
Profit for the period	-	-	7,351	-	7,351
Other comprehensive income for the period, net of tax	-	-	-	-	-
Total comprehensive income for the period	-	-	7,351	-	7,351
<u>Contributions by and distributions of owners</u>					
Treasury shares reissued pursuant to grant of share rewards	-	35	-	15	50
Treasury shares reissued pursuant to performance share scheme	-	299	-	137	436
Dividends on ordinary shares	-	-	(4,775)	-	(4,775)
Total transactions with owners in their capacity as owners	-	334	(4,775)	152	(4,289)
Closing balance at 30 June 2011	23,266	(1,235)	7,730	325	30,086
Profit for the period	-	-	3,194	-	3,194
Other comprehensive income for the period, net of tax	-	-	-	-	-
Total comprehensive income for the period	-	-	3,194	-	3,194
<u>Contributions by and distributions of owners</u>					
Dividends on ordinary shares	-	-	(2,864)	-	(2,864)
Total transactions with owners in their capacity as owners	-	-	(2,864)	-	(2,864)
Closing balance at 30 September 2011	23,266	(1,235)	8,060	325	30,416
Opening balance at 1 January 2010	23,266	(1,850)	3,326	-	24,742
Profit for the period	-	-	5,470	-	5,470
Other comprehensive income for the period, net of tax	-	-	-	-	-
Total comprehensive income for the period	-	-	5,470	-	5,470
<u>Contributions by and distributions of owners</u>					
Treasury shares reissued pursuant to performance share scheme	-	281	-	173	281
Dividends on ordinary shares	-	-	(3,802)	-	(3,802)
Total transactions with owners in their capacity as owners	-	281	(3,802)	173	(3,521)
Closing balance at 30 June 2010	23,266	(1,569)	4,994	173	26,691
Profit for the period	-	-	3,442	-	3,442
Other comprehensive income for the period, net of tax	-	-	-	-	-
Total comprehensive income for the period	-	-	3,442	-	3,442
<u>Contributions by and distributions of owners</u>					
Dividends on ordinary shares	-	-	(2,852)	-	(2,852)
Total transactions with owners in their capacity as owners	-	-	(2,852)	-	(2,852)
Closing balance at 30 September 2010	23,266	(1,569)	5,584	173	27,281

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares, excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Share capital and treasury shares

	Group and Company	
	30 Sep 11	31 Dec 10
	'000	'000
Issued and fully paid-up share capital:		
As at beginning of period / year	194,183	194,183
Treasury shares:		
As at beginning of period / year	(4,071)	(4,802)
Treasury shares reissued pursuant to:		
- performance share scheme	778	731
- grant of share rewards	89	-
As at end of period / year	(3,204)	(4,071)

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

	Group and Company	
	30 Sep 11	31 Dec 10
	'000	'000
Total number of issued shares (excluding treasury shares)	190,979	190,112

1(d)(iv) A statement showing all sales, transfers, disposals, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

	Group and Company			
	30 Sep 11		31 Dec 10	
	No. of shares		No. of shares	
	'000	S\$'000	'000	S\$'000
As at beginning of period / year	(4,071)	(1,569)	(4,802)	(1,850)
Treasury shares reissued pursuant to:				
- performance share scheme	778	299	731	281
- grant of share rewards	89	35	-	-
As at end of period / year	(3,204)	(1,235)	(4,071)	(1,569)

2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.

The figures have neither 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 a matter).

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group and the Company have applied the same accounting policies and methods of computation in the current year's financial statements as compared with those used in the audited financial statements for the year ended 31 December 2010.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Not applicable.

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

	Group			
	Third Quarter Ended		9 Months Ended	
	30 Sep 11	30 Sep 10	30 Sep 11	30 Sep 10
Net profit for the period attributable to ordinary shareholders for basic and diluted earnings per share (S\$'000)	4,450	2,530	10,314	9,432
Weighted average number of ordinary shares in issue ('000)	190,979	190,112	190,604	189,791
Effect of dilutive securities : Share options ('000)	-	-	-	-
Adjusted weighted average number of ordinary shares applicable to diluted earnings per shares ('000)	190,979	190,112	190,604	189,791
Earnings per share based on weighted average number of ordinary shares in issue (cents)	2.33	1.33	5.41	4.97
Earnings per share on fully diluted basis (cents)	2.33	1.33	5.41	4.97

Basic earnings per share is calculated by dividing the net profit for the period attributable to ordinary shareholders by the weighted average number of ordinary shares, excluding treasury shares, during the period.

Diluted earnings per share is calculated by dividing the net profit for the period attributable to ordinary shareholders by the weighted average number of ordinary shares, excluding treasury shares, after adjusting for the effects of potential dilutive ordinary shares, during the period.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares, excluding treasury shares of the issuer at the end of the:-**
(a) current financial period reported on; and
(b) immediately preceding financial year.

	Group		Company	
	As at 30 Sep 11	As at 31 Dec 10	As at 30 Sep 11	As at 31 Dec 10
Net asset value, net of non-controlling interests (S\$'000)	60,551	57,056	30,416	27,024
Number of ordinary shares, excluding treasury shares ('000)	190,979	190,112	190,979	190,112
Net asset value per share (cents)	31.71	30.01	15.93	14.21

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**

Revenue

	Group					
	Third Quarter Ended			9 Months Ended		
	30 Sep 11	30 Sep 10	+/-	30 Sep 11	30 Sep 10	+/-
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Exhibitions & Museums	35,867	27,823	28.9%	69,963	84,435	-17.1%
Interiors	46,122	37,036	24.5%	98,682	86,644	13.9%
Research & Design	2,562	1,292	98.3%	5,989	3,614	65.7%
IMC	1,706	1,530	11.5%	5,230	4,289	21.9%
Total Revenue	86,257	67,681		179,864	178,982	

The Group achieved a revenue of S\$86.3 million in the current quarter, an increase of S\$18.6 million or 27.4% over the S\$67.7 million for the same period last year. The Group's year-to-date (YTD) revenue of S\$179.9 million was comparable to that of the same period last year. This was achieved, despite the absence of a major exposition event - the Expo 2010 in Shanghai, with notable revenue growth from all other divisions, especially the Interiors division.

The **Exhibitions and Museums division** contributed S\$35.9 million in 3Q 2011, an increase of S\$8.1 million or 28.9% as compared to S\$27.8 million in 3Q 2010. The YTD division's revenue was S\$70.0 million compared to S\$84.4 million for the same period last year.

During 3Q 2011, besides working on various exhibitions and events, the division has successfully delivered the works for the F1 Singapore Grand Prix. The division continued to progress well with the projects at Universal Studio Singapore, Hong Kong Disneyland, and Gardens by the Bay in Singapore.

On museums business, besides having completed the rebuilding of the Guangdong Pavilion at the Guangdong Science Centre and the upgrading of the URA Gallery during the first half of 2011, the Group is currently working on a visitor centre project in Guiyang province, China. The Bank Negara Museum project in Malaysia has since been completed.

(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 (cont'd)**

The **Interiors division** has performed better in 3Q 2011, with higher revenue of S\$46.1 million which was S\$9.1 million or 24.5% above that of the same period last year. To date, the division's revenue of S\$98.7 million was S\$12.1 million or 13.9% higher compared to S\$86.6 million for YTD 3Q 2010.

The division continues to sustain strong revenue contribution from key customers and brand names. Some of the key contributors to the revenue for the current year to date include Abercrombie & Fitch, Aldo, Burberry, Chanel, Fashion Retail, Fendi, H&M, Hollister, Polo Ralph Lauren, Robinson & Co., Swarovski, Tiffany & Co., and Uniqlo.

The **Research and Design division** has doubled its current quarter revenue from S\$1.3 million in 3Q 2010 to S\$2.6 million. Similarly, the division's YTD 3Q 2011 revenue has increased by S\$2.4 million or 65.7% above that of YTD 3Q 2010 to S\$6.0 million.

Current quarter revenue from **IMC division** was S\$1.7 million compared to S\$1.5 million in 3Q 2010 while the YTD revenue was S\$5.2 million compared to S\$0.9 million for the same period last year.

Gross Profit

	Group					
	Third Quarter Ended			9 Months Ended		
	30 Sep 11	30 Sep 10	+/-	30 Sep 11	30 Sep 10	+/-
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	86,257	67,681	27.4%	179,864	178,982	0.5%
Gross profit	18,840	14,784	27.4%	46,607	44,868	3.9%
GP Margin	21.8%	21.8%		25.9%	25.1%	

Gross profit for current quarter and YTD 3Q 2011 increased by S\$4.0 million (27.4%) and S\$1.7 million (3.9%) to S\$18.8 million and S\$46.6 million respectively.

The current quarter's gross profit margin was comparable to that of the same period last year and the overall YTD gross profit margin has improved from 25.1% for 3Q 2010 to 25.9% for 3Q 2011.

Other Items of Income

Interest Income relates mainly to interest income derived from fixed deposits and bank balances with the banks.

Other income comprises items set out in Note 1(a)(a).

- (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 (cont'd)**

Other Items of Expenses

Operating expenses increased from S\$11.8 million in 3Q 2010 to S\$14.5 million in 3Q 2011. For YTD 3Q 2011, operating expenses increased from S\$34.5 million to S\$36.2 million. The increase is mainly due to increase in staff numbers and wage adjustments. In 3Q 2011, higher provisions for bonus and staff incentives were also made in line with the better results.

Share of Results of Associates

The share of profits of associates in the current quarter and for the YTD 3Q 2011 resulted mainly from better results achieved by the associated companies, Enterprise Sports Group Pte Ltd and Kingsmen (Korea) Limited.

Net Profit attributable to Owners of the Company

The Group achieved a higher quarterly net profit after MI of S\$4.5 million, an increase of S\$2.0 million or 75.9% as compared to S\$2.5 million of 3Q 2010. For YTD 3Q 2011 the net profit after MI has improved from S\$9.4 million to S\$10.3 million, an increase of approximately 9.4%.

- (b) **any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

Net Assets (Net of MI)

Net assets of the Group increased by S\$3.5 million from S\$57.1 million to S\$60.6 million which was contributed by the profits retained in the business after dividend distribution of S\$7.6 million to shareholders.

Intangible Assets

Please refer to Note 1(b)(i)(d) for the details of intangible assets . The decrease in intangible assets was due to amortization of S\$227,000 but partial offset by translation difference.

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

In our announcement on 11 August 2011, we stated that we expect the Group would continue to do well in the second half of FY2011. Our third quarter results are in line with this 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.

The last quarter of 2011 will see the usual fast pace of activities for our Interiors division before the festive season. Besides working on several thematic projects, we will also be engaged with various exhibitions, events and numerous museum and visitor centre projects, which will carry through to next year.

As at 9 November 2011, we have been awarded contracts of approximately S\$254 million, of which S\$229 million is expected to be recognised in FY2011. We expect 4Q 2011 to be a stronger quarter and FY2011 to be another rewarding year, barring unforeseen circumstances.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?
No.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?
No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No interim dividend has been declared or recommended in the current reporting period.

13. Pursuant to Rule 1207(17), please provide the information required by Rule 907 in respect of any interested person transactions entered into during the financial period.

There was no interested person transaction, as defined in Chapter 9 of the Listing Manual of the Singapore Exchange Securities Trading Limited, entered into by the Group or by the Company during the financial period ended 30 September 2011.

14. Confirmation by the Board

We, Soh Siak Poh Benedict and Simon Ong Chin Sim, being Directors of Kingsmen Creatives Ltd. ("the Company"), do hereby confirm, for and on behalf of the Board of Directors of the Company, that, to the best of our knowledge, nothing has come to the attention of the Board which may render the unaudited interim financial results for the third quarter ended 30 September 2011 to be false or misleading in any material aspect.

For and on behalf of the Board of Directors

Soh Siak Poh Benedict
Executive Chairman

Simon Ong Chin Sim
Group Managing Director

9 November 2011

BY ORDER OF THE BOARD

Soh Siak Poh Benedict
Executive Chairman
9 November 2011