

BOUSTEAD SINGAPORE LIMITED
AND ITS SUBSIDIARIES

A close-up, profile view of a woman with a warm smile, looking towards a small, glowing glass globe she is holding in her palm. The background is a soft, out-of-focus blue sky. The text "ENGINEERING THE WORLD OF THE FUTURE" is overlaid on the image in a white, bold, sans-serif font.

ENGINEERING THE WORLD OF THE FUTURE

ENERGY-RELATED ENGINEERING • WATER & WASTEWATER ENGINEERING • REAL ESTATE SOLUTIONS • GEO-SPATIAL TECHNOLOGY

SGXNET ANNOUNCEMENT
UNAUDITED RESULTS FOR 2Q FY2009
ENDED 30 SEPTEMBER 2008



Corporate Profile

Established in 1828, the Group is a progressive global service provider of infrastructure-related engineering services and geo-spatial solutions. Focusing on the engineering and development of key infrastructure to support economic growth in the public and private sectors of developing nations, the Group's strong suite of Engineering Services comprises:

- Energy-Related Engineering;
- Water & Wastewater Engineering; and
- Real Estate Solutions.

Under the Group's Geo-Spatial Technology arm, it provides professional services and exclusively distributes ESRI geo-spatial technology – the world's leading geographic information systems and location intelligence solutions – to major markets across Australia and South East Asia. These solutions are essential to the effective planning, deployment and management of key infrastructure and resources in countries.

To date, the Group has undertaken infrastructure-related projects in 75 countries globally.

BOUSTEAD SINGAPORE LIMITED
(Company Registration No. 197501036K)

Unaudited Financial Statements And Dividend Announcement for the Second Quarter Ended 30 September 2008

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 Second quarter ended			GROUP Half year ended		
		30.9.08 \$'000	30.9.07 \$'000	Inc/(Dcr) %	30.9.08 \$'000	30.9.07 \$'000	Inc/(Dcr) %
Revenue		130,959	116,411	12.5	210,546	206,179	2.1
Cost of sales		(93,879)	(81,514)	15.2	(144,350)	(145,565)	(0.8)
Gross profit		37,080	34,897	6.3	66,196	60,614	9.2
Other operating income	1	1,733	1,608	7.8	3,281	9,149	(64.1)
Selling and distribution expenses		(6,118)	(5,140)	19.0	(12,779)	(11,542)	10.7
Administrative expenses		(12,409)	(7,011)	77.0	(22,929)	(17,772)	29.0
Other operating expenses		(2,709)	(2,613)	3.7	(5,217)	(5,171)	0.9
Finance costs		(620)	(240)	158.3	(851)	(499)	70.5
Share of results from associates		(158)	(121)	30.6	(214)	(207)	3.4
Profit before income tax	2	16,799	21,380	(21.4)	27,487	34,572	(20.5)
Income tax expense	3	(5,354)	(2,490)	115.0	(9,154)	(5,368)	70.5
Profit after tax		11,445	18,890	(39.4)	18,333	29,204	(37.2)
Attributable to:							
Shareholders of the Company		9,538	16,806	(43.2)	15,168	25,977	(41.6)
Minority interests		1,907	2,084	(8.5)	3,165	3,227	(1.9)
		11,445	18,890	(39.4)	18,333	29,204	(37.2)

	GROUP		GROUP	
	Second quarter ended		Half year ended	
	30.9.08	30.9.07	30.9.08	30.9.07
	\$'000	\$'000	\$'000	\$'000
<u>Note 1: Other operating income</u>				
Interest income	900	1,000	1,697	1,863
Other rental income	376	608	992	883
Net foreign currency exchange adjustment gain	213	-	348	-
Gain on disposal of an investment property	244	-	244	-
Gain on disposal of assets held for sale	-	-	-	6,403
	1,733	1,608	3,281	9,149
<u>Note 2 : The profit before income tax is arrived at after (charging)/ crediting the following:</u>				
Depreciation expense	(775)	(918)	(1,503)	(1,816)
Amortisation expense	-	(8)	(6)	(15)
(Loss)/Gain on disposal of property, plant and equipment	-	10	(36)	10
Allowance for doubtful receivables	-	(123)	-	(123)
Allowance for foreseeable loss	(59)	-	(1,007)	-
Reversal of foreign currency exchange adjustment loss	-	2,500	-	-
Fair value adjustment on foreign exchange contracts	870	-	735	292
Gain on disposal of available-for-sale investments	-	-	28	-
	-	2,114	216	2,093
<u>Note 3: Income tax expense</u>				
Over provision in prior years	-	2,114	216	2,093

The provision for income tax is made after taking into account non-deductible expenses and temporary differences and based on the statutory tax rates of the respective countries. For the current period, the Group's income tax expense varied from the amount of income tax expense determined by applying the Singapore income tax rate of 18% mainly due to certain expenses which are not deductible for tax purposes and overseas subsidiaries' profits which are subject to higher tax rates. There was a write-back of tax provision of a conservative amount of \$2.09 million for the half year ended 30 September 2007 in respect of previous years.

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

Balance Sheets

	Note	GROUP		COMPANY	
		30.9.08 \$'000	31.3.08 \$'000	30.9.08 \$'000	31.3.08 \$'000
ASSETS					
Current assets:					
Cash and bank balances		129,860	165,285	17,860	31,712
Trade receivables		111,171	98,416	-	-
Other receivables and prepayments		18,607	17,515	16,821	24,032
Foreign exchange contracts		735	-	-	-
Loans to subsidiaries		-	-	20,281	16,635
Inventories		7,672	8,826	-	-
Properties held for sale		36,448	29,006	-	-
Contract work-in-progress		24,149	13,095	-	-
Total current assets		328,642	332,143	54,962	72,379
Non-current assets:					
Property, plant and equipment		30,690	25,586	-	-
Goodwill		51	51	-	-
Other intangible assets		112	118	30	30
Investments in associates		24,027	19,734	31,225	21,535
Investments in subsidiaries		-	-	72,817	67,355
Available-for-sale investments		5,216	5,223	-	7
Deferred tax assets		2,164	2,083	-	-
Total non-current assets		62,260	52,795	104,072	88,927
Total assets		390,902	384,938	159,034	161,306
LIABILITIES AND EQUITY					
Current liabilities:					
Bank loans and overdrafts	1(b)(ii)	4,573	5,758	-	-
Trade and other payables		174,195	154,068	315	589
Loans from subsidiaries		-	-	75,314	67,666
Contract work-in-progress		2,992	11,475	-	-
Income tax payable		26,023	26,549	-	-
Total current liabilities		207,783	197,850	75,629	68,255
Non-current liabilities:					
Long-term bank loans	1(b)(ii)	7,674	8,749	-	-
Pension liability		788	1,015	-	-
Deferred tax liabilities		323	112	-	-
Total non-current liabilities		8,785	9,876	-	-
Equity attributable to shareholders of the Company					
Share capital	1(d)(i)	72,791	72,125	72,791	72,125
Accumulated profits		97,069	99,952	10,614	20,924
Other reserves	1(d)(i)	(9,371)	(7,299)	-	2
Equity attributable to shareholders of the Company		160,489	164,778	83,405	93,051
Minority interests		13,845	12,434	-	-
Total equity		174,334	177,212	83,405	93,051
Total liabilities and equity		390,902	384,938	159,034	161,306

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

Amount repayable in one year or less, or on demand

As at 30.9.08 \$'000		As at 31.3.08 \$'000	
Secured	Unsecured	Secured	Unsecured
3,466	1,107	3,178	2,580

Amount repayable after one year

As at 30.9.08 \$'000		As at 31.3.08 \$'000	
Secured	Unsecured	Secured	Unsecured
7,674	-	8,749	-

An amount of \$2,361,000 (31.3.08: \$3,155,000) is secured by way of a legal mortgage on an investment property of a subsidiary at 63 Ubi Ave 1, 6th and 7th floor (excluding unit #07-06 and #07-03) of Boustead House, Singapore.

An amount of \$6,125,000 (31.3.08: \$6,375,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 12 Changi North Way, Singapore.

An amount of \$2,654,000 (31.3.08: \$2,397,000) is secured by way of a legal mortgage on a freehold and leasehold land and building of a subsidiary at Kompleks Kawasan, Sarana Terpadu, Jalan Raya Cikarang Desa, Pasir Gombang Kec. Lemah Abang, Bekasi 17750, Indonesia.

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

	GROUP		GROUP	
	Second quarter ended		Half year ended	
	30.9.08	30.9.07	30.9.08	30.9.07
	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities:				
Profit before income tax	16,799	21,380	27,487	34,572
Adjustments for:				
Depreciation expense	775	918	1,503	1,816
Amortisation expense	-	8	6	15
Loss/(gain) on disposal of property, plant and equipment	-	(10)	36	(10)
Gain on disposal of an investment property	(244)	-	(244)	-
Share of results from associates	158	121	214	207
Fair value adjustment on foreign exchange contracts	(870)	-	(735)	(292)
Allowance for foreseeable loss	59	-	1,007	-
Gain on disposal of available-for-sale investments	-	-	(28)	-
Gain on disposal of assets held for sale	-	-	-	(6,403)
Share option expense	-	37	-	75
Interest expense	620	240	851	499
Interest income	(900)	(1,000)	(1,697)	(1,863)
Operating cash flows before changes in working capital	16,397	21,694	28,400	28,616
Increase in receivables	(4,121)	(5,068)	(13,847)	(32,760)
Increase in inventories and contract work-in-progress	(9,974)	(18,255)	(18,253)	(15,171)
(Increase)/decrease in properties held for sale	(6,258)	943	(7,442)	943
Decrease in investment properties	-	4,272	-	4,272
Increase in payables	25,587	14,856	21,260	40,158
Cash generated from operations	21,631	18,442	10,118	26,058
Interest income received	900	1,000	1,697	1,863
Interest expense paid	(620)	(240)	(851)	(499)
Income tax paid	(7,840)	(4,415)	(9,491)	(8,702)
Net cash from operating activities	14,071	14,787	1,473	18,720
Cash flows from investing activities:				
Acquisition of shares from minority shareholders	(327)	(2,101)	(747)	(2,226)
Additional investments in associated companies	(750)	-	(3,394)	-
Additional loan to associated company	514	-	(6,296)	-
Purchase of property, plant and equipment	(7,053)	(8,780)	(8,707)	(9,516)
Proceeds from the disposal of property, plant and equipment	583	10	675	10
Proceeds from the disposal of available-for-sale investments	-	-	33	-
Purchase of available-for-sale investments	-	-	-	(31)
Unrealised profit on construction of properties for associated companies	3,286	-	5,123	-
Net cash inflow on disposal of assets held for sale	-	-	-	10,171
Net cash used in investing activities	(3,747)	(10,871)	(13,313)	(1,592)
Cash flows from financing activities:				
Net proceeds from issue of shares of the company	154	12	666	803
Repayment of short-term bank loans	(582)	285	(1,447)	(9)
Repayment of long-term bank loans	(820)	(408)	(1,044)	(769)
Payment of dividends to minority interests	(447)	(120)	(2,144)	(911)
Decrease in pledged fixed deposits	-	-	-	930
Dividends paid	(18,051)	(9,440)	(18,051)	(9,440)
Net cash used in financing activities	(19,746)	(9,671)	(22,020)	(9,396)
Net (decrease)/increase in cash and cash equivalents	(9,422)	(5,755)	(33,860)	7,732
Cash and cash equivalents at beginning of period	139,402	136,811	163,066	119,370
Effect of foreign exchange rate changes	(2,570)	(3,607)	(1,796)	347
Cash and cash equivalents at end of period	127,410	127,449	127,410	127,449

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.

	(-----Other reserves-----)						Equity attributable to shareholders of the company \$'000	Minority interests \$'000	Total \$'000
	Share capital \$'000	Accumulated profits \$'000	Investments revaluation reserve \$'000	Capital reserve \$'000	Foreign currency translation reserve \$'000	Subtotal \$'000			
GROUP - 2008									
Balance at 1 April 2008	72,125	99,952	2	(1,862)	(5,439)	(7,299)	164,778	12,434	177,212
Exchange differences arising during the period	-	-	-	-	639	639	639	90	729
Net income recognised directly in equity	-	-	-	-	639	639	639	90	729
Net profit for the period	-	5,630	-	-	-	-	5,630	1,258	6,888
Total recognised income for the period	-	5,630	-	-	639	639	6,269	1,348	7,617
Acquisition of minority interests	-	-	-	(119)	-	(119)	(119)	(301)	(420)
Disposal of available-for-sale investments	-	-	(2)	-	-	(2)	(2)	-	(2)
Issue of shares	512	-	-	-	-	-	512	-	512
Balance at 30 June 2008	72,637	105,582	-	(1,981)	(4,800)	(6,781)	171,438	13,481	184,919
Exchange differences arising during the period	-	-	-	-	(2,590)	(2,590)	(2,590)	(426)	(3,016)
Net loss recognised directly in equity	-	-	-	-	(2,590)	(2,590)	(2,590)	(426)	(3,016)
Net profit for the period	-	9,538	-	-	-	-	9,538	1,907	11,445
Total recognised income/(loss) for the period	-	9,538	-	-	(2,590)	(2,590)	6,948	1,481	8,429
Acquisition of minority interests	-	-	-	-	-	-	-	(327)	(327)
Minority share of net dividends from subsidiaries	-	-	-	-	-	-	-	(790)	(790)
Dividends	-	(18,051)	-	-	-	-	(18,051)	-	(18,051)
Issue of shares	154	-	-	-	-	-	154	-	154
Balance at 30 September 2008	72,791	97,069	-	(1,981)	(7,390)	(9,371)	160,489	13,845	174,334

	(-----Other reserves-----)						Subtotal \$'000	Equity attributable to shareholders of the company \$'000	Minority interests \$'000	Total \$'000
	Share capital \$'000	Accumulated profits \$'000	Investments revaluation reserve \$'000	Share option reserve \$'000	Capital reserve \$'000	Foreign currency translation reserve \$'000				
GROUP - 2007										
Balance at 1 April 2007	71,019	66,844	148	113	-	(3,282)	(3,021)	134,842	18,277	153,119
Exchange differences arising during the period	-	-	-	-	-	3,843	3,843	3,843	347	4,190
Net income recognised directly in equity	-	-	-	-	-	3,843	3,843	3,843	347	4,190
Net profit for the period	-	9,171	-	-	-	-	-	9,171	1,143	10,314
Total recognised income for the period	-	9,171	-	-	-	3,843	3,843	13,014	1,490	14,504
Acquisition of minority interests	-	-	-	-	-	-	-	-	(125)	(125)
Disposal of assets held for sale	-	-	(146)	-	-	-	(146)	(146)	(474)	(620)
Share option expense	-	-	-	38	-	-	38	38	-	38
Issue of shares	791	-	-	-	-	-	-	791	-	791
Balance at 30 June 2007	71,810	76,015	2	151	-	561	714	148,539	19,168	167,707
Exchange differences arising during the period	-	-	-	-	-	(3,349)	(3,349)	(3,349)	(655)	(4,004)
Net loss recognised directly in equity	-	-	-	-	-	(3,349)	(3,349)	(3,349)	(655)	(4,004)
Net profit for the period	-	16,806	-	-	-	-	-	16,806	2,084	18,890
Total recognised income/(loss) for the period	-	16,806	-	-	-	(3,349)	(3,349)	13,457	1,429	14,886
Acquisition of minority interests	-	-	-	-	(1,862)	-	(1,862)	(1,862)	(239)	(2,101)
Minority share of net dividends from subsidiaries	-	-	-	-	-	-	-	-	(845)	(845)
Dividends	-	(9,440)	-	-	-	-	-	(9,440)	-	(9,440)
Share option expense	-	-	-	37	-	-	37	37	-	37
Issue of shares	12	-	-	-	-	-	-	12	-	12
Balance at 30 September 2007	71,822	83,381	2	188	(1,862)	(2,788)	(4,460)	150,743	19,513	170,256

		(-----Other reserves-----)			
	Share capital \$'000	Accumulated profits \$'000	Investments revaluation reserve \$'000	Subtotal \$'000	Total \$'000
COMPANY - 2008					
Balance at 1 April 2008	72,125	20,924	2	2	93,051
Net loss for the period	-	(310)	-	-	(310)
Total recognised loss for the period	-	(310)	-	-	(310)
Disposal of available-for-sale investments	-	-	(2)	(2)	(2)
Issue of shares	512	-	-	-	512
Balance at 30 June 2008	72,637	20,614	-	-	93,251
Net profit for the period	-	8,051	-	-	8,051
Total recognised income for the period	-	8,051	-	-	8,051
Dividends	-	(18,051)	-	-	(18,051)
Issue of shares	154	-	-	-	154
Balance at 30 September 2008	72,791	10,614	-	-	83,405

	(-----Other reserves-----)					Total \$'000
	Share capital \$'000	Accumulated profits \$'000	Investments revaluation reserve \$'000	Share option reserve \$'000	Subtotal \$'000	
COMPANY - 2007						
Balance at 1 April 2007	71,019	11,818	2	113	115	82,952
Net loss for the period	-	(209)	-	-	-	(209)
Total recognised loss for the period	-	(209)	-	-	-	(209)
Share option expense	-	-	-	38	38	38
Issue of shares	791	-	-	-	-	791
Balance at 30 June 2007	71,810	11,609	2	151	153	83,572
Net profit for the period	-	7,396	-	-	-	7,396
Total recognised income for the period	-	7,396	-	-	-	7,396
Dividends	-	(9,440)	-	-	-	(9,440)
Share option expense	-	-	-	37	37	37
Issue of shares	12	-	-	-	-	12
Balance at 30 September 2007	71,822	9,565	2	188	190	81,577

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.

During the period 1 July 2008 to 20 August 2008, the issued and paid up capital of the Company was increased from \$72,636,520 divided into 257,477,762 ordinary shares to \$72,791,270 divided into 257,872,762 ordinary shares. This resulted from the allotment of shares upon exercise of employees' share options.

Pursuant to the approval given by the shareholders at an Extraordinary General Meeting of the Company held on 30 July 2008, each ordinary share was split into two ordinary shares on 21 August 2008. As a result of the share split, the number of ordinary shares in the Company increased from 257,872,762 to 515,745,524.

There was no further allotment of shares from 21 August 2008 to 30 September 2008. The share capital of the Company as at 30 September 2008 was S\$72,791,270 divided into 515,745,524 ordinary shares.

As at 30 September 2008, there were unexercised options of 2,000,584 (30.9.07: 6,090,584, after adjustment for the share split of each ordinary share into two ordinary shares effected on 21 August 2008) of unissued ordinary shares under the Boustead Share Option Scheme 2001.

There were no treasury shares as at 30 September 2008.

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

	As at 30.9.08	As at 31.3.08 *
Total number of issued shares (excluding treasury shares)	515,745,524	511,955,524

* Comparative figures for number of issued shares have been adjusted for the share split of each ordinary share into two ordinary shares effected on 21 August 2008.

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.

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

The figures have not been audited or reviewed.

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

Not applicable.

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

The same accounting policies and methods of computation as in the most recently audited annual financial statements have been applied.

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.

None.

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

	GROUP		GROUP	
	Second quarter ended 30.9.08	30.9.07	Half year ended 30.9.08	30.9.07
Earnings per ordinary share for the period after deducting any provision for preference dividends:-				
(i) Based on weighted average number of ordinary shares in issue (¢)	1.8	3.3	2.9	5.1
(ii) On a fully diluted basis (¢)	1.8	3.3	2.9	5.0
Weighted average number of ordinary shares in issue:				
Basic (*)	515,745,524	511,632,191	514,850,524	511,036,594
Fully diluted basis (*) & (**)	516,941,449	516,734,508	516,046,449	516,138,910

* The basic earnings per share is computed based on the weighted average number of ordinary shares in issue. Comparative figures for number of issued shares have been adjusted for the share split of each ordinary share into two ordinary shares effected on 21 August 2008.

** The fully diluted earnings per share is computed based on the weighted average number of ordinary shares in issue adjusted for the effects of all potential dilutive ordinary shares.

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 current financial period reported on and immediately preceding financial year.**

	Group		Company	
	30.9.08	31.3.08 *	30.9.08	31.3.08 *
Net asset value per ordinary share based on issued share capital as at the end of the period reported on (¢)	31	32	16	18
Number of issued share capital as at the end of the period reported on	515,745,524	511,955,524	515,745,524	511,955,524

* Comparative figures for number of issued shares have been adjusted for the share split of each ordinary share into two ordinary shares effected on 21 August 2008.

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.**

Overview

For 2Q FY2009 ended 30 September 2008, the Group achieved revenue of \$130.9 million and net profit attributable to shareholders of \$9.5 million.

The stronger 2Q FY2009 financial results reinforced the moderate 1Q FY2009 financial results and hence lifted revenue and net profit attributable to shareholders to \$210.5 million and \$15.2 million respectively in 1H FY2009.

Segment Revenue

Segment	2Q FY2009	2Q FY2008	Change	1H FY2009	1H FY2008	Change
	\$m	\$m		\$m	\$m	
Engineering Services	111.4	99.7	+11.7	168.3	172.0	-2.2
Geo-Spatial Technology	18.7	15.8	+18.4	40.3	32.2	+25.2
Investment Activities	0.8	0.9	-11.1	1.9	2.0	-5.0
Group Total	130.9	116.4	+12.5	210.5	206.2	+2.1

Revenue growth was registered across the two core segments in 2Q FY2009. Engineering Services revenue grew by 11.7% to \$111.4 million in 2Q FY2009. Geo-Spatial Technology repeated another quarter of robust revenue growth, rising 18.4% to \$18.7 million.

Engineering Services Revenue

Division	2Q FY2009	2Q FY2008	Change	1H FY2009	1H FY2008	Change
	\$m	\$m	%	\$m	\$m	%
Energy-Related Engineering	42.4	36.4	+16.5	73.2	65.7	+11.4
Water & Wastewater Engineering	11.6	9.3	+24.7	16.9	16.0	+5.6
Real Estate Solutions	57.4	54.0	+6.3	78.2	90.3	-13.4
Engineering Total	111.4	99.7	+11.7	168.3	172.0	-2.2

A review of the 2Q FY2009 revenue performance for each division of Engineering Services is provided below.

The Energy-Related Engineering Division increased its revenue to \$42.4 million in 2Q FY2009, growing 16.5% above that of 2Q FY2008. Revenue growth was driven by the downstream and upstream oil & gas business units (i.e. Boustead International Heaters and Boustead Controls & Electrics), which continued to deliver a healthy pipeline of projects. Revenue from the solid waste energy recovery business unit (i.e. Boustead Maxitherm Energy) remained relatively unchanged. Despite the rapid decline in global oil prices, the division secured a number of small to medium value contracts to replenish its order book.

The Water & Wastewater Engineering Division (i.e. Salcon) turned in a stronger 2Q FY2009 revenue of \$11.6 million, rising 24.7% above that of 2Q FY2008. Revenue was boosted by the commencement of several major projects in overseas markets.

For 2Q FY2009, the Real Estate Solutions Division achieved revenue of \$57.4 million, an increase of 6.3% from 2Q FY2008. The industrial real estate solutions business unit (i.e. Boustead Projects) quickened its progress throughout the mid-stages of many projects. Stripping out the \$12.4 million sale of an industrial leasehold facility that was concluded in 2Q FY2008, revenue from core turnkey design-and-build activities grew by 38.0% in 2Q FY2009. During the quarter, the industrial real estate solutions business unit also secured a \$37 million project from Singapore Aero Engine Services and a \$67 million project from a global Fortune 500 corporation.

The new township business unit (i.e. Boustead InfraStructures) made slow progress in Libya but as mentioned in previous announcements, revenue is expected to progressively increase throughout FY2009.

Geo-Spatial Technology Revenue

Geo-Spatial Technology continued to grow robustly with revenue of \$18.7 million in 2Q FY2009, an increase of 18.4% from 2Q FY2008. The Australian business unit received strong demand for its location intelligence solutions.

Profitability

For 2Q FY2009 and 1H FY2009, "Gross profit" rose by 6.3% to \$37.1 million and 9.2% to \$66.2 million respectively. Gross profit margin improved from 29.4% in 1H FY2008 to 31.4% in 1H FY2009.

Overhead expenses increased by 43.8% and 18.7% in 2Q FY2009 and 1H FY2009 respectively. In 2Q FY2008, there was a reversal of foreign currency exchange adjustment loss of \$2.5 million. Excluding this item, the administrative expenses for 2Q FY2008 would have been \$9.5 million. The increase in administrative expenses in 2Q FY2009 was due largely to an increase in headcount, as the Group aggressively expanded its core engineering teams to handle the increasing number of very large projects secured since the start of FY2009.

For 2Q FY2009 and 1H FY2009, the Group achieved net profit attributable to shareholders of \$9.5 million and \$15.2 million respectively. On a comparative basis, after adjusting for: 1) the one-off \$6.3 million gain from the sale of a property; 2) the \$6.1 million gain from the sale of an industrial leasehold facility; and 3) the \$1.9 million write-back of a tax provision which were all recorded in 1H FY2008, net profit attributable to shareholders increased by 30.2% in 1H FY2009.

The Directors have declared an interim cash dividend of 1.5 cents per ordinary share for 2Q FY2009. This matches the interim cash dividend of 3.0 cents per ordinary share that was declared and paid for 1H FY2008, in view of the one-for-one share split in August 2008.

Cash Flow & Balance Sheets

In 2Q FY2009, there was a net decrease in cash and cash equivalents of \$9.4 million. This was mainly attributable on the one hand to the cash outflow from the \$18.1 million dividend payment and \$6.7 million purchase of a property in the UK, and which on the other hand was offset by the Group's strong net cash inflow from operating activities of \$14.1 million.

Coupled with the higher working capital requirements and cash used in the acquisition of an additional 10% shareholding in an associate during 1Q FY2009, the net cash outflow of \$9.4 million in 2Q FY2009 led to a net decrease in cash and cash equivalents of \$33.9 million in 1H FY2009.

The Group remains in a healthy net cash position of \$117.6 million (net of all bank borrowings) as at the end of 1H FY2009.

In the Group Balance Sheet, the decrease in "Cash and bank balances" was evenly balanced by an increase in "Trade receivables" and "Contract work-in-progress". "Trade and other payables" increased at a similar ratio to "Trade receivables".

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

None.

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.

During 2Q FY2009, the U.S. subprime problems escalated in severity and caused widespread global financial turmoil. It is expected that the recent turmoil will not be limited to global financial institutions and markets, but will impact the global economy. The sharp reduction in liquidity in such a short span of time will invariably affect most corporations, to varying extents.

In light of these recent events, global demand for the Group's infrastructure-related engineering services and geo-spatial technology is expected to soften in the short-term although the outlook for the long-term still remains intact. Negotiations for potential contracts are expected to be prolonged but are unlikely to be cancelled. To date, there have been no cancellations of existing contracts of material impact.

The Group maintains a healthy net cash position of \$117.6 million, which is expected to increase further with strong net cash inflows from operating activities and the completion of the \$200 million sale of a property by an associate in 2H FY2009. This places the Group in an excellent position to potentially take advantage of good business opportunities which have been presented by the current downturn and which were previously unavailable.

At approximately US\$55 per barrel, current global oil prices continue to remain high as compared to long-term historical data. In view of this, the Energy-Related Engineering Division is still confident of securing new contracts, although this may be moderated by the current financial meltdown.

The Water & Wastewater Engineering Division will continue to build on its business development efforts in overseas markets. The \$175 million joint venture contract to design, engineer and upgrade an existing water infrastructure system in Libya will begin revenue contribution in 2H FY2009.

Having secured more than \$200 million in contracts since the start of FY2009, the Real Estate Solutions Division has solidly established a healthy order book for the remainder of FY2009. The division remains committed to building the order book for local and overseas markets even with the challenges of the future.

Geo-Spatial Technology is expected to continue its steady growth in Australia and South East Asia. However, the recent weakening of the Australian dollar will to a varying degree lower the revenue and net profit from Australia to the Group.

With a healthy order book in excess of \$700 million, the Group is confident of overcoming the unprecedented and challenging times ahead and improving on its record performance of FY2008.

Post 2Q FY2009 Development

Salcon Pte Ltd ("Salcon"), the Group's wholly-owned subsidiary, received a claim from Lagan Construction (IoM) Limited ("Lagan") in respect of a completed project in the Isle of Man undertaken by Salcon Invent Ltd in the UK, which in turn has a claim against Lagan. Salcon is strenuously resisting Lagan's claim as it believes it is without merit. The claim is not expected to have a material impact on the Group's results for FY2009.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? Yes.

Name of Dividend	Interim
Dividend Type	Cash
Dividend Amount (per ordinary share)	1.5 cents
Tax Rate	Tax Exempt (1-tier)

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes.

Name of Dividend	Interim
Dividend Type	Cash
Dividend Amount (per ordinary share *)	1.5 cents
Tax Rate	Tax Exempt (1-tier)

* Comparative figures for number of issued shares have been adjusted for the share split of each ordinary share into two ordinary shares effected on 21 August 2008.

(c) Date payable

18 December 2008.

(d) Books closure date

Notice is hereby given that the Transfer Books and Register of Members of the Company will be closed on 4 December 2008 for the purpose of determining shareholders' entitlements to the final dividend to be paid on 18 December 2008.

Duly completed transfers received by the Company's Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 3 Church Street, #08-01 Samsung Hub, Singapore 049483 up to 5.00 p.m. on 3 December 2008 will be registered before entitlements to the dividend are determined.

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

Not applicable.

13. Confirmation by the Board

We, Wong Fong Fui and Loh Kai Keong, being two directors of Boustead Singapore Limited (the "Company"), do hereby confirm on behalf of the directors of the Company that, to the best of their knowledge, nothing has come to the attention of the board of directors of the Company which may render the second quarter and half year ended 30 September 2008 financial results to be false or misleading.

On behalf of the board of directors

WONG FONG FUI
Chairman

LOH KAI KEONG
Director

14 November 2008