


**BOUSTEAD SINGAPORE LIMITED**  
**AND ITS SUBSIDIARIES**



**ENGINEERING THE WORLD OF THE FUTURE**

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

**SGXNET ANNOUNCEMENT**  
**UNAUDITED RESULTS FOR 1Q FY2014**  
**ENDED 30 JUNE 2013**



## Corporate Profile

Established in 1828, Boustead Singapore Limited 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 emerging markets, the Group's strong suite of Engineering Services comprises:

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

The Group's Geo-Spatial Technology arm 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 84 countries globally.

In 2008 and 2009, the Group was recognised in the prestigious Forbes Asia 200 Best Under A Billion as one of the Asia Pacific's 200 best public-listed corporations under US\$1 billion in revenue. The Group is also listed on the MSCI Global Small Cap Index for Singapore and the FTSE ST Small Cap Index.

**BOUSTEAD SINGAPORE LIMITED**  
(Company Registration No. 197501036K)

Unaudited Financial Statements and Related Announcement for the First Quarter Ended 30 June 2013

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

1(a)(i) 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.

	Note	GROUP		
		30.6.13 \$'000	30.6.12 \$'000	Inc/(Dcr) %
<b>Revenue</b>		128,664	113,348	14%
<b>Cost of sales</b>		(90,344)	(72,801)	24%
<b>Gross profit</b>		38,320	40,547	-5%
Other operating income	1	9,092	1,588	473%
Selling and distribution expenses		(10,147)	(9,636)	5%
Administrative expenses		(10,120)	(9,943)	2%
Other operating expenses		(4,888)	(3,820)	28%
Finance costs		(205)	(309)	-34%
<b>Profit before income tax</b>	2	22,052	18,427	20%
Income tax expense	3	(3,205)	(5,292)	-39%
<b>Profit for the period</b>		18,847	13,135	43%
Profit attributable to:				
Owners of the company		17,730	12,194	45%
Non-controlling interests		1,117	941	19%
		18,847	13,135	43%

1(a)(i) 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. (cont'd)

	GROUP		
	First quarter ended		
	30.6.13	30.6.12	Inc/(Dcr)
	\$'000	\$'000	%
<b>Profit for the period</b>	18,847	13,135	43%
<b>Other comprehensive income (net of tax):</b>			
Exchange differences on translation of foreign operations	(4,593)	(1,134)	305%
Investment revaluation reserve			
- Fair value changes during the year	(723)	(2,830)	-74%
<b>Other comprehensive loss for the period, net of tax</b>	(5,316)	(3,964)	34%
<b>Total comprehensive income for the period</b>	13,531	9,171	48%
Total comprehensive income attributable to:			
Owners of the company	13,076	8,323	57%
Non-controlling interests	455	848	-46%
	13,531	9,171	48%

1(a)(i) 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. (cont'd)

	GROUP		
	First quarter ended		
	30.6.13	30.6.12	Inc/(Dcr)
	\$'000	\$'000	%
<u>Note 1: Other operating income</u>			
Interest income	1,024	824	24%
Gain on sale of assets held for sale	5,581	-	NM
Gain/(loss) on disposal of available-for-sale investments	19	(37)	NM
Fair value adjustment on foreign exchange contracts and held-for-trading investments	2,483	(120)	NM
Net foreign currency exchange adjustment	(336)	650	NM
Others	321	271	18%
	9,092	1,588	473%
There have been reclassifications of comparative figures for fair value adjustment on foreign exchange contracts and held-for-trading investments and loss on disposal of available-for-sale investments from administrative expenses to be consistent with current period's presentation			
<u>Note 2: The profit before income tax is arrived at after (charging)/crediting the following:</u>			
Depreciation expense	(1,675)	(1,048)	60%
Loss on disposal of property, plant and equipment	(14)	-	NM
<u>Note 3: Income tax</u>			
Overprovision/(Underprovision) in prior years	21	(60)	NM

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 17% mainly due to certain expenses which are not deductible for tax purposes and overseas subsidiaries' profits which are subject to higher tax rates.

NM – not meaningful

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.

Statements of Financial Position

	Note	GROUP		COMPANY	
		30.6.13 \$'000	31.3.13 \$'000	30.6.13 \$'000	31.3.13 \$'000
<b>ASSETS</b>					
<b>Current assets</b>					
Cash and cash equivalents		242,002	223,507	97,003	58,606
Trade receivables		118,615	124,673	-	-
Other receivables and prepayments		29,185	46,375	4,433	48,329
Held-for-trading investments		5,266	5,307	5,266	5,307
Foreign exchange contracts		2,092	-	-	-
Loans to subsidiaries		-	-	16,317	16,256
Inventories		5,484	5,260	-	-
Properties held for sale		30,465	30,449	-	-
Contracts work-in-progress		53,844	40,544	-	-
Available-for-sale investments		-	4,635	-	4,635
		486,953	480,750	123,019	133,133
Assets held for sale		-	15,550	-	-
Total current assets		486,953	496,300	123,019	133,133
<b>Non-current assets</b>					
Property, plant and equipment		17,984	18,545	-	-
Investment properties		75,104	50,346	-	-
Goodwill		1,408	1,568	-	-
Other intangible assets		1,662	1,829	74	74
Investments in associates		2,787	2,787	2,787	2,787
Investments in subsidiaries		-	-	132,893	131,666
Available-for-sale investments		42,211	32,340	42,127	32,255
Deferred tax assets		2,828	3,191	-	-
Total non-current assets		143,984	110,606	177,881	166,782
<b>Total assets</b>		<b>630,937</b>	<b>606,906</b>	<b>300,900</b>	<b>299,915</b>
<b>LIABILITIES AND EQUITY</b>					
<b>Current liabilities</b>					
Bank loans	1(b)(ii)	9,165	9,290	-	-
Foreign exchange contracts		-	321	339	162
Trade and other payables		237,933	224,003	4,937	4,898
Loans from subsidiaries		-	-	205,152	203,773
Contracts work-in-progress		8,390	7,642	-	-
Income tax payable		20,381	18,896	-	-
		275,869	260,152	210,428	208,833
Liabilities associated with assets held for sale		-	3,825	-	-
Total current liabilities		275,869	263,977	210,428	208,833
<b>Non-current liabilities</b>					
Bank loans	1(b)(ii)	23,801	25,155	-	-
Pension liability		2,001	1,959	-	-
Deferred income		1,117	1,253	-	-
Deferred tax liabilities		2,172	2,236	-	-
Total non-current liabilities		29,091	30,603	-	-
<b>Capital, reserves and non-controlling interests</b>					
Share capital	1(d)(i)	74,141	74,021	74,141	74,021
Treasury shares		(10,472)	(10,472)	(10,472)	(10,472)
Accumulated profits		270,936	253,206	26,532	26,539
Other reserves	1(d)(i)	(20,541)	(15,887)	271	994
Equity attributable to owners of the company		314,064	300,868	90,472	91,082
Non-controlling interests		11,913	11,458	-	-
Total equity		325,977	312,326	90,472	91,082
<b>Total liabilities and equity</b>		<b>630,937</b>	<b>606,906</b>	<b>300,900</b>	<b>299,915</b>

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

Amount repayable in one year or less, or on demand

<b>As at 30.06.13 \$'000</b>		<b>As at 31.3.13 \$'000</b>	
Secured	Unsecured	Secured	Unsecured
9,165	-	9,290	-

Amount repayable after one year

<b>As at 30.06.13 \$'000</b>		<b>As at 31.3.13 \$'000</b>	
Secured	Unsecured	Secured	Unsecured
23,801	-	25,155	-

An amount of \$3,750,000 (31.3.13: \$3,875,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 12 Changi North Way, Singapore.

An amount of \$1,960,000 (31.3.13: \$2,200,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 16 Changi North Way, Singapore.

An amount of \$4,600,000 (31.3.13: \$4,850,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 85 Tuas South Avenue 1, Singapore.

An amount of \$3,055,000 (31.3.13: \$3,180,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 25 Changi North Rise, Singapore.

An amount of \$8,970,000 (31.3.13: \$9,315,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 80 Boon Keng Road, Singapore.

An amount of \$4,050,000 (31.3.13: \$4,200,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 26 Changi North Rise, Singapore.

An amount of \$6,581,000 (31.3.13: \$6,825,000) is secured by way of a legal mortgage on a leasehold property of a subsidiary at 10 Changi North Way, Singapore.

- 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

	<b>GROUP</b>	
	<b>First quarter ended 30.6.13 \$'000</b>	<b>30.6.12 \$'000</b>
<b>Operating activities</b>		
Profit before income tax	22,052	18,427
Adjustments for:		
Depreciation expense	1,675	1,048
Loss on disposal of property, plant and equipment	14	-
Gain on disposal of assets held for sale	(5,581)	-
Fair value adjustment on foreign exchange contracts and held-for-trading investments	(2,483)	120
(Gain)/Loss on disposal of available-for-sale investments	(19)	37
Finance costs	205	309
Interest income	(1,024)	(824)
Operating cash flows before changes in working capital	14,839	19,117
Decrease/(Increase) in receivables	23,248	(8,217)
Increase in inventories and contracts work-in-progress	(12,776)	(7,889)
Increase in properties held for sale	-	(3,929)
Increase/(Decrease) in payables	14,713	(4,187)
Cash generated from/(used in) operations	40,024	(5,105)
Interest received	1,024	824
Interest paid	(205)	(309)
Income tax paid	(1,421)	(5,247)
<b>Net cash generated from/(used in) operating activities</b>	<b>39,422</b>	<b>(9,837)</b>
<b>Investing activities</b>		
Proceeds from disposal of property, plant and equipment	96	5
Proceeds from disposal of available-for-sale investment	4,637	628
Purchase of property, plant and equipment	(952)	(501)
Purchase of available-for-sale investments	(10,551)	-
Increase in investment properties	(25,464)	(12,742)
Net cash inflow on disposal of assets held for sale	17,306	-
<b>Net cash used in investing activities</b>	<b>(14,928)</b>	<b>(12,610)</b>
<b>Financing activities</b>		
Net proceeds from issue of shares of the company	120	-
Proceeds from short-term bank loans	-	38,400
Proceeds from long-term bank loans	-	22,556
Repayment of long-term bank loans	(1,478)	(1,070)
Payment of dividends to non-controlling interests	(877)	(429)
<b>Net cash (used in)/generated from financing activities</b>	<b>(2,235)</b>	<b>59,457</b>
Net increase in cash and cash equivalents	22,259	37,010
Cash and cash equivalents at beginning of the period	223,507	192,507
Effect of foreign exchange rate changes	(3,764)	(935)
Cash and cash equivalents at end of the period	242,002	228,582

Note (a)



- 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. (cont'd)

**Consolidated Statement of Cash Flows (cont'd)**

Notes to the consolidated cash flow statement:

**(a) Cash and cash equivalents**

Cash at bank

Short-term deposits

Cash and cash equivalents at end of the period

<b>GROUP</b>	
<b>First quarter ended</b>	
<b>30.6.13</b>	<b>30.6.12</b>
<b>\$'000</b>	<b>\$'000</b>
86,985	59,131
155,017	169,451
242,002	228,582

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-----)							Subtotal \$'000	Equity attributable to owners of the company \$'000	Non- controlling interests \$'000	Total \$'000
	Share capital \$'000	Treasury shares \$'000	Accumulated profits \$'000	Investment revaluation reserve \$'000	Capital reserve \$'000	Share- based payment reserve \$'000	Foreign currency translation reserve \$'000				
<b>GROUP</b>											
Balance at 1 April 2013	74,021	(10,472)	253,206	835	(10,710)	159	(6,171)	(15,887)	300,868	11,458	312,326
Total comprehensive income for the period	-	-	17,730	(723)	-	-	(3,931)	(4,654)	13,076	455	13,531
Issue of shares	120	-	-	-	-	-	-	-	120	-	120
Balance at 30 June 2013	74,141	(10,472)	270,936	112	(10,710)	159	(10,102)	(20,541)	314,064	11,913	325,977

	(-----Other reserves-----)							Subtotal \$'000	Equity attributable to owners of the company \$'000	Non- controlling interests \$'000	Total \$'000
	Share capital \$'000	Treasury shares \$'000	Accumulated profits \$'000	Investments revaluation reserve \$'000	Capital reserve \$'000	Share- based payment reserve \$'000	Foreign currency translation reserve \$'000				
<b>GROUP</b>											
Balance at 1 April 2012	73,961	(6,701)	196,945	4,916	(10,710)	29	(3,986)	(9,751)	254,454	9,878	264,332
Total comprehensive income for the period	-	-	12,194	(2,830)	-	-	(1,041)	(3,871)	8,323	848	9,171
Balance at 30 June 2012	73,961	(6,701)	209,139	2,086	(10,710)	29	(5,027)	(13,622)	262,777	10,726	273,503

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

	(-----Other reserves-----)						
	Share capital \$'000	Treasury shares \$'000	Accumulated profits \$'000	Investments revaluation reserve \$'000	Share- based payment reserve \$'000	Subtotal \$'000	Total \$'000
<b>COMPANY</b>							
Balance at 1 April 2013	74,021	(10,472)	26,539	835	159	994	91,082
Total comprehensive loss for the period	-	-	(7)	(723)	-	(723)	(730)
Issue of shares	120	-	-	-	-	-	120
Balance at 30 June 2013	74,141	(10,472)	26,532	112	159	271	90,472

	(-----Other reserves-----)						
	Share capital \$'000	Treasury shares \$'000	Accumulated profits \$'000	Investments revaluation reserve \$'000	Share- based payment reserve \$'000	Subtotal \$'000	Total \$'000
<b>COMPANY</b>							
Balance at 1 April 2012	73,961	(6,701)	15,736	4,916	29	4,945	87,941
Total comprehensive loss for the period	-	-	57	(2,830)	-	(2,830)	(2,773)
Balance at 30 June 2012	73,961	(6,701)	15,793	2,086	29	2,115	85,168

**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, the issued and paid-up capital of the Company (excluding treasury shares) increased from 501,479,524 ordinary shares to 501,679,524 ordinary shares. This resulted from the allotment of 200,000 ordinary shares upon exercise of employees' share options. As at 30 June 2013, there were a total of 16,456,000 (30.6.12: 12,492,000) treasury shares.

As at 30 June 2013, there were unexercised options of 60,000 (30.6.12: 360,000) of unissued ordinary shares under the Boustead Share Option Scheme 2001.

**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.**

	<b>As at 30.6.13</b>	<b>As at 31.3.13</b>
Total number of issued shares (excluding treasury shares)	501,679,524	501,479,524

**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.**

	<b>GROUP</b>	
	<b>First quarter ended 30.6.13</b>	<b>30.6.12</b>
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 (¢)	3.5	2.4
(ii) On a fully diluted basis (¢)	3.5	2.4
Weighted average number of ordinary shares in issue:		
Basic (*)	501,612,857	505,343,524
Fully diluted basis (**)	502,323,142	505,457,880

\* The basic earnings per share is computed based on the weighted average number of ordinary shares in issue.

\*\* The fully diluted earnings per share is computed based on 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.**

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>30.6.13</b>	<b>31.3.13</b>	<b>30.6.13</b>	<b>31.3.13</b>
Net asset value per ordinary share based on issued shares (excluding treasury shares) as at the end of the period reported on (¢)	62.6	60.0	18.0	18.2
Number of issued shares (excluding treasury shares) as at the end of the period reported on	501,679,524	501,479,524	501,679,524	501,479,524

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

The Group's revenue is derived largely from project-oriented businesses and as such, quarterly results would not accurately reflect the full-year's performance. Full-year to full-year comparisons are more appropriate for analytical purposes.

For 1Q FY2014 ended 30 June 2013, the Group achieved revenue of \$128.7 million and net profit attributable to owners of the company of \$17.7 million, an increase of 14% and 45% respectively, compared to 1Q FY2013.

### Segment/Division Revenue

Segment/Division	Revenue		Favourable/ (Unfavourable)
	1Q FY2014 \$m	1Q FY2013 \$m	Change %
Engineering Services			
- Energy-Related Engineering	34.0	24.6	+38
- Water & Wastewater Engineering	3.9	5.2	-25
- Real Estate Solutions	63.4	51.6	+23
	101.3	81.4	+24
Geo-Spatial Technology	27.4	31.9	-14
Group Total	128.7	113.3	+14

The Energy-Related Engineering Division posted revenue of \$34.0 million, up 38%. The division's revenue growth was generated by the upstream and downstream oil & gas businesses.

The Water & Wastewater Engineering Division registered revenue of \$3.9 million, down 25%, as the division continued its strategic refocus on targeting very niche areas of industrial water and wastewater engineering.

The Real Estate Solutions Division achieved revenue of \$63.4 million, an increase of 23%. The improvement was mainly due to the progressive completion of a healthy order book backlog of design-and-build projects. The continued successful implementation of the strategy of increasing the Group's portfolio of owned properties for leasing will reduce ongoing design-and-build project revenue but increase recurring rental income.

The Geo-Spatial Technology Division experienced a decline in revenue to \$27.4 million, a reduction of 14%. The division's revenue was primarily impacted on two fronts by: 1) the weakening of the Australian Dollar vis-à-vis the Singapore Dollar; and 2) a temporary slowdown in the demand for geo-spatial software and solutions as a result of the run up to Australia's 2013 Federal Election.

## Group Profitability

For 1Q FY2014, the Group's gross profit declined to \$38.3 million, a decrease of 5%. The gross profit margin fell to 30% in 1Q FY2014 from 36% in 1Q FY2013, mainly due to the challenging conditions in the industrial real estate market (as previously mentioned in the FY2013 financial results announcement).

Other operating income increased five-fold to \$9.1 million, mainly due to a gain on disposal of assets held for sale (related to a subsidiary that holds an industrial property in Tongzhou, China), and fair value gains on foreign exchange contracts and held-for-trading investments.

Overhead expenses increased by 8% to \$25.2 million, as a result of increases in depreciation expense arising from the increase in investment properties and staff costs.

Profit before income tax was \$22.1 million, a rise of 20% as the increase in other operating income outweighed the decline in gross profit and the growth in overhead expenses. A breakdown of the profit before income tax by core operating divisions is provided.

Segment/Division	PBT		Favourable/ (Unfavourable)
	1Q FY2014 \$m	1Q FY2013 \$m	Change %
Engineering Services			
- Energy-Related Engineering	4.3	2.9	+48
- Water & Wastewater Engineering	(0.1)	(0.4)	+75
- Real Estate Solutions	11.4	6.6	+73
	15.6	9.1	+71
Geo-Spatial Technology	7.7	10.2	-25
HQ Activities	(1.2)	(0.9)	-33
Group Total	22.1	18.4	+20

For 1Q FY2014, the Group's net profit attributable to owners of the company rose to \$17.7 million, up 45%. Resulting from higher profit before income tax contributions to the Group by the Real Estate Solutions Division which is mainly subject to Singapore taxation, the Group enjoyed a lower effective tax rate.

## Cash Flow Statement

During 1Q FY2014, cash and cash equivalents (after taking into account the effect of foreign exchange rate changes) grew by \$18.5 million to \$242.0 million. Net cash generated from operating activities amounted to \$39.4 million (of which \$23.9 million relates to receipt of proceeds from the divestment of an available-for-sale asset, OM Holdings Ltd, transacted on 28 March 2013). The increase in cash inflow far exceeded the net cash used in investing and financing activities of \$14.9 million and \$2.2 million respectively.

Under investing activities, net cash outflows for the purchase of available-for-sale investments of \$10.6 million and increase in investment properties of \$25.5 million, were partially balanced off by net cash inflows on proceeds from the disposal of available-for-sale investments of \$4.6 million and disposal of assets held for sale of \$17.3 million.

## Statement of Financial Position

At the end of 1Q FY2014, the Group's financial position remained healthy.

The Group's other receivables and prepayments were reduced to \$29.2 million, mainly on the receipt of the amount due from the divestment of OM Holdings Ltd. Net contracts work-in-progress grew with project costs incurred which were subsequently certified and invoiced to clients after 1Q FY2014. Investment properties increased to \$75.1 million, in line with the progressive growth of the industrial leasehold portfolio and an acquisition of industrial land. Non-current available-for-sale investments rose to \$42.2 million as the Group continued to build up investment positions under the cash management programme.

The Group's net asset value per share increased to 62.6 cents at the end of 1Q FY2014, up from 60.0 cents at the end of FY2013.

The Group's net cash position (i.e. net of all bank borrowings) increased to \$209.0 million at the end of 1Q FY2014, translating to a net cash per share position of 41.7 cents. In addition, the Group held \$47.5 million in held-for-trading and available-for-sale investments at the end of 1Q FY2014.

**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.**

The Group continues to remain cautious on its business outlook in line with current global economic conditions.

Since the start of FY2014, the Group has secured more than \$265 million in new orders, including contracts totalling over \$100 million from the upstream and downstream oil & gas industries and a contract with a value significantly in excess of \$100 million for the Seagate Singapore Design Center – The Shugart, which is the largest contract secured by Boustead Projects in its history. Enquiry pipelines remain healthy although negotiation periods are anticipated to remain slightly protracted and the Group continues to face intensifying competition which may impact future gross margins.

The Group's order book backlog currently stands at approximately \$475 million (as at the end of 1Q FY2014 plus new orders since then), a significant increase over the \$303 million stated in the 1Q FY2013 financial results announcement.

The Group's net cash position has strengthened to \$209 million and may be deployed for strategic acquisition and investment opportunities, including the ongoing expansion of the industrial leasehold portfolio. In addition, the Group recently established a \$500 million multicurrency debt issuance programme which has increased the Group's financing capabilities and flexibility, providing the Group with an alternative standby financing tool.

Since the Group's last update in the FY2013 annual report in respect of the Group's financial exposure in Libya on the Al Marj Project, the Group's legal advisors have reconfirmed the strength of the Group's case. The trial has now been tentatively scheduled for late January or early February 2014.

The Group expects profits in FY2014 to remain satisfactory but unlikely to match the record level achieved in FY2013.



**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/(recommended), a statement to that effect.**

No dividend has been declared/recommendeded for this period.

**13. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Company has not obtained a general mandate from shareholders for interested person transactions.

**14. Negative confirmation by the Board pursuant to Rule 705(5)**

We, Wong Fong Fui and Loh Kai Keong, being two of the directors of Boustead Singapore Limited (the "Company"), do hereby confirm on behalf of the directors of the Company that, to the best of our knowledge, nothing has come to the attention of the board of directors of the Company which may render the 1Q FY2014 financial results to be false or misleading.

On behalf of the board of directors

WONG FONG FUI  
Chairman

LOH KAI KEONG  
Director

**BY ORDER OF THE BOARD**

*Alvin Kok*  
*Company Secretary*  
13 August 2013