



Hiap Hoe Limited
(Registration No. : 199400676Z)

Unaudited Financial Statements for the First Quarter Ended 31 March 2013

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

Income Statement for the Group for the First Quarter Ended 31 March 2013

(All figures in \$'000)

	The Group		
	3 months ended		
	31-Mar-13	31-Mar-12	%
Revenue	30,347	37,467	(19.0)
Cost of sales	(16,370)	(23,597)	(30.6)
Gross profit	<u>13,977</u>	<u>13,870</u>	0.8
Other items of income			
Other income	281	423	(33.6)
Financial income	116	44	163.6
Other items of expenses			
Distribution and selling expenses	(392)	(102)	284.3
Administrative expenses	(1,645)	(835)	97.0
Other expenses	(56)	(23)	143.5
Financial expenses	(531)	(53)	901.9
Share of results of joint venture	(21)	2,970	(100.7)
Profit before taxation	<u>11,729</u>	<u>16,294</u>	(28.0)
Tax expense	(1,945)	(2,245)	(13.4)
Net profit for the period	<u><u>9,784</u></u>	<u><u>14,049</u></u>	(30.4)
Attributable to :			
Owners of the Company	10,173	14,068	(27.7)
Non-controlling interests	(389)	(19)	1,947.4
Total	<u><u>9,784</u></u>	<u><u>14,049</u></u>	

Statement of Comprehensive Income for the Group for the First Quarter ended 31 March 2013

(All figures in \$'000)

	<u>The Group</u>	
	3 months ended	
	31-Mar-13	31-Mar-12
Profit for the period	9,784	14,049
Other comprehensive income for the period, net of tax	-	-
Total comprehensive income for the period	<u>9,784</u>	<u>14,049</u>
Attributable to :		
Owners of the Company	10,173	14,068
Non-controlling interests	(389)	(19)
Total comprehensive income for the period	<u>9,784</u>	<u>14,049</u>

Additional Information

Profit from operation is determined after charging / (crediting) :

(All figures in S\$'000)

	<u>The Group</u>		
	3 months ended		%
	31-Mar-13	31-Mar-12	
Depreciation of property, plant and equipment	73	57	28.1
Loss on disposal of property, plant and equipment	5	-	NM
Dividend income, gross	(6)	(4)	50.0
Fair value loss / (gain) on financial instruments - unquoted investments held for trading	(25)	(72)	(65.3)
Fair value (gain) / loss on financial instruments - quoted investments held for trading	51	23	121.7

Notes :

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.

Statement of Financial Position for the Group as at 31 March 2013

(All figures in \$'000)

ASSETS LESS LIABILITIES

Non-Current Assets

	31-Mar-13	31-Dec-12	%
Property, plant and equipment	6,424	6,497	-1.1%
Investments in joint ventures	60,335	22,554	167.5%
Trade and other receivables	4	7	-42.9%
	66,763	29,058	129.8%

Current Assets

Cash and short-term deposits	21,847	20,600	6.1%
Other investments ¹	4,594	4,620	-0.6%
Trade and other receivables	36,393	29,535	23.2%
Other assets	170	187	-9.1%
Prepaid operating expenses	38	25	52.0%
Due from related companies (trade)	26	18	44.4%
Due from related companies (non-trade)	-	2	-100.0%
Due from joint ventures (trade)	32,364	31,632	2.3%
Due from joint ventures (non-trade)	10,389	46,741	-77.8%
Due from an associate (non-trade)	3	3	0.0%
Development properties	172,996	163,912	5.5%
Properties held for sale	255,805	260,441	-1.8%
Tax recoverable	1	1	0.0%
	534,626	557,717	-4.1%

Investment properties - held for sale

	-	3,520	-100.0%
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Current Liabilities

Trade and other payables	9,922	12,220	-18.8%
Other liabilities	27,286	28,592	-4.6%
Due to related companies (trade)	535	891	-40.0%
Due to related companies (non-trade)	41,143	32,717	25.8%
Due to joint venture (trade)	5,476	5,320	2.9%
Due to joint venture (non-trade)	9,578	9,554	0.3%
Interest-bearing loans and borrowings	81,429	101,969	-20.1%
Tax payable	9,287	8,955	3.7%
	184,656	200,218	-7.8%

Net Current Assets

	349,970	357,499	-2.1%
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Non-Current Liabilities

Trade and other payables	3,623	3,429	5.7%
Interest-bearing loans and borrowings	85,056	69,919	21.6%
Deferred taxation	12,950	11,408	13.5%

Net Assets

	315,104	305,321	3.2%
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EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY

Share capital	84,445	84,445	0.0%
Treasury shares	(1,101)	(1,101)	0.0%
Reserves	232,423	222,251	4.6%
	315,767	305,595	3.3%
Non-controlling Interests	(663)	(274)	142.0%
Total Equity	315,104	305,321	3.2%

Statement of Financial Position for the Company as at 31 March 2013

(All figures in \$'000)

ASSETS LESS LIABILITIES

Non-Current Assets

	31-Mar-13	31-Dec-12	%
Property, plant and equipment	189	201	-6.0%
Investments in subsidiary companies	60,700	60,700	0.0%
Investments in joint ventures	37,814	-	#DIV/0!
	98,703	60,901	62.1%

Current Assets

Cash and short-term deposits	135	1,107	-87.8%
Other assets	1	4	-75.0%
Prepaid operating expenses	15	5	200.0%
Due from subsidiary companies (trade)	1,989	1,829	8.7%
Due from subsidiary companies (non-trade)	151,066	130,454	15.8%
Due from joint ventures (trade)	127	90	41.1%
Due from joint ventures (non-trade)	8,272	43,619	-81.0%
Due from an associate (non-trade)	3	3	0.0%
	161,608	177,111	-8.8%

Current Liabilities

Trade and other payables	43	46	-6.5%
Other liabilities	212	510	-58.4%
Due to subsidiary companies (non-trade)	91,355	68,767	32.8%
Interest-bearing loans and borrowings	17	33	-48.5%
Tax payable	117	156	-25.0%
	91,744	69,512	32.0%

Net Current Assets

	69,864	107,599	-35.1%
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Net Assets

	168,567	168,500	0.0%
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EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY

Share capital	84,445	84,445	0.0%
Treasury shares	(1,101)	(1,101)	0.0%
Reserves	85,223	85,156	0.1%
Total Equity	168,567	168,500	0.0%

Note :

- 1) This included short-term commercial papers and quoted investments.

1 (b)(ii) Aggregate amount of Group's borrowings and debts securities.

Amount repayable in one year or less, or on demand

(\$'000)

As at 31 Mar 13		As at 31 Dec 12	
Secured	Unsecured	Secured	Unsecured
81,429	-	101,969	-

Amount repayable after one year

(\$'000)

As at 31 Mar 13		As at 31 Dec 12	
Secured	Unsecured	Secured	Unsecured
85,056	-	69,919	-

Details of any collateral

The above borrowings are from financial institutions and are secured by the following:

- 1) legal mortgages on the Group's properties held for sale and freehold properties;
- 2) first legal mortgage over development properties;
- 3) first legal assignment of all rights and benefits under sales & purchase agreements and / or tenancy agreements;
- 4) assignment of proceeds of the Project Account and the rental account maintained with the bank;
- 5) the building contracts of the certain development properties;
- 6) assignment of all insurance policies for certain development properties;
- 7) deed of subordination to subordinate all loans and advances from the Company to the facilities; and
- 8) corporate guarantees given by the Company and the joint venturers.

- 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.**

Statement of Cash Flows for the Group

(All figures in \$'000)

	3 months ended	
	31-Mar-13	31-Mar-12
Cash flows from operating activities		
Profit before taxation	11,729	16,294
Adjustments :		
Depreciation of property, plant and equipment	73	57
Interest expenses	531	53
Interest income	(116)	(44)
Dividend income from quoted investments	(6)	(4)
Loss on disposal of property, plant and equipment	5	-
Fair value loss on held for trading investments		
- quoted	51	23
Fair value gain on held for trading investments		
- unquoted	(25)	(72)
Share of results of joint ventures	21	(2,970)
Operating cash flows before changes in working capital	12,263	13,337
<u>Changes in working capital</u>		
(Increase) / decrease in :		
Development properties	(8,842)	(16,509)
Properties held for sale	4,636	(2)
Trade and other receivables	(6,855)	54
Other assets	17	(752)
Prepaid operating expenses	(12)	(11)
Due from related companies, trade	(8)	-
Due from related companies, non-trade	2	-
Due from a joint venture, trade	(564)	(11,275)
Increase / (decrease) in :		
Trade and other payables	(2,104)	(512)
Other liabilities	(1,307)	3,672
Due to related companies, trade	(356)	(48)
Due to related companies, non-trade	-	20
Due to joint venture, non-trade	3	-
Cash flows used in operations	(3,127)	(12,026)
Income tax paid	(72)	(66)
Net cash flows used in operating activities	(3,199)	(12,092)

Statement of Cash Flows for the Group (cont'd)
 (All figures in \$'000)

	31-Mar-13	31-Mar-12
Cash flows from investing activities		
Dividend income received	5	4
Interest income received	46	7
Repayment of loan from / (Loan to) joint ventures	(1,392)	6,351
Proceeds from disposal of investment property	3,520	-
Purchase of property, plant and equipment	(12)	(14)
Purchase of unquoted investment (Note 1)	-	(1,000)
Net cash flows generated from investing activities	2,167	5,348
Cash flow from financing activities		
Repayment of bank term loans	(38,363)	(8,665)
Proceeds from loans and borrowings	33,000	8,500
Purchase of treasury shares	-	(133)
Repayment of lease obligations	(42)	(30)
Interest paid	(688)	(1,116)
Loan from related companies	8,372	1,634
Net cash flows generated from financing activities	2,279	190
Net increase / (decrease) in cash and cash equivalents	1,247	(6,554)
Cash and cash equivalents at beginning of period	20,600	10,370
Cash and cash equivalents at end of period (Note 2)	21,847	3,816

Note 1:

This included commercial paper which matures in more than 3 months' time.

Note 2 :

Cash and bank balances
 Fixed deposits

8,347	3,816
13,500	-
21,847	3,816

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.

Statements of Changes in Equity

(All figures in \$'000)

	The Group		The Company	
	1Q2013	1Q2012	1Q2013	1Q2012
Share capital				
Balance at beginning / end of period	84,445	84,445	84,445	84,445
Treasury shares				
Balance at beginning of period	(1,101)	(968)	(1,101)	(968)
Buy back of shares	-	(133)	-	(133)
Balance at end of period	(1,101)	(1,101)	(1,101)	(1,101)
Capital reserve				
Balance at beginning / end of period	(7,671)	(7,671)	-	-
Other reserve				
Balance at beginning / end of period	52	52	52	52
Dividend reserve				
Balance at beginning / end of period	2,353	1,177	2,353	1,177
Accumulated profits				
Balance at beginning of period	227,516	174,352	82,751	27,304
Profit for the period	10,173	14,068	67	40
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	10,173	14,068	67	40
Transfer to dividend reserve	-	-	-	-
Balance at end of period	237,689	188,420	82,818	27,344
Minority interest				
Balance at beginning of period	(274)	56	-	-
Profit for the period	(389)	(19)	-	-
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	(389)	(19)	-	-
Balance at end of period	(663)	37	-	-
Equity at end of period	315,104	265,359	168,567	111,917

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 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.

Ordinary Shares (excluding Treasury Shares)

	Number of Ordinary Shares	
	3 months ended	
	31-Mar-13	31-Mar-12
Balance at 1 January	470,557,541	470,852,541
Shares buy back	-	(295,000)
Balance at 31 March	470,557,541	470,557,541

Treasury Shares

	Number of Treasury Shares	
	3 months ended	
	31-Mar-13	31-Mar-12
Balance at 1 January	3,999,850	3,704,850
Shares buy back	-	295,000
Balance at 31 March	3,999,850	3,999,850

During the period ended 31 March 2013, no ordinary shares were bought back from the market.

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.

The number of issued shares as at 31 March 2013 is 470,557,541 (31 December 2012: 470,557,541).

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.

These 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 Group and the Company have adopted the same accounting policies and methods of computation for the current financial period as those for the financial year ended 31 December 2012.

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

Not applicable.

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

The Group

	3 months ended	
	31-Mar-13	31-Mar-12
Earning per share (cents)		
Basic	2.16	2.99
Diluted	2.16	2.99
Weighted average number of shares		
Basic	470,557,541	470,723,420
Diluted	470,557,541	470,723,420

Earning per share is calculated based on the net profit attributable to ordinary shareholders divided by the weighted average number of shares.

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

	31-Mar-13	31-Dec-12
Net assets value per share (cents)		
The Group	67.10	64.94
The Company	35.82	35.81
Based on number of shares		
The Group	470,557,541	470,557,541
The Company	470,557,541	470,557,541

Net assets value per share is calculated based on the equity attributable to the equity holders of the parent excluding the non-controlling interests divided by the number of shares excluding treasury shares.

8. **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.**

Revenue

The Group recorded a 19.0% decrease in revenue to \$30.3m for the first quarter ended 31 March 2013 ("1Q2013"), from \$37.5m recorded in the previous corresponding period ("1Q2012"). This was mainly due to progressive revenue recognition of \$26.1m from the sale of residential units at *Skyline 360^O* and *Waterscape at Cavenagh*. Revenue received by the Group's subsidiary from progress made in the construction of a joint-venture project, namely the hotel/commercial at Zhongshan Park contributed the remaining \$3.7m to total revenue.

Profit

Despite the decline in revenue, gross profit increased marginally by 0.8% from \$13.9m in 1Q2012 to \$14.0m in 1Q2013. This was because the Group managed to achieve higher margin contribution from its two residential projects.

Other income for 1Q2013 fell 33.6% mainly due to the decrease in rental income received as the properties at Kallang Pudding are being vacated for re-development.

Financial income more than doubled to \$116,000 in 1Q2013, from \$44,000 in previous corresponding period, as the Group purchased more commercial papers and placed more of its funds in fixed deposits.

Profit Before Tax

The increase in marketing expense to \$0.4m in 1Q2013 from \$0.1m a year ago, was mainly a result of expenses incurred from the construction of show suites for the Group's projects, *Treasure on Balmoral* and *Skyline 360^O*, as well as commissions paid out in relation to the sale of units at *Skyline 360^O*.

Administrative expenses doubled from \$0.8m in 1Q2012 to \$1.6m in 1Q2013, mainly due to an increase in property tax and maintenance fee following the receipt of Temporary Occupation Permit ("TOP") for *Skyline 360^O* and *Treasure on Balmoral*. The Group also incurred additional costs from renting a warehouse to store construction equipment and tools, as well as higher staff costs.

The Group recorded a substantial increase in finance expenses in 1Q2013, in view of interest expensed off following the receipt of TOP for *Skyline 360^O* and *Treasure on Balmoral* in 2012. Prior to the projects' receipt of TOP, the finance expenses were capitalised under Development Properties in the Group's statement of financial position.

Share of Results of Joint Venture

In 1Q2012, the Group's joint venture project, *The Beverly* recorded a profit of \$3.0m. However, a share of loss of \$21,000 was recorded in 1Q2013 as all income from the sale of units of this project has been recognised upon its receipt of TOP in October 2012, and no new sales were achieved (and thus no income recognised) during this quarter under review.

Profit Attributable to Shareholders

Tax expense decreased 13.4% to \$1.9m in 1Q2013, in line with the decline in net profit before tax.

Taking into consideration the above factors, the Group's net profit attributable to shareholders fell 27.7% to \$10.2m in 1Q2013, from \$14.0m in 1Q2012.

Financial Position

The increase in investments in joint venture from \$22.6 million to \$60.3 million was mainly due to reclassification of loans of \$37.8 million extended to a joint venture for the acquisition of the land at Zhongshan Park from the Group's current assets. This also accounts for the year-on-year decrease in amount due from joint ventures (non-trade) by 77.8% to \$10.4 million.

Trade and other receivables increased to \$36.4m from \$29.5m mainly due to progress billings due from units sold at *Waterscape at Cavenagh* and *Skyline 360^o*.

With the TOP of the Group's projects - *The Beverly* in October 2012, Days Hotel Singapore at Zhongshan Park in November 2012, and Ramada Singapore at Zhongshan Park along with the adjoining commercial complex in April 2013, amount due from joint venture (trade) increased marginally by 2.3% to \$32.4m.

Trade and other payable (current) and other liabilities (current) fell to \$9.9m and \$27.3m, from \$12.2m and \$28.6m respectively, as lower construction and operating expenses were incurred towards completion of the Group's projects during the period.

Amount due to related companies (non-trade) increased \$41.1m from \$32.7m mainly due to funds injected by SuperBowl Holdings Limited to repay part of the bank borrowings in relation to the Group's joint-venture residential development project, *Treasure on Balmoral*.

Cash Flow

The Group recorded net cash used in operating activities of \$3.2m. Operating cash flow generated was used to pay for construction cost for uncompleted projects.

The lower net increase in development properties of \$8.8m in 1Q2013 compared to the previous corresponding period was due to less construction cost incurred following *Skyline 360^o* and *Treasure on Balmoral's* receipt of their respective TOP in 2012.

The net decrease in properties held for sale in 1Q2013 was due to sale of units at *Skyline 360^o*.

Trade and other receivables recorded higher net increase in 1Q2013 compared to 1Q2012, in view of progress billings receivable from new units sold.

Compared to previous corresponding period, the net increase in amount due from joint venture (trade) in 1Q2013 was lower mainly due to lower construction cost billed out for the period under review.

The net decrease of \$1.3m in other liabilities for 1Q2013 compared to the net increase in 1Q2012 of \$3.7m was due to lower construction cost accrued from the on-going construction projects after TOP was obtained for various projects.

Net cash generated from investing activities amounted to \$2.2m in 1Q2013. The Company received \$3.5m in sale proceeds from the disposal of its investment property, which was completed in 1Q2013. This was used to offset loans to joint ventures of \$1.4m.

The Group recorded a net cash generated from financing activities of \$2.3m in 1Q2013. The aggregate proceeds from bank borrowings of \$33.0m and funds contributed by joint venture partner of \$8.4m, were offset by the repayment of bank term loans and bank interest of \$38.4m and \$0.7m respectively.

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

The results for the current period ended 31 March 2013 are in line with the commentary in part 10 of our previous fourth quarter ended 31 December 2012 results announcement released on 18 February 2013.

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.

Based on the Urban Redevelopment Authority's statistics, prices of private residential units in Singapore edged up marginally 0.6% in 1Q2013.

The sale of new private homes continued its increase to 5,412 units in 1Q2013 from 4,353 in the previous quarter despite the 7th round of anti-speculation measures introduced by the Government in the residential property market in January 2013.

The sale of the Group's residential development projects are making good progress. The percentage of total units sold to-date for each development is as follows:

The Beverly (93%)
Skyline 360^o (75%)
Waterscape at Cavanagh (75%)

The Group continues to be on the lookout for good land acquisition opportunities and will maintain its cautious approach in doing so. The management is also adopting a strategic approach towards the sale of remaining units of its completed projects, to ensure that the Group remains resilient in a potentially challenging environment.

The Group will also commence construction of its industrial property development at Kallang Pudding in the second half of 2013.

Its second hotel development, Ramada Singapore at Zhongshan Park, together with the adjoining commercial office tower and retail mall, has obtained its TOP on 18 April 2013 and Ramada Singapore will open for business on 18 May 2013.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? None.

(b) Corresponding Period of the immediately preceding financial year

Any dividend declared for the corresponding period of the immediately preceding financial year? None.

(c) Date payable

Not applicable.

(d) Book closure date

Not applicable.

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

No dividend has been declared / recommended during the financial 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.

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under the shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
	3 months ended 31 March 2013	3 months ended 31 March 2013
Hiap Hoe & Co. Pte Ltd (A subsidiary of the ultimate holding company, Hiap Hoe Holdings Pte Ltd)	Provision of Project and Construction Management Service to the Company's wholly-owned subsidiaries : - Cavenagh Properties Pte. Ltd. (Value of transactions amounting to \$4,000) Provision of Project and Construction Management Service to the Company's 50% share in joint venture: - HH Properties Pte. Ltd. (50% share of value of transactions amounting to \$23,000)	NA
SuperBowl Holdings Limited (A subsidiary of the ultimate holding company, Hiap Hoe Holdings Pte Ltd)	Contribution by the Company of its 60% proportion of the loan extended to : - Hiap Hoe SuperBowl JV Pte. Ltd. (Value of loan as at 31 March 2013 amounting to \$60,946,000) Interest income amounting to \$95,000 Contribution by the Company of its 50% proportion of the loan to : - HH Properties Pte. Ltd. (Value of loan as at 31 March 2013 amounting to \$44,323,000) Interest income amounting to \$67,000	Construction of 1 block of 14-Storey hotel, 1 block of 17-Storey hotel and 1 block of 13-Storey office building for HH Properties Pte. Ltd. (Value of transaction amounting to \$7,230,000)
SuperBowl Management Pte Ltd (A subsidiary of SuperBowl Holdings Limited)	Contribution by the Group of its 60% proportion of the loan : - Goodluck View Development (Value of loan as at 31 March 2013 amounting to \$1,640,000) Interest income amounting to \$3,000	-

Name of interested person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under the shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
	3 months ended 31 March 2013	3 months ended 31 March 2013
SuperBowl Management Pte Ltd (A subsidiary of SuperBowl Holdings Limited)	Loan to the Joint Venturer, a wholly-owned subsidiary of the Company of its 60% proportion : - Goodluck View Development (Value of loan as at 31 March 2013 amounting to \$9,540,000) Interest expense amounting to \$25,000	-

Hiap Hoe SuperBowl JV Pte. Ltd. ("HHSB") is a subsidiary company which is 60% owned by Hiap Hoe Limited (the "Company") and 40% by SuperBowl Holdings Limited ("SBH"). Similarly, Goodluck View Development ("GLV") is a joint venture business formed under Wah Hoe Development Pte Ltd ("Wah Hoe"), a subsidiary of the Company. This joint venture is 60% owned by Wah Hoe and 40% by SuperBowl Management Pte Ltd.

HH Properties Pte. Ltd. ("HHP") is a joint venture company which is 50% owned by the Company and 50% owned by SBH.

The Audit Committee of the Company is satisfied that the Investments in HHSB, GLV and HHP are on commercial terms which are fair and reasonable and are not prejudicial to the interest of the minority shareholders of the Company. The Audit Committee is of the view that the risk and rewards are in proportion to the equity of each of the joint venture partner in HHSB and GLV.

The Investment in the joint ventures and the related loans extended to HHSB and GLV fall within the exception of Rule 916(2) and 916(3) of the Listing Manual of the Singapore Exchange Securities Trading Limited. Shareholders' approval is, therefore, not required for the Company to enter into the investment.

BY ORDER OF THE BOARD

Lai Foon Kuen
 Company Secretary
 15 May 2013

Confirmation pursuant to Rule 705(5) of the SGX Listing Manual

The Board has confirmed that to the best of its knowledge, nothing has come to its attention which may render the unaudited financial statements of the Company or the unaudited consolidated financial statements of the Group for the first quarter ended 31 March 2013 to be false or misleading in any material respect.

On behalf of the Board of Directors

Teo Ho Beng
Director

Teo Ho Kang, Roland
Director