



Hiap Hoe Limited
(Registration No. : 199400676Z)

9 months Financial Statement for the Period Ended 30 September 2009

1(a) Income Statement, together with Statement of Comprehensive Income for the Group for the Third Quarter and 9 Months Ended 30 September 2009

Unaudited results for the third quarter and 9 months ended 30 September 2009

(All figures in \$'000)

	The Group			The Group		
	3 months ended			9 months ended		
	30-Sep-09	30-Sep-08	%	30-Sep-09	30-Sep-08	%
Revenue	36,738	4,815	663.0	84,034	20,324	313.5
Cost of sales	(25,259)	(2,748)	819.2	(51,255)	(9,813)	422.3
Gross profit	11,479	2,067	455.3	32,779	10,511	211.9
Other items of income						
Other income	175	109	60.6	529	1,753	(69.8)
Financial income	225	70	221.4	676	204	231.4
Other items of expenses						
Distribution and selling expenses	(493)	(365)	35.1	(703)	(2,295)	(69.4)
Administrative expenses	(595)	(657)	(9.4)	(1,806)	(1,984)	(9.0)
Other expenses	-	(72)	(100.0)	(1)	(151)	(99.3)
Financial expenses	(180)	(2)	8,900.0	(507)	(29)	1,648.3
Share of results of joint ventures	-	(529)	(100.0)	-	(600)	(100.0)
Profit before taxation	10,611	621	1,608.7	30,967	7,409	318.0
Tax expenses	(2,152)	8	(27,000.0)	(5,708)	508	(1,223.6)
Net profit for the period	8,459	629	1,244.8	25,259	7,917	219.0
Attributable to :						
Shareholders of the Company	8,470	658	1,187.2	25,289	7,999	216.2
Minority interests	(11)	(29)	(62.1)	(30)	(82)	(63.4)

Consolidated Statement of Comprehensive Income for the Third Quarter and 9 months ended 30 September 2009

(All figures in \$'000)

	The Group		The Group	
	3 months ended		9 months ended	
	30-Sep-09	30-Sep-08	30-Sep-09	30-Sep-08
Profit, net of tax	8,459	629	25,259	7,917
Other comprehensive income :				
Net fair value changes on cash flow hedge	-	-	-	-
Other comprehensive income for the period, net of tax	-	-	-	-
Total comprehensive income for the period	8,459	629	25,259	7,917
Total comprehensive income attributable to :				
Shareholders of the Company	8,470	658	25,289	7,999
Minority interests	(11)	(29)	(30)	(82)

Additional Information

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

(All figures in S\$'000)

	The Group			The Group		
	3 months ended		%	9 months ended		%
	30-Sep-09	30-Sep-08		30-Sep-09	30-Sep-08	
Depreciation of property, plant and equipment	38	48	(20.8)	116	150	(22.7)
Loss on disposal of property, plant and equipment	-	-	-	1	-	NM
Fair value gain on investment properties	-	-	-	-	(1,432)	(100.0)
Dividend income, gross	-	(1)	(100.0)	(4)	(9)	(55.6)
Write back of allowance for doubtful receivables (trade)	-	(18)	(100.0)	(2)	(127)	(98.4)
Fair value (gain) / loss on financial instruments - quoted investments held for trading	(23)	72	(131.9)	(120)	156	(176.9)

Notes:

- 1) NM – Not meaningful

1(b)(i) Balance Sheet as at 30 September 2009

The Group

(All figures in \$'000)

ASSETS LESS LIABILITIES

Non-Current Assets

Property, plant and equipment
Investment properties
Trade and other receivables

Current Assets

Cash, bank balances & fixed deposits
Other investments
Trade and other receivables
Other assets
Prepaid operating expenses
Due from an associate (non-trade)
Due from related companies (trade)
Due from related companies (non-trade)
Due from joint venture (trade)
Due from joint ventures (non-trade)
Development properties
Work-in-progress

Current Liabilities

Trade and other payables
Other liabilities
Derivatives
Due to related companies (trade)
Due to a related company (non-trade)
Interest-bearing loans and borrowings¹
Tax payable

Net Current Assets

Non-Current Liabilities

Trade payables
Interest-bearing loans and borrowings
Deferred taxation

Net Assets

EQUITY

Share capital
Treasury shares
Reserves

Minority Interests

Total Equity

	30-Sep-09	31-Dec-08	%
ASSETS LESS LIABILITIES			
Non-Current Assets			
Property, plant and equipment	3,642	3,741	-2.6%
Investment properties	7,192	7,192	0.0%
Trade and other receivables	32	-	NM
	10,866	10,933	-0.6%
Current Assets			
Cash, bank balances & fixed deposits	3,187	9,873	-67.7%
Other investments	214	94	127.7%
Trade and other receivables	1,255	150	736.7%
Other assets	162	174	-6.9%
Prepaid operating expenses	182	61	198.4%
Due from an associate (non-trade)	2	1	100.0%
Due from related companies (trade)	19	-	NM
Due from related companies (non-trade)	24	25	-4.0%
Due from joint venture (trade)	32	80	-60.0%
Due from joint ventures (non-trade)	48,054	47,564	1.0%
Development properties	513,350	463,097	10.9%
Work-in-progress	3,757	2,280	64.8%
	570,238	523,399	8.9%
Current Liabilities			
Trade and other payables	2,618	2,042	28.2%
Other liabilities	9,613	3,511	173.8%
Derivatives	539	554	-2.7%
Due to related companies (trade)	426	581	-26.7%
Due to a related company (non-trade)	13,297	12,047	10.4%
Interest-bearing loans and borrowings ¹	11,576	1,064	988.0%
Tax payable	929	1,121	-17.1%
	38,998	20,920	86.4%
Net Current Assets	531,240	502,479	5.7%
Non-Current Liabilities			
Trade payables	1,276	463	175.6%
Interest-bearing loans and borrowings	366,056	367,645	-0.4%
Deferred taxation	8,840	3,686	139.8%
	165,934	141,618	17.2%
EQUITY			
Share capital	84,446	84,446	0.0%
Treasury shares	(159)	(159)	0.0%
Reserves	81,419	57,073	42.7%
	165,706	141,360	17.2%
Minority Interests	228	258	-11.6%
Total Equity	165,934	141,618	17.2%

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 30 Sep 09		As at 31 Dec 08	
Secured	Unsecured	Secured	Unsecured
11,576	-	1,064	-

Amount repayable after one year

(\$'000)

As at 30 Sep 09		As at 31 Dec 08	
Secured	Unsecured	Secured	Unsecured
366,056	-	367,645	-

Details of any collateral

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

- 1) Mortgage on subsidiaries' development properties.
- 2) Mortgage on subsidiaries' investment properties and freehold properties.
- 3) Assignment of interest over property under sale & purchase agreements and tenancy agreements including sales & rental proceeds.
- 4) Assignment of all rights and benefits under
 - (i) Insurance policies taken up;
 - (ii) Performance bonds in relation to the Project.
- 5) Deed of Subordination to subordinate all loans / advances from the company to the facilities. Repayment of expenses / costs incurred on behalf by the company under the project has been allowed.
- 6) Corporate guarantees given by the company.

1(c) Consolidated Cash Flow Statement of the Group

(All figures in \$'000)

	3 months ended		9 months ended	
	30-Sep-09	30-Sep-08	30-Sep-09	30-Sep-08
Cash flows from operating activities :				
Profit before taxation	10,612	621	30,967	7,409
Adjustments :				
Depreciation of property, plant and equipment	38	48	113	150
Interest expenses	180	2	507	29
Interest income	(225)	(70)	(676)	(204)
Dividend income	-	(1)	(4)	(9)
Loss on disposal of property, plant and equipment	-	-	1	-
Fair value gain on derivatives	-	-	-	(6)
Fair value gain on investment properties	-	-	-	(1,432)
Write back of allowance for doubtful receivables				
- trade	-	(18)	-	(127)
- non-trade	-	-	(2)	-
Fair value (gain) / loss on financial instruments - quoted investments held for trading	(23)	72	(120)	156
Share of results of joint ventures	-	529	-	600
Operating profit before working capital changes	10,582	1,183	30,786	6,566
Changes in working capital				
(Increase)/decrease in :				
Development properties	(17,387)	(2,632)	(44,543)	(316,784)
Trade and other receivables	(123)	289	(1,133)	4,645
Other assets	(2,002)	(128)	(2,060)	29,810
Prepaid operating expenses	-	13	(121)	48
Work-in-progress	525	(1,274)	(1,470)	(2,200)
Due from related companies, trade	(19)	-	(19)	-
Due from related companies, non-trade	17	-	2	-
Due from a joint venture, trade	112	(822)	48	(854)
Due from joint ventures, non-trade	(5)	(14)	(28)	(386)
(Decrease) / increase in :				
Trade and other payables	1,654	(273)	1,234	375
Other liabilities	3,540	83	6,102	(2,128)
Derivatives	14	509	(15)	96
Due to related companies, trade	(110)	(334)	-	519
Due to related companies, non-trade	428	1	-	(205)
Cash flows used in operations	(2,774)	(3,399)	(11,217)	(280,498)
Income tax refunded / (paid)	1,759	(420)	1,326	(148)
Net cash used in operating activities	(1,015)	(3,819)	(9,891)	(280,646)

1(c) Consolidated Cash Flow Statement of the Group (cont'd)

(All figures in \$'000)

	3 months ended		9 months ended	
	30-Sep-09	30-Sep-08	30-Sep-09	30-Sep-08
Cash flows from investing activities :				
Dividend income	-	1	4	9
Interest income	-	70	5	96
Purchase of property, plant and equipment	(18)	(2)	(23)	(15)
Purchase of quoted investment	-	-	(1)	-
Net cash (used in) / generated from investing activities	(18)	69	(15)	90
Cash flow from financing activities :				
Dividend paid	-	2,206	(944)	(3,036)
Repayment of bank term loans	(1,900)	(10,000)	(5,500)	(14,979)
Borrowings from banks	8,045	-	14,446	267,958
Placement of shares, net of expenses	-	21,002	-	21,002
Repayment of hire purchase	(2)	(28)	(8)	(83)
Hire purchase loan	-	-	-	-
Interest paid	(2,412)	(1,830)	(6,747)	(4,446)
Loan repayment from / (Loan to) joint ventures	(687)	-	208	(3,341)
Loan to associated company	-	(10,901)	-	(10,901)
Loan from related companies	-	198	1,218	4,985
Net cash generated from financing activities	3,044	647	2,673	257,159
Net increase / (decrease) in cash and cash equivalents	2,011	(3,103)	(7,233)	(23,397)
Cash and cash equivalents at beginning of period	623	9,941	9,867	30,235
Cash and cash equivalents at end of period	2,634	6,838	2,634	6,838

Note :

Cash and bank balances
Fixed deposits
Less Bank overdraft

2,153	670
1,034	6,550
(553)	(382)
2,634	6,838

2,153	670
1,034	6,550
(553)	(382)
2,634	6,838

1(d)(i) Statements of Changes in Equity

(All figures in \$'000)

	The Group		The Company	
	3 months ended		3 months ended	
	30-Sep-09	30-Sep-08	30-Sep-09	30-Sep-08
Issued Capital				
Balance at beginning	84,446	63,453	84,446	63,453
Issuance of shares	-	21,002	-	21,002
Balance at end of period	84,446	84,455	84,446	84,455
Treasury shares				
Balance at beginning / end of period	(159)	-	(159)	-
Capital reserve				
Balance at beginning / end of period	(7,671)	(7,671)	-	-
Dividend reserve				
Balance at beginning of period	945	-	945	-
Dividend in respect of FY2008/FY2007 paid	(945)	-	(945)	-
Balance at end of period	-	-	-	-
Accumulated profits / (losses)				
Balance at beginning of period	80,620	63,794	17,001	16,139
Total comprehensive income for the period	8,470	658	(40)	26
Balance at end of period	89,090	64,452	16,961	16,165
Minority interest				
Balance at beginning of period	239	317	-	-
Total comprehensive income for the period	(11)	(29)	-	-
Balance at end of period	228	288	-	-
Equity at end of period	165,934	141,524	101,248	100,620

1(d)(ii) Details of 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	
	30-Sep-09	30-Sep-08
Balance at 1 July	378,193,363	303,717,091
Right issue	-	75,929,272
Balance at 30 September	378,193,363	379,646,363

Treasury Shares

	Number of Treasury Shares	
	30-Sep-09	30-Sep-08
Balance at 1 July	1,453,000	-
Balance at 30 September	1,453,000	-

During the third quarter ended 30 September 2009, there was no change in the issued share capital of the Company.

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 30 September 2009 is 378,193,363 (31 December 2008 : 378,193,363).

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.

Except as disclosed in Section 5 below, 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 2008.

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.

In 2008, the Group has changed to adopt the equity method for recognising its interest in joint venture instead of proportionate consolidation. Therefore, the comparative figures of 2008 were restated accordingly.

The Group adopted the following new and revised FRS that are mandatory for the financial periods beginning on or after 1 January 2009 :

- FRS 1 : Presentation of financial statements – Revised presentation
- FRS 23 : Borrowing Costs
- FRS 108 : Operating segments

The adoption of new and revised FSR did not have any impact on the results of the Group for the financial period ended 30 September 2009.

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		9 months ended	
	30-Sep-09	30-Sep-08	30-Sep-09	30-Sep-08
Earning per share (cents)				
Basic	2.24	0.17	6.69	2.11
Diluted	2.24	0.17	6.69	2.11
Weighted average number of shares				
Basic	378,193,363	379,646,363	378,193,363	379,646,363
Diluted	378,193,363	379,646,363	378,193,363	379,646,363

Earnings 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

	30-Sep-09	31-Dec-08
Net assets value per share (cents)		
The Group	43.82	37.38
The Company	26.77	27.05
Based on number of shares		
The Group	378,193,363	378,193,363
The Company	378,193,363	378,193,363

Net assets value per share is calculated based on the equity attributable to the equity holders of the parent excluding the minority interest 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.

FINANCIAL HIGHLIGHTS

Revenue

Group revenue surged 663.0% to \$36.7m for the third quarter ended 30 September 2009 ("3Q2009"), from \$4.8m achieved in the previous corresponding period ("3Q2008"). This was largely due to progressive revenue recognition of residential development projects, Cuscaden Royale (18.8%) and Oxford Suites (18.0%). With the commencement of construction of Signature at Lewis and Skyline 360^o, 13.2% and 9.4% of revenue from the sale of these developments respectively were also recognized in the quarter.

Group revenue for the nine months ended 30 September 2009 ("9M2009") increased 313.5% to \$84.0m, from \$20.3m recorded in the same period last year ("9M2008"). To date, 74.0% and 79.6% of revenue have been recognized for Cuscaden Royale and Oxford Suites respectively.

Profit

Gross profit for the quarter under review rose 455.3% from \$2.1m in 3Q2008 to \$11.5m in 3Q2009. Gross profit for 9M2009 tripled to \$32.8m from \$10.5m in 9M2008. However, due to lower gross profit margin generated by new projects, gross profit margin decreased from 42.9% in 3Q2008 to 31.2% in 3Q2009. Likewise, gross profit margin for 9M2009 was also down to 39.0% from 51.7% in 9M2008.

Cost of sales increased from \$2.7m in 3Q2008 to \$25.3m in 3Q2009. Cost of sales also rose from \$9.8m for 9M2008 to \$51.3m for 9M2009. The increase was in line with the increase in sales and business activity.

Other income increased from \$109,000 in 3Q2008 to \$175,000 in 3Q2009 mainly due to the write-back of fair value loss on quoted investment and forfeiture of booking fees, which arose due to purchase options not being exercised within the validity period. On the contrary, other income for 9M2009 declined from \$1.8m in 9M2008 to \$0.5m in 9M2009. The decrease was mainly due to a write-back of impairment loss on investment property in 2008.

Commission and sales related cost increased in tandem with the higher sales achieved in 3Q2009, hence resulting in higher distribution and selling expenses recorded for the quarter. However, distribution and selling expenses were still lower in 9M2009 compared to that incurred in 9M2008, largely due to expenses related to the construction of show suites in 2008. Therefore, distribution and selling expenses fell from \$2.3m in 9M2008 to \$0.7m in 9M2009.

Administrative expenses decreased from \$657,000 in 3Q2008 to \$595,000 in 3Q2009. Administrative expenses were higher in 3Q2008, as maintenance expenses were incurred for properties acquired for redevelopment in 2008. Accordingly, the Group registered lower administrative expenses in 9M2009 versus 9M2008.

Financial expenses which amounted to \$180,000 in 3Q2009 and \$0.5m in 9M2009, were higher than their previous corresponding periods, largely due to the Group's drawdown on part of its bank credit facilities for working capital purpose.

The Group's tax expense of \$2.2m in 3Q2009 and \$5.7m in 9M2009 mainly arose from deferred tax, which was incurred as profit was recognized on some projects prior to their Temporary Occupational Permit ("TOP").

Taking into consideration the above factors, the Group's net profit after tax surged more than 13 times from \$0.6m in 3Q2008 to \$8.5m in 3Q2009. Net profit after tax for 9M2009 also increased 219% from \$7.9m to \$25.3m.

Balance Sheet

Development properties increased from \$463.1m as at 31 December 2008 to \$513.4m as at 30 September 2009, mainly due to progressive construction and development cost incurred, which were partially offset by the progress billings for the uncompleted projects. This also resulted in the decrease in cash, bank balances and fixed deposits from \$9.9m to \$3.2m and the increase in total bank borrowings by \$8.9m.

Interest bearing loans and borrowings under current liabilities increased from \$1.1m to \$11.6m mainly due to the reclassification of loans for the Oxford Suites which is expected to obtain its TOP in the first quarter of 2010. This project was completely sold out in 2007.

Other liabilities increased from \$3.5m as at 31 December 2008 to \$9.6m as at 30 September 2009, mainly due to increased provision of construction cost of \$4.4m because of higher number of ongoing development projects. As per Singapore Budget 2009, land tax of \$1.6m has been deferred.

Amount due from joint ventures (non-trade) of \$48.1m mainly arose from loans extended to the hotel/commercial development project at Balestier Road/Ah Hood Road and residential development project at The Beverly.

Deferred tax increased from \$3.7m to \$8.8m, mostly due to recognition of profit on some projects prior to their TOP.

Cash Flow

The Group recorded net cash used in operating activities of approximately \$1.0m for 3Q2009 and \$9.9m for 9M2009, which was mainly used in expenses incurred for the construction of its residential development projects.

Financing activities registered a net cash inflow of \$3.0m in 3Q2009. Net bank borrowings of \$6.1m were partially offset by interest payment amounting to \$2.4m and \$0.7m worth of loans to joint ventures.

Similarly, for 9M2009, financing activities registered a net cash inflow of \$2.7m as net bank borrowings of \$8.9m and \$1.2m worth of funds injected by a related company, SuperBowl Holdings Limited for the joint-venture project at Balmoral exceeded bank interest payment of \$6.7m and the payment of dividends of \$0.9m.

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

There was no financial forecast made in the Group's announcement dated 11 August 2009.

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.

On a year-on-year basis, the Singapore economy grew 0.8% in 3Q2009, marking its first economic growth in more than one year. As recently announced by the Government, Singapore's GDP is expected to contract by a smaller estimate of 2% to 2.5%, as compared to the previous contraction estimates of 4% to 6%.

Along with improved economic indicators, the buying interest in the local private residential property market continued to show signs of growth, as evidenced by the increase in prices of non-landed residential property in 3Q2009.

Riding on the positive property momentum in the early part of the year, the Group launched two residential projects this year, namely The Beverly and Signature at Lewis, and has to date, successfully sold more than 60% of the units launched. Proceeds from the sale of these units will continue to be progressively recognized at various construction milestones.

Despite the early signs of recovery, the Group remains cautious about its outlook. With the macro uncertainties that lie ahead, the Group will continue to take a prudent approach with regard to its remaining residential developments, and will monitor the market closely for an opportune time to launch these projects.

The Group is currently in the process of selecting an international group to manage the two hotels within the development, which will be built on its Balestier Road / Ah Hood Road land parcel. This project, jointly developed with SuperBowl Holdings Limited, is slated for completion by 2014.

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. INTERESTED PERSONS TRANSACTIONS FOR THE 9 MONTHS ENDED 30 SEPTEMBER 2009

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 30 September 2009	9 months ended 30 September 2009	3 months ended 30 September 2009	9 months ended 30 September 2009
Hiap Hoe & Co. Pte Ltd (A subsidiary of the ultimate holding company, Hiap Hoe Holdings Pte Ltd)	<p>Provision of Project and Construction Management Service to the Company's wholly-owned subsidiaries :</p> <ul style="list-style-type: none"> - Bukit Panjang Plaza Pte Ltd (Value of transactions amounting to \$192,000) - Oxford Development Pte. Ltd. (Value of transactions amounting to \$11,400) - Leong Hoe Development Pte. Ltd (Value of transactions amounting to \$11,000) - Guan Hoe Development Pte. Ltd. (Value of transactions amounting to \$11,000) <p>Provision of Project and Construction Management Service to the Company's 60% owned subsidiary :</p> <ul style="list-style-type: none"> - Hiap Hoe SuperBowl JV Pte. Ltd. (Value of transactions amounting to \$71,800) <p>Provision of Project and Construction Management Service to the Company's 50% share in joint venture :</p> <ul style="list-style-type: none"> - HH Properties Pte Ltd, Contract value of \$2,560,000 (50% share of value of transactions amounting to \$256,000) 	<p>Provision of Project and Construction Management Service to the Company's wholly-owned subsidiaries :</p> <ul style="list-style-type: none"> - Bukit Panjang Plaza Pte Ltd (Value of transactions amounting to \$357,000) - Oxford Development Pte. Ltd. (Value of transactions amounting to \$25,700) - Leong Hoe Development Pte. Ltd (Value of transactions amounting to \$24,000) - Guan Hoe Development Pte. Ltd. (Value of transactions amounting to \$37,000) <p>Provision of Project and Construction Management Service to the Company's 60% owned subsidiary :</p> <ul style="list-style-type: none"> - Hiap Hoe SuperBowl JV Pte. Ltd. (Value of transactions amounting to \$71,800) <p>Provision of Project and Construction Management Service to the Company's 50% share in joint venture :</p> <ul style="list-style-type: none"> - HH Properties Pte Ltd, Contract value of \$2,560,000 (50% share of value of transactions amounting to \$256,000) 	NA	NA

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 30 September 2009	9 months ended 30 September 2009	3 months ended 30 September 2009	9 months ended 30 September 2009
SuperBowl Holdings Limited (A subsidiary of the ultimate holding company, Hiap Hoe Holdings Pte Ltd)	<p>Contribution by the Company of its 60% proportion of the loan extended to :</p> <p>- Hiap Hoe SuperBowl JV Pte. Ltd. (Value of loan amounted to \$681,000)</p> <p>Interest income amounting to \$7,100</p> <p>Contribution by the Company of its 50% proportion of the loan to :</p> <p>- HH Properties Pte. Ltd. (Value of loan amounted to \$495,000)</p> <p>Interest income amounting to \$221,600</p>	<p>Contribution by the Company of its 60% proportion of the loan extended to :</p> <p>- Hiap Hoe SuperBowl JV Pte. Ltd. (Value of loan as at 30 September 2009 amounting to \$19,741,000)</p> <p>Interest income amounting to \$34,500</p> <p>Contribution by the Company of its 50% proportion of the loan to :</p> <p>- HH Properties Pte. Ltd. (Value of loan as at 30 September 09 amounting to \$38,694,000)</p> <p>Interest income amounting to \$653,700</p>	NA	NA
SuperBowl Management Pte Ltd (A subsidiary of SuperBowl Holdings Limited)	<p>Contribution by the Group of its 60% proportion of the loan :</p> <p>- Goodluck View Development (Value of loan amounted to \$192,000)</p> <p>Interest income amounting to \$2,800</p>	<p>Contribution by the Group of its 60% proportion of the loan :</p> <p>- Goodluck View Development (Value of loan as at 30 September 09 amounting to \$7,994,000)</p> <p>Interest income amounting to \$16,900</p>	NA	NA

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
6 November 2009

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 third quarter and 9 months ended 30 September 2009 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