Hiap Hoe Limited
(Registration No. : 199400676Z)

Half Year Financial Statement for the Period Ended 30 June 2009

1(a) Income Statement, together with Statement of Comprehensive Income for the Group for the Second Quarter and Half Year Ended 30 June 2009

Unaudited results for the second quarter and half year ended 30 June 2009

(All figures in $'000)	The Group			The Group		
	2Q2009	2Q2008	%	1H2009	1H2008	%
Revenue	31,907	7,477	326.7	47,295	15,509	205.0
Cost of sales	(19,350)	(3,659)	428.8	(25,996)	(7,066)	267.9
Gross profit	12,557	3,818	228.9	21,299	8,443	152.3
Other items of income						
Other income	247	1,546	(84.0)	355	1,644	(78.4)
Financial income	224	63	255.6	451	134	236.6
Other items of expenses						
Distribution and selling expenses	(189)	(1,358)	(86.1)	(210)	(1,930)	(89.1)
Administrative expenses	(576)	(563)	2.3	(1,211)	(1,327)	(8.7)
Other expenses	(1)	(33)	(97.0)	(1)	(78)	(98.7)
Financial expenses	(169)	(8)	2,012.5	(327)	(27)	1,111.1
Share of results of joint ventures	-	(58)	(100.0)	-	(71)	(100.0)
Profit before taxation	12,093	3,407	254.9	20,356	6,788	199.9
Tax expenses	(2,178)	(323)	574.3	(3,556)	500	(811.2)
Net profit for the period	9,915	3,084	221.5	16,800	7,288	130.5
Attributable to :						
Shareholders of the Company	9,924	3,094	220.7	16,819	7,341	129.1
Minority interests	(9)	(10)	(10.0)	(19)	(53)	(64.2)

Consolidated Statement of Comprehensive Income for the Quarter and Half year ended 30 June 2009

(All figures in $'000)	The Group		The Group	
	2Q2009	2Q2008	1H2009	1H2008
Profit, net of tax	9,915	3,084	16,800	7,288
Other comprehensive income :				
Net fair value changes on cash flow hedge	-	(77)	-	-
Other comprehensive income for the period, net of tax	-	(77)	-	-
Total comprehensive income for the period	9,915	3,007	16,800	7,288
Total comprehensive income attributable to :				
Shareholders of the Company	9,924	3,017	16,819	7,341
Minority interests	(9)	(10)	(19)	(53)

Additional Information

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

(All figures in S$'000)	The Group			The Group		
	2Q2009	2Q2008	%	1H2009	1H2008	%
Depreciation of property, plant and equipment	38	51	(25.5)	78	102	(23.5)
Loss on disposal of property, plant and equipment	1	-	NM	1	-	NM
Fair value gain on investment properties	-	(1,432)	(100.0)	-	(1,432)	(100.0)
Dividend income, gross	(4)	(8)	(50.0)	(4)	(8)	(50.0)
Write back of allowance for doubtful receivables (trade)	-	(108)	(100.0)	(2)	(110)	(98.2)
Fair value (gain) / loss on financial instruments - quoted investments held for trading	(101)	33	(406.1)	(97)	84	(215.5)

Notes:

1) NM – Not meaningful

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

The Group

(All figures in $'000)	30.06.09	31.12.08	%
ASSETS LESS LIABILITIES			
Non-Current Assets			
Property, plant and equipment	3,666	3,741	-2.0%
Investment properties	7,192	7,192	0.0%
	10,858	10,933	-0.7%
Current Assets			
Cash, bank balances & fixed deposits	1,761	9,873	-82.2%
Other investments	191	94	103.2%
Trade and other receivables	1,162	150	674.7%
Other assets	232	174	33.3%
Prepaid operating expenses	182	61	198.4%
Due from an associate (non-trade)	1	1	0.0%
Due from related companies (non-trade)	40	25	60.0%
Due from joint venture (trade)	143	80	78.8%
Due from joint ventures (non-trade)	47,138	47,564	-0.9%
Development properties	493,883	463,097	6.6%
Work-in-progress	4,279	2,280	87.7%
	549,012	523,399	4.9%
Current Liabilities			
Trade and other payables	1,423	2,042	-30.3%
Other liabilities	6,073	3,511	73.0%
Derivatives	525	554	-5.2%
Due to related companies (trade)	536	581	-7.7%
Due to a related company (non-trade)	12,868	12,047	6.8%
Interest-bearing loans and borrowings [1]	8,614	1,064	709.6%
Tax payable	1,246	1,121	11.2%
	31,285	20,920	49.5%
Net Current Assets	**517,727**	**502,479**	3.0%
Non-Current Liabilities			
Trade payables	817	463	76.5%
Interest-bearing loans and borrowings	363,611	367,645	-1.1%
Deferred taxation	6,683	3,686	81.3%
Net Assets	**157,474**	**141,618**	11.2%
EQUITY			
Share capital	84,446	84,446	0.0%
Treasury shares	(159)	(159)	0.0%
Reserves	72,948	57,073	27.8%
	157,235	141,360	11.2%
Minority Interests	239	258	-7.4%
Total Equity	**157,474**	**141,618**	11.2%

Note 1 :

This included bank overdraft of approximately $1,138,000 (31 December 2008:$6,000).

The Company

(All figures in $'000)	30.06.09	31.12.08	%
ASSETS LESS LIABILITIES			
Non-Current Assets			
Property, plant and equipment	8	19	-57.9%
Investments in subsidiary companies	48,683	48,683	0.0%
	48,691	48,702	0.0%
Current Assets			
Cash, bank balances & fixed deposits	62	3,466	-98.2%
Trade and other receivables	1	1	0.0%
Other assets	169	128	32.0%
Prepaid operating expenses	18	12	50.0%
Due from subsidiary companies (non-trade)	73,720	72,257	2.0%
Due from subsidiary companies (trade)	1,152	1,075	7.2%
Due from joint ventures (non-trade)	41,579	42,013	-1.0%
Due from joint venture (trade)	142	80	77.5%
Due from a related company (non-trade)	24	-	NM
Due from an assoicate (non-trade)	2	1	100.0%
	116,869	119,033	-1.8%
Current Liabilities			
Trade and other payables	213	214	-0.5%
Other liabilities	153	253	-39.5%
Derivatives	411	531	-22.6%
Due to subsidiary companies (non-trade)	63,428	64,380	-1.5%
Interest-bearing loans and borrowings	10	10	0.0%
Provision for taxation	43	35	22.9%
	64,258	65,423	-1.8%
Net Current Assets	**52,611**	**53,610**	-1.9%
Non-Current Liability			
Interest-bearing loans and borrowings	14	19	-26.3%
Net Assets	**101,288**	**102,293**	-1.0%
EQUITY			
Share capital	84,446	84,446	0.0%
Treasury shares	(159)	(159)	0.0%
Reserves	17,001	18,006	-5.6%
Total Equity	**101,288**	**102,293**	-1.0%

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 30.06.09		As at 31.12.08	
Secured	Unsecured	Secured	Unsecured
8,614	-	1,064	-

Amount repayable after one year

($'000)

As at 30.06.09		As at 31.12.08	
Secured	Unsecured	Secured	Unsecured
363,611	-	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)

	2Q2009	2Q2008	1H2009	1H2008
Cash flows from operating activities :				
Profit before taxation	12,093	3,407	20,356	6,788
Adjustments :				
Depreciation of property, plant and equipment	38	51	78	102
Interest expenses	169	8	327	27
Interest income	(224)	(63)	(451)	(134)
Dividend income	(4)	(8)	(4)	(8)
Loss on disposal of property, plant and equipment	1	-	1	-
Fair value gain on derivatives	-	-	-	(6)
Fair value gain on investment properties	-	(1,432)	-	(1,432)
Write back of allowance for doubtful receivables				
- trade	-	(108)	-	(110)
- non-trade	-	-	(2)	-
Fair value (gain) / loss on financial instruments - quoted investments held for trading	(101)	33	(97)	84
Share of results of joint ventures	-	58	-	71
Operating profit before working capital changes	**11,972**	**1,946**	**20,208**	**5,382**
Changes in working capital				
(Increase)/decrease in :				
Development properties	(16,727)	(90,940)	(27,157)	(314,151)
Trade and other receivables	(558)	7	(1,010)	4,356
Other assets	(67)	9,309	(58)	29,938
Prepaid operating expenses	(120)	10	(121)	35
Work-in-progress	(789)	95	(1,998)	(926)
Due from a joint venture, trade	(32)	(24)	(64)	(32)
Due from a joint ventures, non-trade	-	(48)	(24)	(411)
(Decrease) / increase in :				
Trade and other payables	(212)	812	(265)	648
Other liabilities	2,678	(1,118)	2,562	(2,211)
Derivatives	254	(764)	(29)	(413)
Due from related companies, trade	(103)	858	(45)	853
Due from related companies, non-trade	(43)	(237)	(13)	(206)
Cash flows used in operations	**(3,747)**	**(80,094)**	**(8,014)**	**(277,138)**
Income tax (paid) / refunded	(364)	(1,119)	(433)	272
Net cash used in operating activities	**(4,111)**	**(81,213)**	**(8,447)**	**(276,866)**
Cash flows from investing activities :				
Dividend income	4	8	4	8
Interest income	1	63	5	134
Purchase of property, plant and equipment	(4)	(5)	(5)	(13)
Purchase of quoted investment	(1)	-	(1)	-
Net cash generated from investing activities	**-**	**66**	**3**	**129**

1(c) Consolidated Cash Flow Statement of the Group (cont'd)
(All figures in $'000)

	2Q2009	2Q2008	1H2009	1H2008
Cash flow from financing activities :				
Dividend paid	(945)	(3,037)	(944)	(3,036)
Repayment of bank term loans	(600)	-	(3,600)	(4,979)
Borrowings from banks	4,154	87,639	6,400	265,752
Repayment of hire purchase	(2)	(28)	(5)	(55)
Interest paid	(2,927)	(1,612)	(4,339)	(2,684)
Loan repayment from / (Loan to) joint ventures	1,788	(276)	895	(3,341)
Loan from related companies	453	284	793	4,786
Net cash generated from / (used in) financing activities	**1,921**	**82,970**	**(800)**	**256,443**
Net (decrease) / increase in cash and cash equivalents	**(2,190)**	**1,823**	**(9,244)**	**(20,294)**
Cash and cash equivalents at beginning of period	**2,813**	**8,118**	**9,867**	**30,235**
Cash and cash equivalents at end of period	**623**	**9,941**	**623**	**9,941**

Note :

Cash and bank balances	1,761	2,841	1,761	2,841
Fixed deposits	-	7,100	-	7,100
Less Bank overdraft	(1,138)	-	(1,138)	-
	623	9,941	623	9,941

1(d)(i) Statements of Changes in Equity
(All figures in $'000)

	The Group		The Company	
	2Q2009	**2Q2008**	**2Q2009**	**2Q2008**
Issued Capital				
Balance at beginning / end of period	84,446	63,453	84,446	63,453
Treasury shares				
Balance at beginning / end of period	(159)	-	(159)	-
Capital reserve				
Balance at beginning / end of period	(7,671)	(7,671)	-	-
Other reserve				
Balance at beginning of period	-	77	-	-
Total comprehensive income for the period	-	(77)	-	-
Balance at end of period	-	-	-	-
Dividend reserve				
Balance at beginning of period	945	3,037	945	3,037
Dividend in respect of FY2008/FY2007 paid	(945)	(3,037)	(945)	(3,037)
Balance at end of period	-	-	-	-
Accumulated profits / (losses)				
Balance at beginning of period	70,695	60,700	17,062	16,185
Total comprehensive income for the period	9,924	3,094	(61)	(46)
Balance at end of period	80,619	63,794	17,001	16,139
Minority interest				
Balance at beginnning of period	248	328	-	-
Total comprehensive income for the period	(9)	(10)	-	-
Balance at end of period	239	318	-	-
Equity at end of period	157,474	119,894	101,288	79,592

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.

<u>Ordinary Shares (excluding Treasury Shares)</u>

	Number of Ordinary Shares	
	30-Jun-09	30-Jun-08
Balance at 1 April	378,193,363	303,717,091
Balance at 30 June	378,193,363	303,717,091

Treasury Shares

	Number of Treasury Shares	
	30-Jun-09	30-Jun-08
Balance at 1 April	1,453,000	-
Balance at 30 June	1,453,000	-

During the second quarter ended 30 June 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 June 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 June 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

	2Q2009	2Q2008	1H2009	1H2008
Earning per share (cents)				
Basic	2.62	1.02	4.45	2.42
Diluted	2.62	1.02	4.45	2.42
Weighted average number of shares				
Basic	378,193,363	303,717,091	378,193,363	303,717,091
Diluted	378,193,363	303,717,091	378,193,363	303,717,091

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-Jun-09	31-Dec-08
Net assets value per share (cents)		
The Group	41.58	37.38
The Company	26.78	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.

<u>FINANCIAL HIGHLIGHTS</u>

Revenue

Group revenue increased 326.7% to $31.9m for the second quarter ended 30 June 2009 (“2Q2009”), compared to $7.5m achieved for the previous corresponding period (“2Q2008”). The increase was mainly due to the progressive revenue recognition of residential development projects, Cuscaden Royale (16.9%) and Oxford Suites (22.1%). Net profit for the quarter rose 221.5% from $3.1m in 2Q2008 to $9.9m in 2Q2009.

Group revenue for the six months ended 30 June 2009 (“1H2009”) increased 205.2% to $47.3m, compared to $15.5m recorded in the first half 2008 (“1H2008”). To date, 55.2% of revenue for Cuscaden Royale and 61.6% of revenue of Oxford Suites have been recognised. The final 2% revenue for City Edge was also recognized in 1H2009. Net profit for 1H2009 thus rose 130.5% to $16.8m, compared to $7.3m in 1H2008.

Profit

Cost of sales increased in line with the rise in revenue.

Other income decreased 86.1% from $1.5m in 2Q2008 to $0.2m in 2Q2009, and 89.1% from $1.9m in 1H2008 to $0.2m in 1H2009. The decrease was mainly due to a write-back of impairment loss on investment property in 2008.

Financial income increased 255.6% from $63,000 in 2Q2008 to $224,000 in 2Q2009, and 236.6% from $134,000 in 1H2008 to $451,000 in 1H2009, mainly due to more interest income contributed from joint ventures.

Distribution and selling expenses fell 89.1% from $1.9m in 1H2008, to $0.2m in 1H2009, in view of expenses incurred for the construction of show suites in 2Q2008. In the case of 2Q2009, the bulk of distribution and selling expenses was contributed by marketing commission.

Administrative expenses in 2Q2009 increased 2.3% to $576,000, from $563,000 in 2Q2008. The minor increase was mainly in view of the presence of a write-back of provision for doubtful debt in 2Q2008.

Compared to 1H2008, administrative expenses decreased by $0.1m in 1H2009, due to maintenance fee made owing to various development projects in 1H2008. Jobs credit received from the Singapore government also contributed to savings in salary cost.

Financial expenses in 2Q2009 amounted to $169,000 for 2Q2009 and $0.3m for 1H2009, which were higher than their respective previous corresponding periods, mainly due to the Group’s draw-down on part of its bank credit facilities.

The Group recorded a tax expense of $2.2m for 2Q2009 and $3.6m for 1H2009. This expense was mainly a result of deferred taxation, which was incurred in view of profit being recognized from Cuscaden Royale and Oxford Suites prior to their respective Temporary Occupational Permit ("TOP") dates.

Taking into consideration the above factors, the Group's net profit after tax rose 221.5% to $9.9m in 2Q2009, compared to $3.1m in 2Q2008. Likewise, net profit after tax for 1H2009 increased 130.5% to $16.8m, compared to $7.3m in the previous comparative period.

Balance Sheet

Development properties increased from $463.1m to $493.9m mainly due to progressive construction and development cost incurred off-set by the progress billings for the uncompleted projects. This resulted in the decrease in cash, bank balances and fixed deposits from $9.9m to $1.8m and the increase in total bank borrowings by $3.5m.

Interest bearing loans and borrowings under current liabilities increased from $1.1m to $8.6m mainly due to reclassifications of loans for the Oxford Suites project which is expected to obtain its Temporary Occupancy Permit ("TOP") in 1Q2010. This project was completely sold out in 2007.

Amounts due from joint ventures (non-trade) of $47.1m mainly arose from loans extended to the hotel/commercial development joint venture project at Balestier Road/Ah Hood Road.

Deferred tax increased from $3.7m to $6.7m mainly due to profit recognition on Cuscaden Royale and Oxford Suites prior to their TOP.

Cash Flow

The Group recorded net cash used in operating activities of approximately $4.1m for 2Q2009 and $8.4m for 1H2009. Cash was mainly used in expenses incurred for the construction of its residential development projects.

Financing activities registered a net cash inflow of $1.9m in 2Q2009. Bank borrowings of $4.1m, repayment of loan from joint venture of $1.8m and funds injected by a related company, SuperBowl Holdings Limited for the joint-venture project at Balmoral Road totaling $0.4m, were partially off-set by repayment of bank borrowings and interest amounting to $3.5m and payment of dividend of $0.9m.

However, for 1H2009, financial activities registered a net cash outflow of $0.8m as payment of bank interest and dividends of $5.3m exceeded net bank borrowings of $2.8m and funds injected by a related company, SuperBowl Holdings Limited for the joint-venture project totaling $0.8m, as well as net repayment of loan from joint venture 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 8 May 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.

In line with improved economic indicators, demand for private property in Singapore has seen renewed interest, where the total number of private property transactions in 2Q2009 alone exceeded the total number of home units sold for the whole of 2008. Furthermore, 2Q2009 was the best performing quarter since the height of the property boom in 2007. On the back of improved buying sentiment, private property prices have also increased.

The Group launched two residential projects this year, namely The Beverly and Signature at Lewis, and has successfully sold more than 50% of the units launched to date. Proceeds from the sale of these units will be progressively recognized from commencement of their construction.

Despite the early signs of recovery, the Group remains cautious about its outlook. Given 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 its hotel joint-venture project with SuperBowl Holdings Limited, which will be built on its Balestier Road/Ah Hood Road land parcel. The project 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 HALF YEAR ENDED 30 JUNE 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 June 2009	6 months ended 30 June 2009	3 months ended 30 June 2009	6 months ended 30 June 2009
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 : - Bukit Panjang Plaza Pte Ltd (Value of transactions amounting to $110,000) - Oxford Development Pte. Ltd. (Value of transactions amounting to $6,000) - Leong Hoe Development Pte. Ltd (Value of transactions amounting to $5,000) - Guan Hoe Development Pte. Ltd. (Value of transactions amounting to $nil)	Provision of Project and Construction Management Service to the Company's wholly-owned subsidiaries : - Bukit Panjang Plaza Pte Ltd (Value of transactions amounting to $165,000) - Oxford Development Pte. Ltd. (Value of transactions amounting to $14,000) - Leong Hoe Development Pte. Ltd (Value of transactions amounting to $13,000) - Guan Hoe Development Pte. Ltd. (Value of transactions amounting to $26,000)	NA	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 amounted to $636,000) Interest income amounting to $10,300 Contribution by the Company of its 50% proportion of the loan to : - HH Properties Pte. Ltd. (Value of loan amounted to $50,000) Interest income amounting to $218,100	Contribution by the Company of its 60% proportion of the loan extended to : - Hiap Hoe SuperBowl JV Pte. Ltd. (Value of loan as at 30 June 2009 amounting to $19,060,000) Interest income amounting to $27,400 Contribution by the Company of its 50% proportion of the loan to : - HH Properties Pte. Ltd. (Value of loan as at 30 June 09 amounting to $38,199,000) Interest income amounting to $432,100	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 June 2009	6 months ended 30 June 2009	3 months ended 30 June 2009	6 months ended 30 June 2009
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 repayment amounted to $1,838,000) Interest income amounting to $5,200	Contribution by the Group of its 60% proportion of the loan : - Goodluck View Development (Value of loan as at 30 June 09 amounting to $7,802,000) Interest income amounting to $14,100	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
11 August 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 second quarter and half year ended 30 June 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