

**TRANSPAC INDUSTRIAL HOLDINGS LIMITED**  
(Registration Number: 199400941K)

***First Quarter Financial Statement and Dividend Announcement  
for the period ended 31 March 2008***

**THESE FIGURES HAVE NOT BEEN AUDITED.****1(a) An income statement for the Company, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

The Company's results are presented below. The consolidation of the Company's results with Group's results (in accordance with Financial Reporting Standard 27) is presented in items 1(e) to 1(e)(v). The Company is primarily a private equity investment company and investments in subsidiaries are made with the same objective to realize capital gain through disposals just as any other investments made by the Company.

**Income Statement****For the 3 months ended 31 March 2008**

	<b>Company 31 Mar 2008 S\$'000</b>	<b>Company 31 Mar 2007 S\$'000</b>	<b>Increase / (Decrease) %</b>
<b>Revenue</b>			
Proceeds from disposal of investments			
- Quoted equity investments	<b>1,939</b>	19,601	(90)
- Unquoted investments	<b>23</b>	-	nm
	<b>1,962</b>	19,601	(90)
Cost of investments disposed of			
- Quoted equity investments	<b>(880)</b>	(1,056)	(17)
- Unquoted investments	<b>(1,111)</b>	-	nm
	<b>(1,991)</b>	(1,056)	89
Net (loss) / gain on disposal of			
- Quoted equity investments	<b>1,059</b>	18,545	(94)
- Unquoted investments	<b>(1,088)</b>	-	nm
	<b>(29)</b>	18,545	nm
Net change in fair value of investments	<b>(1,464)</b>	4,009	nm
Impairment losses (net)	<b>1,111</b>	(17)	nm
Net (losses) / gains from investments	<b>(382)</b>	22,537	nm
Interest income	<b>149</b>	793	(81)
Dividends/Distributions from unquoted equity investments	-	1,991	nm
Dividends from quoted equity investments	<b>43</b>	58	(26)
<b>Total investment (expense) / income</b>	<b>(190)</b>	25,379	nm
Operating expenses	<b>(1,041)</b>	(13,385)	(92)
<b>(Loss) / Profit before income tax</b>	<b>(1,231)</b>	11,994	nm
Income tax expense	-	(4,224)	nm
<b>(Loss) / Profit for the period</b>	<b>(1,231)</b>	7,770	nm

nm : Not meaningful

## Operating expenses:

	<b>Company 31 Mar 2008 S\$'000</b>	<b>Company 31 Mar 2007 S\$'000</b>
Performance incentive fees (Note 1)	-	11,921
Investment management fees	<b>878</b>	1,270
Auditors' remuneration		
- Audit fees		
- Current year	<b>29</b>	29
- Underprovision in respect of prior year	<b>10</b>	-
- Other fees	<b>1</b>	-
Directors' remuneration	<b>71</b>	51
Currency exchange (gain) / loss - net	<b>(1)</b>	138
Other	<b>53</b>	(24)
	<b>1,041</b>	13,385

Note :

- (1) Performance incentive fees are charged to the income statement during the period only if there is an increase in the Company's NAV subsequent to 31 December.

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

**Balance Sheet as at 31 March 2008**

	<b>Company 31 Mar 2008 S\$'000</b>	<b>Company 31 Dec 2007 S\$'000</b>
<b>Assets</b>		
<b>Current assets</b>		
Cash and cash equivalents	17,258	39,334
Other current assets	1,531	1,623
Other investment (Note 1)	14,121	16,398
	<b>32,910</b>	<b>57,355</b>
<b>Non-current assets</b>		
Investments		
- Available-for-sale	239,855	179,319
- At fair value through profit or loss (Note 2)	-	82,731
	<b>239,855</b>	<b>262,050</b>
<b>Total assets</b>	<b>272,765</b>	<b>319,405</b>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Trade and other payables	1,363	17,511
Current income tax liabilities	17,361	25,020
Derivative liability (Note 1)	593	1,406
	<b>19,317</b>	<b>43,937</b>
<b>Non-current liabilities</b>		
Deferred income tax liabilities	8,339	12,081
	<b>8,339</b>	<b>12,081</b>
<b>Total liabilities</b>	<b>27,656</b>	<b>56,018</b>
<b>Net assets</b>	<b>245,109</b>	<b>263,387</b>
<b>Equity</b>		
Share capital	51,000	51,000
Retained earnings	40,746	41,977
Capital reserve	91,526	91,526
Fair value reserve for available-for-sale investments	61,837	78,884
<b>Total equity</b>	<b>245,109</b>	<b>263,387</b>

**Notes:**

- (1) In 2007, the Company granted a covered call option on 15,183,247 ordinary shares out of its 51,108,025 shares in Hsu Fu Chi International Limited ("HFCL"), in favor of UBS AG at a strike price of US\$1.0048 (approximately S\$1.45) per share. The call options can be exercised any time on or before 28 December 2009. The ownership and legal rights of the option shares were transferred to UBS AG. Consequently, the option shares are derecognised. Nonetheless, the Company retains only up to a 1% yield on the option shares for any dividend declared by HFCL during the option period. The option shares are classified as a derivative asset and stated at fair value, based on the underlying investment in HFCL shares, which in turn is based on the market bid price of the shares as at the balance sheet date.

If the call options are not exercised by UBS AG during the option period expiring 28 December 2009, the shares will be returned to the Company. The fair value of the call options as at balance sheet date is estimated using market valuation model that takes into account the terms and conditions under which the call options were granted. The fair values of the derivative asset and the derivative liability as at 31 March 2008 are as follows:

	Derivative asset S\$'000	Derivative liability S\$'000
At 31 December 2007	16,398	(1,406)
Changes in fair value taken to income statement	(2,277)	813
At 31 March 2008	14,121	(593)

The changes in the fair values of the derivative asset and derivative liability are recognised in the income statement.

- (2) For the period ended 31 March 2008, the Company has restructured its holdings in these investments and they are now classified as available-for-sale investments.

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

**Cash Flow Statement**

**For the 3 months ended 31 March 2008**

	<b>Company 31 Mar 2008 S\$'000</b>	<b>Company 31 Mar 2007 S\$'000</b>
<b>Cash flows from operating activities</b>		
(Loss) / Profit for the period	(1,231)	7,770
Adjustments for :		
Income tax expense	-	4,224
Interest income	(149)	(793)
Dividends/Distributions from equity investments	(43)	(2,049)
Performance incentive fees	-	11,921
Net change in fair value of investments	1,464	(4,009)
Impairment losses (net)	(1,111)	17
	(1,070)	17,081
Changes in operating assets and liabilities:		
Investments	2,518	(4,958)
Other current assets	42	793
Bank deposits not qualifying as cash and cash equivalents	-	(57)
Trade and other payables	634	1,176
Cash generated from operations	2,124	14,035
Dividends/Distributions received from equity investments	43	2,049
Interest received	199	805
Performance incentive fees paid	(16,782)	(16,065)
Income taxes paid	(7,660)	-
<b>Cash flows from operating activities</b>	<b>(22,076)</b>	<b>824</b>
<b>Financing activities</b>		
Proceeds from placement shares	-	7,200
Capital reduction	-	(17,160)
<b>Cash flows from financing activities</b>	<b>-</b>	<b>(9,960)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(22,076)</b>	<b>(9,136)</b>
Cash and cash equivalents at beginning of financial year	39,334	96,895
<b>Cash and cash equivalents at end of financial period (Note 1)</b>	<b>17,258</b>	<b>87,759</b>

Note:

(1) For the purposes of the cash flow statement, the cash and cash equivalents comprise the following:

	<u>Company</u>	
	31 Mar 2008 S\$'000	31 Mar 2007 S\$'000
Cash and cash equivalents as per balance sheet	17,258	88,141
Less: Bank deposit pledged as security	-	(382)
Cash and cash equivalents as per cash flow statement	17,258	87,759

**1(d)(i) A statement for the Company 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.**

**Statement of Changes in Equity  
For the 3 months ended 31 March 2008**

<b>Company</b>	<b>Share capital S\$'000</b>	<b>Capital reserve S\$'000</b>	<b>Fair value reserve S\$'000</b>	<b>Retained earnings S\$'000</b>	<b>Total S\$'000</b>
<b>At 1 January 2008</b>	<b>51,000</b>	<b>91,526</b>	<b>78,884</b>	<b>41,977</b>	<b>263,387</b>
Fair value losses on available-for-sale investments	-	-	(20,789)	-	(20,789)
Adjustment to deferred tax liability arising from fair value losses for the period	-	-	3,742	-	3,742
Net losses recognised directly in equity	-	-	(17,047)	-	(17,047)
Loss for the period	-	-	-	(1,231)	(1,231)
Total recognised expense for the period	-	-	(17,047)	(1,231)	(18,278)
<b>At 31 March 2008</b>	<b>51,000</b>	<b>91,526</b>	<b>61,837</b>	<b>40,746</b>	<b>245,109</b>
<b>At 1 January 2007</b>	<b>120,800</b>	<b>91,526</b>	<b>146,159</b>	<b>33,917</b>	<b>392,402</b>
Fair value gains on available-for-sale investments	-	-	49,060	-	49,060
Adjustment to deferred tax liability arising from fair value gains for the period	-	-	(3,050)	-	(3,050)
Net gains recognised directly in equity	-	-	46,010	-	46,010
Profit for the period	-	-	-	7,770	7,770
Total recognised income for the period	-	-	46,010	7,770	53,780
Proceeds from placement shares	7,200	-	-	-	7,200
Capital reduction	(17,160)	-	-	-	(17,160)
<b>At 31 March 2007</b>	<b>110,840</b>	<b>91,526</b>	<b>192,169</b>	<b>41,687</b>	<b>436,222</b>

- 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 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 3 months ended 31 March 2007, the last two instalments of S\$7.2 million were received by the Company in relation to share placement to an affiliate of the Investment Manager in conjunction with the rights issue in 2006.

- 1(e)** The consolidation of the Company's results with Group's results (in accordance with Financial Reporting Standard 27) is presented in items 1(e) to 1(e)(v). The Company is primarily a private equity investment company and investment in subsidiaries are made with the same objective to realize capital gain through disposals just as any other investments made by the Company.



The consolidated financial information follows in 1(e)(i) through 1(e)(v).

**1(e)(i) Income Statement**  
**For the 3 months ended 31 March 2008**

	<b>Group 31 Mar 2008 S\$'000</b>	<b>Group 31 Mar 2007 S\$'000</b>	<b>Increase / (Decrease) %</b>
Revenue	<b>30,035</b>	27,904	8
Cost of sales	<b>(16,178)</b>	(15,521)	4
<b>Gross profit</b>	<b>13,857</b>	12,383	12
Net (losses) / gains from investments	<b>(7,156)</b>	22,581	nm
Interest income	<b>125</b>	795	(84)
Dividends/Distributions from unquoted investments	<b>-</b>	1,991	nm
Dividends from quoted equity investments	<b>49</b>	67	(27)
Other operating income	<b>552</b>	349	58
Distribution expenses	<b>(4,624)</b>	(5,094)	(9)
Administrative expenses	<b>(2,581)</b>	(3,089)	(16)
Other operating expenses	<b>(1,046)</b>	(13,501)	(92)
<b>(Loss) / Profit before income tax</b>	<b>(824)</b>	16,482	nm
Income tax expense	<b>(1,116)</b>	(4,922)	(77)
<b>(Loss) / Profit for the period</b>	<b>(1,940)</b>	11,560	nm
<b>Attributable to:</b>			
Equity holders of the Company	<b>(3,747)</b>	10,417	nm
Minority interest	<b>1,807</b>	1,143	58

**Expenses include the following:**

	<b>Group 31 Mar 2008 S\$'000</b>	<b>Group 31 Mar 2007 S\$'000</b>
Performance incentive fees (Note 1)	-	11,921
Depreciation of property, plant & equipment	<b>649</b>	640
Allowance for impairment of receivables	-	2
Amortisation of goodwill, trademark & technology right	<b>64</b>	127
Loss on disposal of property, plant & equipment	<b>9</b>	290
Currency exchange loss - net	<b>35</b>	226

Note :

- (1) Performance incentive fees are charged to the income statement during the period only if there is an increase in the Company's NAV subsequent to 31 December.

**1(e)(ii) Balance Sheet as at 31 March 2008**

	<b>Group 31 Mar 2008 S\$'000</b>	<b>Group 31 Dec 2007 S\$'000</b>
<b>Assets</b>		
<b>Current assets</b>		
Cash and cash equivalents	59,135	77,670
Trade and other receivables	4,292	3,262
Inventories	11,662	10,833
Other current assets	2,415	2,526
Other investment (Note 1)	14,121	16,398
	<b>91,625</b>	<b>110,689</b>
<b>Non-current assets</b>		
Investments		
- Available-for-sale	91,544	108,116
- At fair value through profit or loss	77,107	82,731
	<b>168,651</b>	<b>190,847</b>
Property, plant and equipment	40,503	39,283
Intangible assets	2,334	2,404
Deferred income tax assets	1,395	1,416
	<b>212,883</b>	<b>233,950</b>
<b>Total assets</b>	<b>304,508</b>	<b>344,639</b>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Trade and other payables	18,034	33,921
Current income tax liabilities	18,647	25,968
Derivative liability (Note 1)	593	1,406
	<b>37,274</b>	<b>61,295</b>
<b>Non-current liabilities</b>		
Deferred income tax liabilities	8,339	12,081
	<b>8,339</b>	<b>12,081</b>
<b>Total liabilities</b>	<b>45,613</b>	<b>73,376</b>
<b>Net assets</b>	<b>258,895</b>	<b>271,263</b>
<b>Equity attributable to equity holders of the Company</b>		
Share capital	51,000	51,000
Reserves	131,626	141,998
Retained earnings	51,064	54,811
	<b>233,690</b>	<b>247,809</b>
<b>Minority interest</b>	<b>25,205</b>	<b>23,454</b>
<b>Total equity</b>	<b>258,895</b>	<b>271,263</b>

## Notes:

- (1) In 2007, the Company granted a covered call option on 15,183,247 ordinary shares out of its 51,108,025 shares in Hsu Fu Chi International Limited ("HFCL"), in favor of UBS AG at a strike price of US\$1.0048 (approximately S\$1.45) per share. The call options can be exercised any time on or before 28 December 2009. The ownership and legal rights of the option shares were transferred to UBS AG. Consequently, the option shares are derecognised. Nonetheless, the Company retains only up to a 1% yield on the option shares for any dividend declared by HFCL during the option period. The option shares are classified as a derivative asset and stated at fair value, based on the underlying investment in HFCL shares, which in turn is based on the market bid price of the shares as at the balance sheet date.

If the call options are not exercised by UBS AG during the option period expiring 28 December 2009, the shares will be returned to the Company. The fair value of the call options as at balance sheet date is estimated using market valuation model that takes into account the terms and conditions under which the call options were granted. The fair values of the derivative asset and the derivative liability as at 31 March 2008 are as follows:

	Derivative asset S\$'000	Derivative liability S\$'000
At 31 December 2007	16,398	(1,406)
Changes in fair value taken to income statement	(2,277)	813
At 31 March 2008	14,121	(593)

The changes in the fair values of the derivative asset and derivative liability are recognised in the income statement.

#### 1(e)(iii) Aggregate amount of Group's borrowing and debt securities.

##### Amount payable in one year or less, or on demand

As at 31/3/2008	As at 31/3/2008	As at 31/12/2007	As at 31/12/2007
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
0	0	0	0

##### Amount payable after one year

As at 31/3/2008	As at 31/3/2008	As at 31/12/2007	As at 31/12/2007
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
0	0	0	0

##### Details of collateral

Properties with net book value of S\$8,128,000 (2007:S\$8,210,000) are pledged as security for future credit facilities (2007: S\$5,586,000) by Foodstar Group, one of the Group's consolidated subsidiaries.

**1(e)(iv) Cash Flow Statement**  
**For the 3 months ended 31 March 2008**

	<b>Group 31 Mar 2008 S\$'000</b>	<b>Group 31 Mar 2007 S\$'000</b>
<b>Cash flows from operating activities</b>		
(Loss) / Profit for the period	(1,940)	11,560
Adjustments for:		
Income tax expense	1,116	4,922
Amortisation and depreciation	713	767
Interest income	(277)	(874)
Dividends/Distributions from equity investments	(49)	(2,058)
Loss on disposal of property, plant and equipment	9	290
Reversal of inventory write-down and reversal of allowance for impairment of receivables	-	(21)
Write-down of inventory and allowance for impairment of receivables	10	26
Performance incentive fees	-	11,921
Net change in fair value of investments	8,685	(4,009)
Impairment losses (net)	(1,151)	17
	<b>7,116</b>	<b>22,541</b>
Changes in operating assets and liabilities		
Investments	2,142	(5,591)
Inventories	(864)	(545)
Trade and other receivables and other current assets	(987)	1,366
Bank deposits not qualifying as cash and cash equivalents	-	(57)
Trade and other payables	935	3,706
Cash generated from operations	<b>8,342</b>	<b>21,420</b>
Dividends/Distributions received from equity investments	49	2,058
Net interest received	327	886
Performance incentive fees paid	(16,782)	(16,065)
Income taxes and withholding taxes paid	(8,418)	(745)
<b>Cash flow from operating activities</b>	<b>(16,482)</b>	<b>7,554</b>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(2,083)	(1,135)
Proceeds from disposal of property, plant and equipment	12	31
Refund for pre-operating expenses	109	18
<b>Cash flow from investing activities</b>	<b>(1,962)</b>	<b>(1,086)</b>
<b>Financing activities</b>		
Proceeds from rights issue and placement shares	-	7,200
Capital reduction	-	(17,160)
<b>Cash flow from financing activities</b>	<b>-</b>	<b>(9,960)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(18,444)</b>	<b>(3,492)</b>
Cash and cash equivalents at beginning of financial year	77,670	121,277
Currency translation adjustment	(91)	(70)
<b>Cash and cash equivalents at end of financial period (Note 1)</b>	<b>59,135</b>	<b>117,715</b>

Note:

- (1) For the purposes of the consolidated cash flow statement, the consolidated cash and cash equivalents comprise the following:

	<u>Group</u>	
	31 Mar 2008 S\$'000	31 Mar 2007 S\$'000
Cash and cash equivalents as per balance sheet	59,135	118,097
Less: Bank deposit pledged as security	-	(382)
Cash and cash equivalents as per consolidated cash flow statement	<u>59,135</u>	<u>117,715</u>

**1(e)(v) Statement of Changes in Equity**  
**For the 3 months ended 31 March 2008**

Group	Share capital S\$'000	Foreign currency translation reserves S\$'000	Capital and other reserves S\$'000	Fair value reserve S\$'000	Retained earnings S\$'000	Total attributable to equity holders of the Company S\$'000	Minority interest S\$'000	Total S\$'000
<b>Balance at 1 January 2008</b>	<b>51,000</b>	<b>204</b>	<b>92,741</b>	<b>49,053</b>	<b>54,811</b>	<b>247,809</b>	<b>23,454</b>	<b>271,263</b>
Fair value losses on available-for-sale investments	-	-	-	(13,983)	-	(13,983)	-	(13,983)
Adjustment to deferred tax liability arising from fair value losses for the period	-	-	-	3,742	-	3,742	-	3,742
Currency translation differences	-	(131)	-	-	-	(131)	(56)	(187)
Net losses recognised directly in equity	-	(131)	-	(10,241)	-	(10,372)	(56)	(10,428)
(Loss) / Profit for the period	-	-	-	-	(3,747)	(3,747)	1,807	(1,940)
<b>Total recognised income and expense for the period</b>	<b>-</b>	<b>(131)</b>	<b>-</b>	<b>(10,241)</b>	<b>(3,747)</b>	<b>(14,119)</b>	<b>1,751</b>	<b>(12,368)</b>
<b>Balance at 31 March 2008</b>	<b>51,000</b>	<b>73</b>	<b>92,741</b>	<b>38,812</b>	<b>51,064</b>	<b>233,690</b>	<b>25,205</b>	<b>258,895</b>

Group	Share capital S\$'000	Foreign currency translation reserves S\$'000	Capital and other reserves S\$'000	Fair value reserves S\$'000	Retained earnings S\$'000	Total attributable to equity holders of the Company S\$'000	Minority interest S\$'000	Total S\$'000
<b>Balance at 1 January 2007</b>	<b>120,800</b>	<b>(274)</b>	<b>92,708</b>	<b>117,140</b>	<b>37,478</b>	<b>367,852</b>	<b>37,136</b>	<b>404,988</b>
Fair value gains on available-for-sale investments	-	-	-	81,146	-	81,146	18,374	99,520
Adjustment to deferred tax liability arising from fair value gains for the period	-	-	-	(3,050)	-	(3,050)	-	(3,050)
Currency translation differences	-	(104)	-	-	-	(104)	(428)	(532)
Net (losses)/gains recognised directly in equity	-	(104)	-	78,096	-	77,992	17,946	95,938
Profit for the period	-	-	-	-	10,417	10,417	1,143	11,560
<b>Total recognised income and expense for the period</b>	<b>-</b>	<b>(104)</b>	<b>-</b>	<b>78,096</b>	<b>10,417</b>	<b>88,409</b>	<b>19,089</b>	<b>107,498</b>
Acquisition from minority shareholders in a subsidiary	-	-	-	-	-	-	(416)	(416)
Increase in minority interest	-	-	-	-	-	-	2,339	2,339
Proceeds from placement shares	7,200	-	-	-	-	7,200	-	7,200
Capital reduction	(17,160)	-	-	-	-	(17,160)	-	(17,160)
<b>Balance at 31 March 2007</b>	<b>110,840</b>	<b>(378)</b>	<b>92,708</b>	<b>195,236</b>	<b>47,895</b>	<b>446,301</b>	<b>58,148</b>	<b>504,449</b>

- (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 by our auditors.

- (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 applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting year as compared with the audited financial statements as at 31 December 2007.

- (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.**

(Loss) / Earnings per ordinary share  
For the 3 months ended 31 March 2008

	<b>Company 31 Mar 2008</b>	<b>Company 31 Mar 2007</b>
(Loss) / Earnings per ordinary share of the Company after deducting any provisions for preference dividends:		
(a) Based on the weighted average number of ordinary shares on issue; and	<b>(1.40) cts</b>	8.83 cts
(b) On a fully diluted basis	<b>(1.40) cts</b>	8.83 cts
	<b>Group 31 Mar 2008</b>	<b>Group 31 Mar 2007</b>
(Loss) / Earnings per ordinary share of the Group after deducting any provisions for preference dividends:		
(a) Based on the weighted average number of ordinary shares on issue; and	<b>(4.26) cts</b>	11.84 cts
(b) On a fully diluted basis	<b>(4.26) cts</b>	11.84 cts

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.**

Net asset value per ordinary share  
As at 31 March 2008

	<b>Company 31 Mar 2008 S\$</b>	<b>Company 31 Dec 2007 S\$</b>
Net asset value per ordinary share based on issued share capital	<b>2.79</b>	2.99
	<b>Group 31 Mar 2008 S\$</b>	<b>Group 31 Dec 2007 S\$</b>
Net asset value per ordinary share based on issued share capital	<b>2.63</b>	2.79

**8. A review of the performance of the Company, to the extent necessary for a reasonable understanding of the Company's business. It must include a discussion of the following:**

- (a) any significant factors that affected the turnover, costs, and earnings of the Company 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 Company during the current financial period reported on.

- (a) The Company's income is primarily derived from the realisation and/or revaluation of investments.

For the 3 months ended 31 March 2008, the Company reported a net loss after tax of S\$1.23 million compared to a net profit after tax of S\$7.77 million for the 3 months ended 31 March 2007. The net loss after tax for the 3 months ended 2008 of S\$1.23 million resulted from total investment expense of S\$0.19 million and operating expenses of S\$1.04. The components of the investment expense for the 3 months ended 31 March 2008 is explained below.

For the 3 months ended 31 March 2007, the Company reported net profit after tax of S\$7.77 million resulting from investment income of S\$25.38 million offset by operating expenses of S\$13.39 million and income tax expense of S\$4.22 million. Investment income for the 3 months ended 31 March 2007 consisted of net gains from investments of S\$22.54 million, dividend income of S\$2.05 million and interest income of S\$0.79 million.

**Investment income / (expense) review for the 3 months ended 31 March 2008:**

Total investment expense of S\$0.19 million for the 3 months ended 31 March 2008 consisted of:

- net losses from investments of S\$0.38 million (described below);
- interest income of S\$0.15 million; and
- dividends of S\$0.04 million from quoted investments received from Hang Fung Gold Technology Limited.

The net losses from investments of S\$0.38 million resulted from:

- a net loss on disposal of quoted and unquoted investments of S\$0.03 million that comprises:
  - S\$1.06 million and S\$0.01 million gain from divestments of Hang Fung Gold Technology Limited and Thai Stainless Steel Co., Ltd and
  - S\$1.10 million loss from divestment of P.T. Bukaka Teknik Utama (see below on reversal of impairment loss recognised in previous years income statement).
- as a result of the covered call options granted to UBS AG related to shares held in Hsu Fu Chi International Limited, a net change in the fair value of S\$1.46 million that comprises:
  - S\$2.27 million loss due to the change in the fair value of the option shares (classified as a derivative instrument);
  - S\$0.81 million gain due to the change in the fair value of the call options.
- Impairment loss of S\$1.11 million previously recognised, now written back on disposal of P.T. Bukaka Teknik Utama.

- (b) The Company's net asset value for the 3 months ended 31 March 2008 decreased to S\$245.11 million from S\$263.39 million as of 31 December 2007 as a result of the loss for the period of S\$1.23 million detailed above and a decrease in fair value reserve for available-for-sale investments of S\$17.05 million. The decrease in the fair value reserve resulted mainly from the decline in market value of listed shares (mainly Hsu Fu Chi International Limited and Neo-Neon Holdings Limited) held in the portfolio as well as the sale of certain investments.



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

No forecast or a prospect statement was made previously.

- 10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Company operates and any known factors or events that may affect the Company in the next reporting period and the next 12 months.**

Markets that enjoyed strong global and economic expansion in 2006 and much of 2007 supported investors. However, this growth has now moderated in response to continuing economic turbulence. The Company continues to prepare its portfolio investments for divestment, but the turbulent investment climate may impact the timing of divestment. Investors should be prepared that the Company may hold its investments until market conditions improve. Accordingly, current and future profitability may not be consistent or constant from one reporting period to another.

**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?  
None

**(c) Date payable**

Not applicable.

**(d) Books closure date**

Not applicable.

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

No dividend has been declared for the 3 months ended 31 March 2008.

**13. Confirmation pursuant to rule 705(4) of the 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 results of the Company and the Group for the 3 months ended 31 March 2008 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Tham Shook Han  
Company Secretary  
07/05/2008