



Eng Kong Holdings Limited

Full Year Financial Statements And Dividend Announcement

The Directors are pleased to announce the unaudited full year financial statements on consolidated results for the year ended 31 December 2009.

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

Consolidated Statement of Comprehensive Income	Group		
	Year ended 31 Dec 09 S\$'000	Year ended 31 Dec 08 S\$'000	Variance %
Revenue	86,964	81,669	6.5%
Cost of sales	(60,785)	(60,857)	(0.1%)
Gross profit	26,179	20,812	25.8%
Other operating income	1,658	4,642	(64.3%)
Selling & distribution costs	(2,677)	(3,090)	(13.4%)
Administrative expenses	(12,432)	(11,833)	5.1%
Other operating expenses	(3,697)	(1,781)	107.6%
Share of results of associates	160	1,173	(86.4%)
Share of results of joint ventures	49	(71)	NM
Finance costs	(432)	(404)	6.9%
Profit before tax	8,808	9,448	(6.8%)
Income tax expense	(21)	(286)	(92.7%)
Profit after tax	8,787	9,162	(4.1%)
Attributable to:			
Equity holders of the company	8,642	9,313	(7.2%)
Minority interests	145	(151)	NM
	8,787	9,162	(4.1%)

	Year ended 31 Dec 09 S\$'000	Year ended 31 Dec 08 S\$'000	Variance %
Profit before tax is arrived at after (crediting)/ charging the following:			
(A) Other income including interest income	(1,251)	(881)	42.0%
(B) Depreciation and amortisation	3,853	3,677	4.8%
(C) Allowance for doubtful receivables	187	573	(67.4%)
(D) Allowance for loan receivable	731	-	NM
(E) Foreign exchange loss	2,039	675	202.1%
(F) Adjustment of over provision of tax in respect of prior years	(2,375)	(840)	182.7%
(G) Gain on disposal of property, plant and equipment	(53)	(3,717)	(98.6%)
(H) Preliminary expenses written off	-	19	NM
(I) Impairment loss (write back of impairment loss) on investment in associate	266	-	NM
(J) (Write back of impairment loss) Impairment loss on available-for-sale investments	(25)	77	NM
(K) Impairment loss on property, plant and equipment (write back of impairment loss)	87	(1)	NM
(L) Property, plant and equipment written off	84	108	(22.2%)
(M) Fair value (gain) loss of derivative asset	(291)	469	NM

NM – Not meaningful

**Consolidated Statement of Other
Comprehensive Income**

	Group		
	Year ended 31 Dec 09 S\$'000	Year ended 31 Dec 08 S\$'000	Variance %
Profit after tax	8,787	9,162	(4.1%)
Other comprehensive income:			
Capital reserve realisation	(38)	-	NM
Exchange differences arising from translation of foreign operations, representing other comprehensive income for the year, net of tax	1,358	456	197.8%
Total comprehensive income for the year	10,107	9,618	5.1%
Attributable to:			
Equity holders of the Company	9,987	9,644	3.6%
Minority interests	120	(26)	NM
	10,107	9,618	5.1%

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

Statement of Financial Position	Group		Company	
	31 Dec 09 S\$'000	31 Dec 08 S\$'000	31 Dec 09 S\$'000	31 Dec 08 S\$'000
Assets				
Current assets				
Cash and bank balances	25,200	24,315	16,865	16,339
Trade and other receivables	24,303	19,890	13,763	12,066
Inventories	2,683	3,556	-	-
Current portion of loan receivables	-	134	-	134
Derivative asset	1,945	1,693	1,945	1,693
Total current assets	54,131	49,588	32,573	30,232
Non-current assets				
Property, plant and equipment	20,992	21,719	-	-
Prepaid lease payments	1,628	1,739	-	-
Goodwill	4,120	4,120	-	-
Intangible assets	28	286	-	-
Subsidiaries	-	-	22,638	15,487
Associates	12,644	12,777	11,259	11,525
Joint ventures	1,962	1,913	2,015	2,015
Available-for-sale investments	298	273	298	273
Deferred tax assets	40	46	-	-
Loan receivables	400	994	400	994
Total non-current assets	42,112	43,867	36,610	30,294
Total assets	96,243	93,455	69,183	60,526
Liabilities and Equity				
Current liabilities				
Bank loans	3,707	5,311	2,000	4,000
Trade and other payables	14,011	14,733	9,000	19,885
Current portion of finance leases	492	353	-	-
Income tax payable	1,827	1,197	215	276
Total current liabilities	20,037	21,594	11,215	24,161
Non-current liabilities				
Bank loans	5,272	5,888	-	2,000
Finance leases	1,049	633	-	-
Dividend payable to minority shareholders	234	518	-	-
Deferred tax liabilities	589	2,735	-	-
Total non-current liabilities	7,144	9,774	-	2,000
Capital, reserves and minority interests				
Share capital	28,401	27,872	28,401	27,872
Treasury shares	(245)	(245)	(245)	(245)
Warrants reserve	-	92	-	92
Capital reserve	231	269	-	-
Translation reserve	709	(674)	-	-
Employee share option reserve	130	72	130	72
Retained earnings	37,789	32,733	29,682	6,574
Equity attributable to equity holders of the Company	67,015	60,119	57,968	34,365
Minority interests	2,047	1,968	-	-
Total equity	69,062	62,087	57,968	34,365
Total liabilities and equity	96,243	93,455	69,183	60,526

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

Amount repayable in one year or less, or on demand

As at 31 Dec 09 (S\$'000)		As at 31 Dec 08 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
1,149	3,050	457	5,207

Amount payable after one year

As at 31 Dec 09 (S\$'000)		As at 31 Dec 08 (S\$'000)	
Secured	Unsecured	Secured	Unsecured
4,103	2,218	1,363	5,158

Details of any collateral

- Loans of S\$3.711 million (31 Dec 08: S\$0.834 million) are secured on a leasehold container yard and office, land development and forklift.
- Finance leases of S\$1.542 million (31 Dec 08: S\$0.986 million) are secured on certain plant and machinery and motor vehicles.

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

Consolidated Statement of Cash Flows

	Group	
	Year ended 31 Dec 09 S\$'000	Year ended 31 Dec 08 S\$'000
Operating activities:		
Profit before tax	8,808	9,448
Adjustments for:		
Depreciation of property, plant and equipment	3,523	3,278
Amortisation of prepaid lease	72	13
Amortisation of intangible assets	258	386
Impairment of goodwill	7	13
Net foreign currency exchange loss	1,492	374
Capital reserve realisation	(38)	-
Gain on disposal of property, plant and equipment	(53)	(3,717)
Interest expense	432	404
Interest income	(98)	(146)
Property, plant and equipment written off	84	108
Negative goodwill recognized	-	(57)
Cost of employee share options	58	37
Fair value (gain) loss of derivative asset	(291)	469
Share of results of associates	(160)	(1,173)
Share of results of joint ventures	(49)	71
(Write back of impairment loss) Impairment loss on available-for-sale investments	(25)	77
Impairment loss on investment in associate	266	-
Allowance for doubtful receivables	187	573
Allowance for loan receivable	731	-
Allowance for inventories	152	30
Inventories written-off	9	13
Bad debts written-off	28	-
Impairment loss (Write back of impairment loss) on property, plant and equipment	87	(1)
Operating cash flows before movements in working capital	15,480	10,200
Inventories	712	(870)
Trade and other receivables	(4,628)	339
Trade and other payables	(706)	841
Cash generated from operations	10,858	10,510
Interest paid	(432)	(404)
Interest received	98	146
Income taxes paid	(1,531)	(2,193)
Net cash from operating activities	8,993	8,059
Investing activities:		
Release of loan receivables	-	(1,101)
Receipts from loan receivables	-	11
Acquisition of investment in associates	-	(8,800)
Purchase of shares from minority interests	-	(111)
Purchase of property, plant and equipment (Note)	(2,069)	(7,705)
Dividends paid to minority shareholders	(48)	-
Prepaid lease payments made	-	(96)
Proceeds from disposal of property, plant and equipment	78	14,240
Proceeds from disposal of associate investment	27	-
Proceeds from disposal of available-for-sale investments	-	301
Net cash used in investing activities	(2,012)	(3,261)
Financing activities:		
Movements in fixed deposits pledged	(6)	(1)
Repayment of finance leases	(482)	(313)
Dividends paid	(3,586)	(1,472)
Dividends paid to minority shareholders	(277)	(608)
Proceeds on issue of shares	437	717
Proceeds from bank loans	3,298	11,079
Repayment of bank loans	(5,486)	(3,595)
Purchase of treasury shares	-	(109)
Net cash (used in) from financing activities	(6,102)	5,698
Net increase in cash and cash equivalents	879	10,496
Cash and cash equivalents at beginning of year	24,304	13,808
Cash and cash equivalents at end of year	25,183	24,304

<Note>

During the year, the group acquired property, plant and equipment with an aggregate cost of S\$3,123,000 (2008: S\$8,146,000) of which S\$2,069,000 (2008: S\$7,705,000) was by way of cash payment. The remaining amount of S\$1,054,000 (2008: S\$441,000) was acquired by means of finance leases.

Cash and cash equivalents included in the consolidated statement of cash flows comprise of cash and bank balances and fixed deposits. It excluded cash and cash equivalents pledged to banks as a security of S\$17,000 (31 Dec 08: S\$11,000).

1(d)(i) A statement showing either (i) all changes in equity or (ii) changes in other than those arising from capitalisation and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding year.

Statement of Changes in Equity of the Group

	Attributable to equity holders of the company							Minority interests	Total Equity	
	Share capital S\$'000	Treasury shares S\$'000	Warrants reserve S\$'000	Capital reserve S\$'000	Translation reserve S\$'000	Employee share option reserve S\$'000	Retained earnings S\$'000			Total S\$'000
As at 1 Jan 08	27,011	(136)	236	269	(1,005)	35	24,892	51,302	2,264	53,566
Total comprehensive income for the year	-	-	-	-	331	-	9,313	9,644	(26)	9,618
Issue of ordinary shares	717	-	-	-	-	-	-	717	-	717
Exercise of warrants	144	-	(144)	-	-	-	-	-	-	-
Cost of share-based payment	-	-	-	-	-	37	-	37	-	37
Repurchase of shares	-	(109)	-	-	-	-	-	(109)	-	(109)
Acquisition from a minority shareholder	-	-	-	-	-	-	-	-	(214)	(214)
Dividends	-	-	-	-	-	-	(1,472)	(1,472)	(56)	(1,528)
As at 31 Dec 08	27,872	(245)	92	269	(674)	72	32,733	60,119	1,968	62,087
	Attributable to equity holders of the company							Minority interests	Total equity	
	Share capital S\$'000	Treasury shares S\$'000	Warrants reserve S\$'000	Capital reserve S\$'000	Translation reserve S\$'000	Employee share option reserve S\$'000	Retained earnings S\$'000			Total S\$'000
As at 1 Jan 09	27,872	(245)	92	269	(674)	72	32,733	60,119	1,968	62,087
Total comprehensive income for the year	-	-	-	(38)	1,383	-	8,642	9,987	120	10,107
Issue of ordinary shares	437	-	-	-	-	-	-	437	-	437
Exercise & expiry of warrants	92	-	(92)	-	-	-	-	-	-	-
Cost of share-based payment	-	-	-	-	-	58	-	58	-	58
Acquisition from a minority shareholder	-	-	-	-	-	-	-	-	7	7
Dividends	-	-	-	-	-	-	(3,586)	(3,586)	(48)	(3,634)
As at 31 Dec 09	28,401	(245)	-	231	709	130	37,789	67,015	2,047	69,062

Statement of Changes in Equity of the Company

	Attributable to equity holders of the company					Total equity S\$'000
	Share capital	Treasury shares	Warrants reserve	Employee share option reserve	Retained earnings	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
As at 1 Jan 08	27,011	(136)	236	35	3,496	30,642
Total comprehensive income for the year	-	-	-	-	4,550	4,550
Issue of ordinary shares	717	-	-	-	-	717
Exercise of warrants	144	-	(144)	-	-	-
Cost of share-based payment	-	-	-	37	-	37
Repurchase of shares	-	(109)	-	-	-	(109)
Dividends on ordinary shares	-	-	-	-	(1,472)	(1,472)
As at 31 Dec 08	27,872	(245)	92	72	6,574	34,365

	Attributable to equity holders of the company					Total equity S\$'000
	Share capital	Treasury shares	Warrants reserve	Employee share option reserve	Retained earnings	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
As at 1 Jan 09	27,872	(245)	92	72	6,574	34,365
Total comprehensive income for the year	-	-	-	-	26,694	26,694
Issue of ordinary shares	437	-	-	-	-	437
Exercise & expiry of warrants	92	-	(92)	-	-	-
Cost of share-based payment	-	-	-	58	-	58
Dividends on ordinary shares	-	-	-	-	(3,586)	(3,586)
As at 31 Dec 09	28,401	(245)	-	130	29,682	57,968

1(d)(ii) Details of any changes in the company's share capital arising from rights issues, bonus issue, share buy-backs, exercise of shares 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.

	Share capital		Treasury shares		Share capital excluding treasury shares	
	No of shares	S\$	No of shares	S\$	No of shares	S\$
As at 1 Jan 09	253,122,460	27,872,000	1,300,000	245,000	251,822,460	27,627,000
Exercise of warrants	8,737,276	529,000	-	-	8,737,276	529,000
As at 31 Dec 09	261,859,736	28,401,000	1,300,000	245,000	260,559,736	28,156,000

	Share options	Warrants
	No of options	No of warrants
As at 1 Jan 09	3,002,000	9,227,790
Share options granted & accepted on 14 May 09	1,189,000	-
Cancellation of share options	(187,000)	-
Share options lapsed	(100,000)	-
Exercise of warrants	-	(8,737,276)
Expiry of warrants	-	(490,514)
As at 31 Dec 09	3,904,000	-

During the year, 8,737,276 ordinary shares were issued pursuant to the exercise of warrants. This gave rise to an increase in the Company's share capital from S\$27,872,000 as at 31 Dec 08 to S\$28,401,000 as at 31 Dec 09.

During the year, the Company has granted 1,229,000 share options which 1,189,000 was accepted. As at 31 Dec 09, there were 3,904,000 outstanding share options (31 Dec 08: 3,002,000).

Warrants has expired on 13 Nov 09. As at 31 Dec 09, there were nil warrants (31 Dec 08: 9,227,790).

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or on equivalent standard).

The figures have not been audited or reviewed.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

Except as disclosed in Section 5, the unaudited financial statements have been prepared applying accounting policies and methods of computation consistent with those used in the preparation of the audited financial statements for the financial year ended 31 Dec 08.

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.

The Group has adopted all the new and revised Singapore Financial Reporting Standards ("FRSs") and Interpretations of FRS ("INT FRS") that are relevant to its operations and effective for annual periods beginning on or after 1 Jan 09. The adoption of these new/revised FRSs and INT FRSs does not result in changes to the Group's and Company's accounting policies and has no material effect on the amounts reported for the current or prior years other than FRS1 which changes the basis for presentation and structure of the financial statements. It does not change the recognition, measurement or disclosure of specific transactions and other events required by other FRSs.

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

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

- (i) Based on weighted average number of ordinary shares on issued; and
- (ii) On a fully diluted basis

Group	
Jan to Dec 09	Jan to Dec 08
3.38 cents	3.83 cents
3.38 cents	3.61 cents

Earnings per ordinary share are calculated on the Group profit attributable to shareholders of the Company divided by the weighted average number of ordinary shares of 255,742,684 for year ended 31 Dec 09 (year ended 31 Dec 08: 242,883,040).

Diluted earnings per ordinary share are computed based on the same basis as earnings per share by applying the weighted average number of ordinary shares in issuance during the year under review and adjusted to include all potential dilutive ordinary shares up to 31 Dec 09. The adjusted weighted average number of ordinary shares applicable to diluted earnings per shares was 255,789,701 for year ended 31 Dec 09 (year ended 31 Dec 08: 258,182,833).

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 period reported on and (b) immediately preceding financial year.**

Net asset value per ordinary share based on existing issued share capital as at the end of the year

Group		Company	
31 Dec 09	31 Dec 08	31 Dec 09	31 Dec 08
25.7 cents	23.9 cents	22.2 cents	13.6 cents

Net asset value per ordinary share for the Group and Company is based on 260,559,736 shares as at 31 Dec 09 (31 Dec 08: 251,822,460). The number of shares used in the computation of net assets value per ordinary share for the Group and Company excludes those shares held as treasury shares.

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

Profit and Loss

For 2009, the Group registered a growth in revenue of 6.5% to S\$87.0 million as compared to S\$81.7 million in 2008.

Revenue

The increase in revenue by S\$5.3 million was mainly attributed to:

- i) Higher revenue from Container Depot Operation segment of S\$11.4 million mainly due to higher utilisation of depots for storage activity and higher transportation revenue (mainly in Malaysia, Hong Kong and China depots) partially offset by lower handling, repair and sales of parts activities as a consequence of lower throughput (movement) of containers,

Partially offset by:

- ii) Lower revenue from Container Sales, Agencies & Survey segment of S\$4.4 million mainly due to lower demand for used and new containers; and
- iii) Lower revenue from Warehousing and CFS segment of S\$1.7 million due to lower demand for warehousing services in view of the slowdown in the global economy.

Costs of sales

The decrease in cost of sales by S\$0.1 million was mainly due to:

- i) Lower direct cost of sales on Repair, Sales of Parts, Container Sales, Agencies & Survey, Warehousing and CFS which were in line with the lower revenue;
- ii) Less fuel costs in view of lower fuel rate partially offset by increased consumptions due to more activities;
- iii) Lower allowance for doubtful trade receivables required and partially offset by reversal of allowance with collections received.

Partially offset by:

- i) Higher rental costs on land (due to expansion, increased rental rates and expensive short term leased land);
- ii) Higher overflow costs arising from containers in excess of the Group's capacity mainly in Singapore, Malaysia, Hong Kong and China. Such costs include expensive storage charged by third party depots, transport costs incurred to truck these containers to third party depots (vice-versa) as well as shifting costs (in addition to handling costs) when retrieving the relevant containers;
- iii) Higher transportation costs in line with higher revenue;
- iv) Higher depreciation and machinery upkeep costs were incurred on the prime movers and forklifts;
- v) Higher staff costs incurred to meet the high storage demand and additional depots added.

Gross Profit

Gross profit has increased from S\$20.8 million to S\$26.2 million by 25.8% mainly as rental costs in the Group's depots are mostly fixed in nature and high utilisation brought down the average fixed cost per sales dollar.

Expenses

Selling and distribution costs decreased by S\$0.4 million or 13.4% from S\$3.1 million to S\$2.7 million mainly due to lower entertainment costs and lower fee incurred due to less containers sold. In 2008, there was also a one-off commission cost arising from the disposal of property in Singapore.

Other operating expenses increased by S\$1.9 million or 107.6% from S\$1.8 million to S\$3.7 million mainly due to exchange loss of S\$1.4 million (primarily due to closure of subsidiaries which resulted its translation reserves written off to exchange loss during the year), impairment of loan receivables of S\$0.7 million, impairment on investment in associate of S\$0.3 million and allowance for doubtful debts from associate of S\$0.1 million. These are partially offset by fair value loss of derivative asset of S\$0.5 million in 2008 and lower amortisation of intangible assets of S\$0.1 million.

Share of results of associates decreased by S\$1.0 million or 86.4% from S\$1.2 million to S\$0.2 million in view of losses incurred or lower profit generated from its associates, particularly those in China and Malaysia whose business activities were affected by the slowdown in international trade.

Income tax expense decreased by S\$0.3 million primarily due to adjustment of overprovision of deferred tax in prior years by S\$1.7 million which was partially offset by higher income tax due to higher taxable profit in Malaysia, Thailand and China depots with higher corporate tax rate. Also, there was a S\$3.6 million capital gain on disposal of property in Singapore in 2008. These resulted in the increase in effective tax rate.

Other Operating Income

Other operating income has decreased by S\$2.9 million from S\$4.6 million to S\$1.7 million mainly due to the gain on disposal of property in Singapore of S\$3.6 million in 2008. This is partially offset by Government jobs credit of S\$0.4 million and fair value gain of derivative asset of S\$0.3 million.

Balance sheet

Current Assets

Trade and other receivables increased by S\$4.4 million from S\$19.9 million to S\$24.3 million. This was in line with the increased of turnover.

Non-current Assets

Intangible assets decreased by S\$258K from S\$286K to S\$28K mainly due to amortisation during the year.

Available-for-sale investments increased by S\$25K from S\$273K to S\$298K mainly due to write back of impairment loss.

The decrease in loan receivables (including current portion of loan receivables) by S\$0.7 million from S\$1.1 million to S\$0.4 million was mainly due impairment loss of S\$0.7 million in an associate. This associate has a depot which was requisitioned in 2009 by local PRC authorities, resulting in the associate having to terminate the lease. Hence, full impairment in value of loan receivable from this associate was made.

Current Liabilities

Income tax payable has increased by S\$0.6 million from S\$1.2 million to S\$1.8 million is in line with the increased taxable profit in 2009.

Non-current Liabilities

Bank loans (including current portion of bank loans) decreased by S\$2.2 million from S\$11.2 million to S\$9.0 million due to repayment of S\$5.5 million partially offset by additional loans of S\$3.3 million obtained for the Group's acquisition of land in Malaysia and expansion of operations in Malaysia and Thailand.

Finance leases (including current portion of finance leases) have increased by S\$0.6 million from S\$1.0 million to S\$1.5 million due to finance the purchase of forklift and vehicles of S\$1.1 million and partially offset by repayment of S\$0.5 million.

Dividend payable to minority shareholders has reduced from S\$0.5 million to S\$0.2 million due to repayment.

Deferred tax liability has decreased by S\$2.1 million from S\$2.7 million to S\$0.6 million mainly due to the reversal of deferred tax no longer required.

Cashflow

The Group's cash and cash equivalents increased by S\$0.9 million to S\$25.2 million mainly due to cash from operating activities of S\$9.0 million, partially offset by cash used in investing and financing activities of S\$2.0 million and S\$6.1 million respectively.

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

Not applicable.

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 January 2010, the Group announced the completion of its purchase of a leasehold property in Malaysia of S\$2.8 million.

As the Group expects international trade volumes to improve, there will be less demand for extra storage requiring overflow space and consequently this may result in an increase in demand for the non-storage services provided by the Group.

11. Dividend

(a) Current Financial Period Reported On

The Directors are pleased to recommend a final dividend of 0.7 cent per ordinary share and special dividend of 2.7 cents per ordinary share.

Proposed Final Dividends:

(1) Final

Name of Dividend	Final
Dividend Type	Cash
Dividend Amount Per Share	0.7 cent per ordinary share
Tax Rate	Not applicable (one-tier tax exempt)

(2) Final - Special

Name of Dividend	Final - Special
Dividend Type	Cash
Dividend Amount Per Share	2.7 cents per ordinary share
Tax Rate	Not applicable (one-tier tax exempt)

Dividend Paid:

Name of Dividend	Interim
Dividend Type	Cash
Dividend Amount Per Share	0.5 cent per ordinary share
Tax Rate	Not applicable (one-tier tax exempt)

(b) **Corresponding Period of the Immediately Preceding Financial Year**

Dividend declared for the corresponding period of the immediately preceding financial year were as follow:

Name of Dividend	Final
Dividend Type	Cash
Dividend Amount Per Share	0.3 cent per ordinary share
Tax Rate	Not applicable (one-tier tax exempt)

Name of Dividend	Final - Special
Dividend Type	Cash
Dividend Amount Per Share	0.6 cent per ordinary share
Tax Rate	Not applicable (one-tier tax exempt)

Name of Dividend	Interim
Dividend Type	Cash
Dividend Amount Per Share	0.3 cent per ordinary share
Tax Rate	Not applicable (one-tier tax exempt)

(c) **Date payable**

The directors have proposed a tax exempt one-tier dividend of 3.4 cents per ordinary share comprising a final dividend of 0.7 cent and a special dividend of 2.7 cents. The proposed dividends, if approved by the shareholders at the Sixteenth Annual General Meeting of the Company to be held, will be payable on 27 May 2010.

(d) **Books closure date**

Registrable transfers received by the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 up to 5.00 p.m. on 7 May 2010 will be registered before entitlements to the proposed dividends are determined and the Register of Members and the Transfer Books of the Company will be closed on 10 May 2010 for purposes of determining shareholders' entitlement to the proposed dividends.

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

Not applicable.

13. **Segmented revenue and results for business or geographical segments (of the group) in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

Business segment	Container Depot Operation	Warehousing & CFS	Container Sales, Agencies & Survey	Others	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Year ended 31 Dec 09						
Sales						
External sales	73,965	5,321	7,634	44	-	86,964
Inter-segment sales	311	160	175	-	(646)	-
Total sales	74,276	5,481	7,809	44	(646)	86,964
Segment results	14,005	295	463	(1,656)	-	13,107
Unallocated corporate expenses						(4,174)
Operating profit						8,933
Interest income						98
Interest expense						(432)
Share of results of associates						160
Share of results of joint ventures						49
Profit before tax						8,808
Income tax expense						(21)
Profit after tax						8,787
Minority interests						(145)
Net profit attributable to equity holders of the company						8,642

Business segment	Container Depot Operation	Warehousing & CFS	Container Sales, Agencies & Survey	Others	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Other Information						
Segment assets	50,992	7,086	1,121	46	-	59,245
Unallocated assets						36,998
Total assets						96,243
Segment liabilities	11,655	357	192	15	-	12,219
Unallocated liabilities						14,962
Total liabilities						27,181
Capital expenditure	2,910	213	-	-	-	3,123
Depreciation	3,344	135	14	30	-	3,523
Amortisation	330	-	-	-	-	330

Year ended 31 Dec 08

Sales						
External sales	62,560	6,995	12,068	46	-	81,669
Inter-segment sales	134	-	-	-	(134)	-
Total sales	62,694	6,995	12,068	46	(134)	81,669
Segment results	4,906	4,978	1,636	7	-	11,527
Unallocated corporate expenses						(2,923)
Operating profit						8,604
Interest income						146
Interest expense						(404)
Share of results of associates						1,173
Share of results of joint ventures						(71)
Profit before tax						9,448
Income tax expense						(286)
Profit after tax						9,162
Minority interests						151
Net profit attributable to equity holders of the company						9,313
Other Information						
Segment assets	46,756	7,854	1,534	108	-	56,252
Unallocated assets						37,203
Total assets						93,455
Segment liabilities	11,297	1,431	147	474	-	13,349
Unallocated liabilities						18,019
Total liabilities						31,368
Capital expenditure	8,137	9	-	-	-	8,146
Depreciation	2,926	308	14	30	-	3,278
Amortisation	399	-	-	-	-	399

Geographical Segment

Group revenue	2009 S\$'000	2008 S\$'000
South East Asia	57,543	54,515
North Asia	29,421	27,154
	86,964	81,669
Group assets – carrying amount of segment assets		
	2009 S\$'000	2008 S\$'000
South East Asia	76,709	72,356
North Asia	19,534	21,099

	96,243	93,455
	2009 S\$'000	2008 S\$'000
South East Asia	2,149	7,933
North Asia	974	213
	<u>3,123</u>	<u>8,146</u>

Information about major customer

Included in revenues arising from Container Depot Operations to customers of approximately S\$10.4 million (2008: S\$8.1 million) which arose from sales to the group's largest customer.

14. In view of performance, the factors leading to any material changes in contribution to turnover and earnings by the business or geographical segments.

The results under Warehousing & CFS segment has decreased by S\$4.7 million mainly due to the disposal of property in Singapore with a gain on disposal of S\$3.6 million in 2008 and lower profit in line with the decrease in its revenue.

The results under Others segment has reduced by S\$1.7 million mainly due to higher exchange loss arising from closure of subsidiaries which resulted its translation reserves written off.

Please refer to Section 8 for the analysis on the changes in sales and costs for the Container Depot Operation and Container Sales, Agencies & Survey segments.

15. A breakdown of sales as follows:

	Group		
	Year ended 31 Dec 09 S\$'000	Year ended 31 Dec 08 S\$'000	Change %
(a) Sales reported for first half year	41,925	39,966	4.9%
(b) Operating profit after tax before deducting minority interest reported for first half year	3,212	3,113	3.2%
(c) Sales reported for second half year	45,039	41,703	8.0%
(d) Operating profit after tax before deducting minority interest reported for second half year	5,575	6,049	(7.8%)

16. A breakdown of total annual dividend (in dollar value) for the issuer's latest full year and its previous year as follows:

	Year ended 31 Dec 2009 S\$'000	Year ended 31 Dec 2008 S\$'000
(a) Ordinary	3,586	1,472
(b) Preference	-	-
Total	<u>3,586</u>	<u>1,472</u>

BY ORDER OF THE BOARD

Li Hung
Deputy Chairman
25 Feb 10