



UNAUDITED RESULTS FOR THE 6 MONTHS ENDED 30 JUNE 2008

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

STATEMENT OF PROFIT AND LOSS FOR THE 6 MONTHS ENDED 30 JUNE 2008

	Group			Group		
	2 nd Quarter			6 months ended 30 Jun		
	2008	2007	Change	2008	2007	Change
	\$'000	\$'000	%	\$'000	\$'000	%
Revenue	17,634	39,085	(55%)	37,191	77,425	(52%)
Investment, interest & other income	97	13,059	(99%)	131	13,264	(99%)
Materials, subcontract & other direct cost	(11,775)	(22,361)	(47%)	(23,134)	(46,955)	(51%)
Staff costs	(5,548)	(8,126)	(32%)	(11,079)	(14,727)	(25%)
Depreciation & amortization expense	(329)	(372)	(12%)	(624)	(748)	(17%)
Other operating costs	(1,897)	(1,295)	47%	(3,754)	(3,067)	22%
Foreign Exchange gain/(loss)	403	(1,784)	N.M.	32	(1,457)	N.M.
Hedging cost	(436)	-	N.M.	(436)	-	N.M.
(Loss)/Profit from operations	(1,851)	18,206	N.M.	(1,673)	23,735	N.M.
Finance cost	(154)	(171)	(10%)	(296)	(335)	(12%)
(Loss)/Profit before taxation	(2,005)	18,035	N.M.	(1,969)	23,400	N.M.
Taxation	101	(2,952)	N.M.	101	(3,614)	N.M.
(Loss)/Profit after taxation	(1,904)	15,083	N.M.	(1,868)	19,786	N.M.

n.m. – Not meaningful

1(b)(i) A balance sheet (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

BALANCE SHEETS

	GROUP		COMPANY	
	30 Jun 08	31 Dec 07	30 Jun 08	31 Dec 07
	\$'000	\$'000		\$'000
SHARE CAPITAL AND RESERVES				
Share capital	37,427	37,427	37,427	37,427
Other reserves	6,431	7,387	6,251	7,195
Retained profits	26,887	28,720	23,150	25,126
	70,745	73,534	66,828	69,748
NON-CURRENT LIABILITIES				
Deferred tax liabilities	328	343	-	-
Other financial liabilities	3,525	3,973	-	-
	3,853	4,316	-	-
CURRENT LIABILITIES				
Payables and accruals	16,974	24,663	18,369	16,956
Other financial liabilities	13,895	8,737	11,000	15,074
Provisions	2,788	2,867	2,788	2,867
Provision for taxation	3,113	3,671	664	1,124
	36,770	39,938	32,821	36,021
TOTAL EQUITY AND LIABILITIES	111,368	117,788	99,649	105,769
NON-CURRENT ASSETS				
Property, plant and equipment	18,811	16,418	7,531	4,583
Non-current asset held for sale	-	8,766	-	8,766
Subsidiaries	-	-	21,686	18,547
Goodwill on consolidation	2,835	2,835	-	-
Other investments	170	170	160	160
Other receivables	38	42	-	42
Deferred tax assets	356	356	268	268
	22,210	28,587	29,645	32,366
CURRENT ASSETS				
Non-current asset held for sale	8,766	-	8,766	-
Inventories	5,570	4,759	3,370	3,779
Contract work-in-progress	38,052	55,793	28,209	51,060
Trade and other receivables	23,152	22,742	18,011	15,728
Amount due from subsidiaries (trade)	-	-	-	339
Short-term investments	90	90	-	-
Cash and cash equivalents	13,528	5,817	11,648	2,497
	89,158	89,201	70,004	73,403
TOTAL ASSETS	111,368	117,788	99,649	105,769

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

Amount repayable in one year or less, or on demand

As at 30 Jun 2008		As at 31 Dec 2007	
Secured	Unsecured	Secured	Unsecured
\$'000	\$000	\$'000	\$'000
557	13,338	582	7,783

Amount repayable after one year

As at 30 Jun 2008		As at 31 Dec 2007	
Secured	Unsecured	Secured	Unsecured
\$'000	\$000	\$'000	\$'000
3,525	-	3,973	-

	30 Jun 2008	31 Dec 2007
	\$'000	\$'000
Total secured borrowings	4,082	4,555
Total unsecured borrowings	13,338	7,783
Total borrowings	17,420	12,338

Details of any collateral

As at 30 June 2008, the total secured borrowings of S\$4.0 million were secured against the Group's factory in Pontian, Malaysia.

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

STATEMENT OF CASH FLOWS FOR THE 6 MONTHS ENDED 30 JUNE 2008

	Group		Group	
	2 nd Quarter		6 months ended 30 Jun	
	2008	2007	2008	2007
CASH FLOWS FROM OPERATING ACTIVITIES	\$'000	\$'000	\$'000	\$'000
Profit before taxation	(2,005)	18,035	(1,969)	23,400
Exchange and currency translation differences	299	65	372	137
Adjustment for:				
Depreciation of property, plant and equipment	329	372	624	748
Share-based payment expense	-	199	37	374
Loss on disposal of property, plant and equipment	-	2	11	12
Profit on sale of investment properties	-	(12,949)	-	(12,949)
Unrealised holding gain of financial assets held for trading	-	-	-	(2)
Dividend income	-	-	(2)	(2)
Interest income	(5)	(20)	(20)	(35)
Interest expense	154	171	296	335
Operating profit before working capital changes	(1,228)	5,875	(651)	12,018
Trade and other receivables	4,653	11	312	(25)
Inventories and contract work-in-progress	13,784	(5,024)	16,929	(16,770)
Payable, accruals and financial liabilities	(5,588)	(8,210)	(8,062)	(3,039)
Provisions	-	-	(79)	-
Income tax paid	(457)	(3,035)	(457)	(5,273)
Net cash generated from / (used in) operating activities	11,164	(10,383)	7,992	(13,089)
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from sale of property, plant and equipment	-	-	50	140
Proceeds from sale of investment properties	-	29,229	-	29,229
Purchase of property, plant and equipment	(1,935)	(975)	(3,475)	(1,706)
Purchase of long-term investments	-	-	-	(150)
Interest income	5	20	20	35
Dividends received	-	-	2	2
Net cash (used in)/generated from investing activities	(1,930)	28,274	(3,403)	27,550
CASH FLOWS FROM FINANCING ACTIVITIES				
Net proceeds from issue of shares	-	443	-	2,275
Net loans (repaid) / obtained	(1,968)	(8,738)	5,122	(16,710)
Dividends paid	(1,664)	(8,311)	(1,664)	(8,311)
Interest paid	(165)	(171)	(296)	(335)
Net cash (used in)/generated from financing activities	(3,797)	(16,777)	3,162	(23,081)
Net increase / (decrease) in cash and cash equivalents	5,437	1,114	7,751	(8,620)
Cash and cash equivalents at beginning of period	8,066	6,439	5,752	16,173
Cash and cash equivalents at end of period	13,503	7,553	13,503	7,553

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

STATEMENT OF CHANGES IN EQUITY

THE GROUP (\$'000)	Share Capital	Revaluation Reserve	Share Option Reserve	Translation reserves	Hedge Reserve	Statutory Reserve	Dividend Reserve	Retained Profits	Total
Balance at 1 Jan 2008	37,427	5,675	627	(434)	(213)	68	1,664	28,720	73,534
Currency translation differences of financial statements of foreign subsidiaries	-	-	-	(12)	-	-	-	-	(12)
Cash flow hedges – fair value gain / (loss)	-	-	-	-	718	-	-	-	718
Net gain / (loss) recognized directly in equity	-	-	-	(12)	718	-	-	-	706
Net profit for the period	-	-	-	-	-	-	-	(1,868)	(1,868)
Total recognized gain / (loss)	-	-	-	(12)	718	-	-	(1,868)	(1,162)
Share option expense	-	-	37	-	-	-	-	-	37
Reclassification of share option reserves from options lapsed / forfeited	-	-	(35)	-	-	-	-	35	-
2007 fourth quarter final one-tier tax exempt dividend of 0.5 cents per share paid	-	-	-	-	-	-	(1,664)	-	(1,664)
As at 30 Jun 2008	37,427	5,675	629	(446)	505	68	-	26,887	70,745

THE GROUP (\$'000)	Share Capital	Revaluation Reserve	Share Option Reserve	Exchange Fluctuation Reserve	Statutory Reserve	Dividend Reserve	Retained Profits	Total
Balance at 1 Jan 2007	34,447	5,673	780	(423)	67	4,937	23,063	68,544
Currency translation differences of financial statements of foreign subsidiaries	-	22	-	(18)	(4)	-	-	-
Net gain / (loss) recognized directly in equity	-	22	-	(18)	(4)	-	-	-
Net profit for the period	-	-	-	-	-	-	19,786	19,786
Total recognized gain / (loss)	-	22	-	(18)	(4)	-	19,786	19,786
Share option expense for 2 nd quarter 2007	-	-	374	-	-	-	-	374
Employees' share options exercised	2,275	-	-	-	-	-	-	2,275
Reclassification of share option reserves from options lapsed / forfeited	684	-	(684)	-	-	-	-	-
2006 fourth quarter interim one-tier tax exempt dividend of 1.5 cents per share paid	-	-	-	-	-	(4,937)	(47)	(4,984)
2007 first quarter interim one-tier tax exempt dividend of 1.0 cent per share proposed	-	-	-	-	-	3,320	(3,320)	-
2007 first quarter interim one-tier tax exempt dividend of 1.0 cent per share paid	-	-	-	-	-	(3,320)	(7)	(3,327)
2007 second quarter interim one-tier tax exempt dividend of 1.0 cent per share proposed	-	-	-	-	-	3,327	(3,327)	-
As at 30 Jun 2007	37,406	5,695	470	(441)	63	3,327	36,148	82,668

THE COMPANY (\$'000)	Share Capital	Revaluation Reserve	Share option Reserve	Hedge Reserve	Dividend Reserve	Retained Profits	Total
Balance at 1 Jan 2008	37,427	5,117	627	(213)	1,664	25,126	69,748
Cash flow hedges – fair value gain / (loss)	-	-	-	718	-	-	718
Net gain / (loss) recognized directly in equity	-	-	-	718	-	-	718
Net profit for the period	-	-	-	-	-	(2,011)	(2,011)
Total recognized gain / (loss)	-	-	-	718	-	(2,011)	(1,293)
Share option expense	-	-	37	-	-	-	37
Reclassification of share option reserves from options lapsed / forfeited	-	-	(35)	-	-	35	-
2007 fourth quarter final one-tier tax exempt dividend of 0.5 cents per share paid	-	-	-	-	(1,664)	-	(1,664)
As at 30 June 2008	37,427	5,117	629	505	-	23,150	66,828

THE COMPANY (\$'000)	Share Capital	Revaluation Reserve	Share option Reserve	Dividend Reserve	Retained Profits	Total
Balance at 1 Jan 2007	34,447	5,118	780	4,937	19,468	64,750
Cash flow hedges – fair value gain / (loss)	-	-	-	-	-	-
Net gain / (loss) recognized directly in equity	-	-	-	-	-	-
Net profit for the period	-	-	-	-	8,800	8,800
Total recognized gain / (loss)	-	-	-	-	8,800	8,800
Share option expense for 1 st quarter 2007	-	-	374	-	-	374
Employees' share options exercised	2,275	-	-	-	-	2,275
Reclassification of share option reserves from options lapsed / forfeited	684	-	(684)	-	-	-
2006 fourth quarter interim one-tier tax exempt dividend of 1.5 cents per share paid	-	-	-	(4,937)	(47)	(4,984)
2007 first quarter interim one-tier tax exempt dividend of 1.0 cents per share proposed	-	-	-	3,320	(3,320)	-
2007 first quarter interim one-tier tax exempt dividend of 1.0 cents per share paid	-	-	-	(3,320)	(7)	(3,327)
2007 second quarter interim one-tier tax exempt dividend of 1.0 cents per share proposed	-	-	-	3,327	(3,327)	-
As at 30 June 2007	37,406	5,118	470	3,327	21,567	67,888

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

There were no new shares issued during the first half of 2008. As at 30 June 2008, the total number of shares in issue was 332,807,796.

As at 30 June 2008, total share options outstanding amounted to 2,775,000 (30 June 2007: 3,185,000) unissued ordinary shares. The exercise price of these unissued shares ranged from \$0.255 to \$0.89 (30 June 2007: \$0.255 to \$0.89) per share and the average exercise price was \$0.79 (30 June 2007: \$0.79) per share.

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

Group	30 Jun 2008	31 Dec 2007
Number of ordinary shares on issue as at	332,807,796	332,807,796

There were no treasury shares held as at 30 June 2008 and 31 December 2007.

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

The figures have not been audited or reviewed by the Company's auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of 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 has applied the same accounting policies and methods of computation in the financial statements for the current reporting period 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.

Please refer to paragraph 4.

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 (EPS)

	6 months ended 30 Jun	
	2008	2007
EPS for the period based on net profit attributable to Shareholders		
(i) a. Basic (loss) earnings per share	(0.56 cents)	5.97 cents
b. Weighted average number of ordinary shares in issue adjusted for the share split	332,807,796	331,442,768
(ii) a. Fully diluted (loss) earnings per share	(0.56 cents)	5.91 cents
b. Weighted average number of ordinary shares in issue adjusted for the share split	333,017,796	334,627,768

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 SHARE

Group	30 Jun 2008	31 Dec 2007
Group Net asset value per ordinary share	21.3 cents	22.1 cents
Number of ordinary shares	332,807,796	332,807,796

Company	30 Jun 2008	31 Dec 2007
Company Net asset value per ordinary share	20.1 cents	21.0 cents
Number of ordinary shares	332,807,706	332,807,796

8. A 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 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. Any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Revenue

Although we had an outstanding order book of S\$125.7 million as at 31 Mar 2008, the Group's revenue for 2Q 2008 decreased by 55% to \$17.6 million. This is because most jobs are in design phase and current major projects have been delayed.

Overseas business continues to be the Group's source of revenue, accounting for 93% of the Group's revenue in 2Q 2008. Revenue from Middle East was the highest, accounting for 38% of the Group's turnover while China ranked second, contributing 21% to the Group's turnover.

Materials, Subcontract and Other Direct Costs

In line with the lower revenue, materials, subcontract and other direct costs decreased by 47% to \$11.8 million compared with \$22.4 million for 2Q 2007. Consistent with the global inflationary pressure, we experience higher cost and expenses across the board which have impacted part of our bottom line.

Other Operating Costs

Other operating costs increased by 47% to \$1.9 million compared with \$1.3 million for 2Q 2007. The increase was largely due to increase in various professional fees, mostly one off in nature such as expenses incurred on rebranding exercise, USA product approval process and legal fees. Our overseas operations also continue to face upward cost pressure such as rental expenses and travelling expenses.

Net loss after tax

Due to the low revenue, the Group incurred a loss of \$1.9 million after tax. In 2Q 2007, the Group posted a profit of S\$15.1 million due mainly to the gains of \$12.9 million from the sale of its investment properties at Suntec Tower One and Octagon Building completed in 2Q 2007.

Balance Sheet Review

In 2Q 2008, the Group generated S\$11.2 million cash from operating activities. This mainly arose from payments received from the completion of our major projects. As a result, the Group's contract work-in-progress has reduced by almost 32% from S\$55.8 million as at 31 December 2007 to S\$38.1 million as at 30 June 2008. Consequently, the Group's net gearing ratio also improved from 8.9% as at 31 December 2007 to 5.5% as at 30 June 2008.

The Group spent almost S\$3.5 million on capital expenditure in first half of 2008. This mainly relates to the construction of the new headquarters (S\$2.6 million) and Research and Development projects (S\$0.5million). As a result of these capital expenditure items, Property, Plant and Equipment increase by S\$2.4 million (after deducting depreciation and amortisation of about S\$0.6 million) during the first half of 2008.

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

No quarterly forecast was previously given.

10. A commentary at the date of the announcement of the 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

The Group has secured additional orders worth S\$35 million in 2Q 2008, making the total order secured in the first six months of 2008 to S\$69.6 million as compared to \$65.7 million secured in the first six months of 2007. Total orders on hand as of 30 June 2008 stood at \$144.7 million.

We are continuously biddings for jobs worldwide. Our recent win in Calgary, Canada will strengthen our position in North America and we hope to ride on this opportunity. Our win in Ecuador will also help us in the South America market.

Due to the spiraling jet fuel prices, airport authorities and airlines are taking a more cautious approach on capital expenditure. As such, there may be delay in some of the tenders for expansion.

11. Dividends

(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? Yes

Name of Dividend	Interim 2 nd quarter 2007
Dividend Type	Cash
Dividend amount per share	1 cent net per ordinary share
Tax rate	One-tier tax exempt
Dividend amount	\$3,328,077.96

(c) Date payable - Not applicable

(d) Books closure date - No applicable

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

In view of the results, no dividend is recommended for 2Q 2008.

13. Negative Assurance

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and the Company for the 6 months ended 30 June 2008 to be false or misleading in any material respect.

BY ORDER OF THE BOARD

Lwi Tong Boon, Steven
Company Secretary
6 August 2008