

UNAUDITED FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT FOR THE SECOND QUARTER AND SIX MONTHS ENDED 31 JANUARY 2015

PART I - INFORMATION REQUIRED FOR QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

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

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Group					
	3 months ended			6 months ended		
	31/01/15	31/01/14	Change	31/01/15	31/01/14	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	27,415	41,134	(33)	52,131	73,263	(29)
Cost of Sales	(20,813)	(32,025)	(35)	(38,104)	(56,019)	(32)
Gross Profit	6,602	9,109	(28)	14,027	17,244	(19)
Other Items of Income						
Finance Income	135	56	141	238	107	122
Other Credits	393	458	(14)	762	882	(14)
Other Items of Expense						
Administrative Expenses	(1,159)	(3,099)	(63)	(3,913)	(5,882)	(33)
Finance Costs	(11)	(44)	(75)	(21)	(101)	(79)
Other Charges	(1,438)	(124)	n.m.	(1,501)	(126)	n.m.
Profit Before Tax	4,522	6,356	(29)	9,592	12,124	(21)
Income Tax Expense	(666)	(1,072)	(38)	(1,545)	(2,197)	(30)
Profit Net of Tax	3,856	5,284	(27)	8,047	9,927	(19)
Other Comprehensive Income:						
Items that may be reclassified subsequently to profit or loss:						
Exchange Difference on Translating Foreign Operations, Net of Tax	(460)	(349)	32	(597)	(66)	n.m.
Available-for-Sale Financial Assets, Net of Tax						
- Fair Value Gains / (Losses)	77	(52)	n.m.	50	(26)	n.m.
- Reclassification	(13)	-	n.m.	(13)	(11)	18
Other Comprehensive Loss for the Period, Net of Tax	(396)	(401)	(1)	(560)	(103)	n.m.
Total Comprehensive Income	3,460	4,883	(29)	7,487	9,824	(24)
Profit Attributable to:						
Owners of the Parent, Net of Tax	3,857	5,283	(27)	8,047	9,926	(19)
Non-Controlling Interests, Net of Tax	(1)	1	(200)	-*	1	(100)
	3,856	5,284	(27)	8,047	9,927	(19)
Total Comprehensive Income Attributable to:						
Owners of the Parent	3,460	4,882	(29)	7,486	9,823	(24)
Non-Controlling Interests	-*	1	(100)	1	1	-
	3,460	4,883	(29)	7,487	9,824	(24)

* amount less than \$500
 n.m. - not meaningful

**CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
 (Cont'd)**

Notes to the Consolidated Statement of Profit or Loss and Other Comprehensive Income

The profit or loss is arrived at after (charging) / crediting the following:

	3 months ended		6 months ended	
	31/01/15	31/01/14	31/01/15	31/01/14
	S\$'000	S\$'000	S\$'000	S\$'000
Depreciation of investment property	(617)	(617)	(1,234)	(1,234)
Depreciation of property, plant and equipment	(489)	(468)	(955)	(932)
Dividend income	-	-	17	-
Foreign exchange losses	(228)	(124)	(290)	(126)
Gain on disposal of available-for-sale financial assets	102	-	102	12
Gain on disposal of property, plant and equipment	-	-	19	-
Government grants	49	14	103	65
Inventory written down	(1,209)	-	(1,209)	-
Plant and equipment written off	-	-	(1)	-

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

STATEMENTS OF FINANCIAL POSITION

	Group		Company	
	31/01/15	31/07/14	31/01/15	31/07/14
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
<u>Non-Current Assets</u>				
Property, Plant and Equipment	21,014	21,865	–	–
Investment Property	4,729	5,963	–	–
Investments in Subsidiaries	–	–	6,440	6,440
Other Receivables	–	–	1,875	2,062
Other Financial Assets	835	1,866	834	1,085
Total Non-Current Assets	26,578	29,694	9,149	9,587
<u>Current Assets</u>				
Inventories	4,616	5,806	–	–
Trade and Other Receivables	50,273	53,975	5,522	11,774
Other Assets	540	403	20	28
Cash and Cash Equivalents	65,240	58,082	19,702	12,781
Total Current Assets	120,669	118,266	25,244	24,583
Total Assets	147,247	147,960	34,393	34,170
EQUITY AND LIABILITIES				
<u>Equity</u>				
Share Capital	22,890	22,998	22,890	22,998
Retained Earnings	99,290	96,137	9,740	8,913
Other Reserves	(957)	(397)	79	76
Equity, Attributable to Owners of the Parent, Total	121,223	118,738	32,709	31,987
Non-Controlling Interests	4	3	–	–
Total Equity	121,227	118,741	32,709	31,987
<u>Non-Current Liabilities</u>				
Deferred Tax Liabilities	1,350	1,395	–	–
Total Non-Current Liabilities	1,350	1,395	–	–
<u>Current Liabilities</u>				
Income Tax Payable	3,816	4,391	76	2
Trade and Other Payables	19,845	21,677	1,608	2,181
Other Financial Liabilities	339	720	–	–
Other Liabilities	670	1,036	–	–
Total Current Liabilities	24,670	27,824	1,684	2,183
Total Liabilities	26,020	29,219	1,684	2,183
Total Equity and Liabilities	147,247	147,960	34,393	34,170

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

	As at 31/01/15	As at 31/07/14
	S\$'000	S\$'000
<u>Secured</u>		
Amount repayable in one year or less, or on demand	339	720
Total borrowings	339	720

Details of any collateral:

The Group's borrowings are covered by corporate guarantee of the Company.

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

CONSOLIDATED STATEMENT OF CASH FLOWS

	Group			
	3 months ended		6 months ended	
	31/01/15	31/01/14	31/01/15	31/01/14
	S\$'000	S\$'000	S\$'000	S\$'000
<u>Cash Flows From Operating Activities</u>				
Profit Before Tax	4,522	6,356	9,592	12,124
Adjustments for:				
Interest Expenses	11	44	21	101
Interest Income	(135)	(56)	(238)	(107)
Depreciation of Property, Plant and Equipment	489	468	955	932
Depreciation of Investment Property	617	617	1,234	1,234
Dividend Income	–	–	(17)	–
Gain on Disposal of Property, Plant and Equipment	–	–	(19)	–
Gain on Disposal of Available-for-Sale Financial Assets	(102)	–	(102)	(12)
Plant and Equipment Written off	–	–	1	–
Operating Cash Flows Before Changes in Working Capital	5,402	7,429	11,427	14,272
Cash Restricted In Use Over Three Months	310	252	310	252
Trade and Other Receivables	(3,993)	3,670	3,388	(325)
Inventories	1,140	(1,409)	1,195	(1,364)
Trade and Other Payables	(4,119)	(311)	(2,137)	2,978
Net Cash Flows from Operations	(1,260)	9,631	14,183	15,813
Income Taxes Paid	(1,245)	(1,031)	(2,158)	(2,074)
Income Taxes Refund	–	–	11	55
Net Cash Flows (Used in) / From Operating Activities	(2,505)	8,600	12,036	13,794
<u>Cash Flows from Investing Activities</u>				
Purchase of Property, Plant and Equipment	(158)	(458)	(857)	(1,509)
Purchase of Other Financial Assets	–	(1,087)	(60)	(1,802)
Proceeds from Disposal of Property, Plant and Equipment	–	–	178	–
Proceeds from Disposal of Other Financial Assets	1,247	–	1,247	111
Interest Received	135	56	238	107
Net Cash Flows From / (Used in) Investing Activities	1,224	(1,489)	746	(3,093)
<u>Cash Flows From Financing Activities</u>				
Repayment of Borrowings	–	(113)	–	(226)
(Decrease) / Increase in Bill Payables	(121)	159	(389)	(4,126)
Finance Lease Repayments	–	–	–	(143)
Interest Paid	(11)	(44)	(21)	(101)
Dividend Paid to Equity Owners	(4,893)	(3,148)	(4,893)	(3,148)
Purchase of Treasury Shares	–	–	(108)	–
Net Cash Flows Used in Financing Activities	(5,025)	(3,146)	(5,411)	(7,744)
Net (Decrease) / Increase in Cash and Cash Equivalents	(6,306)	3,965	7,371	2,957
Cash and Cash Equivalents, Statement of Cash Flows, Beginning Balance	71,445	40,523	57,772	41,599
Effect of Exchange Rate Changes on Cash and Cash Equivalents	101	3	97	(65)
Cash and Cash Equivalents, Statement of Cash Flows, Ending Balance	65,240	44,491	65,240	44,491
<u>Cash and Cash Equivalents in the Statement of Cash Flows:</u>				
Cash and cash equivalents per statement of financial position	65,240	45,026	65,240	45,026
Cash restricted in use over three months	–	(535)	–	(535)
Cash and cash equivalents for statement of cash flows purpose at end of period	65,240	44,491	65,240	44,491

Non-cash transactions:

During the period, there were acquisitions of property, plant and equipment with a total cost of \$33,000 (2014: \$96,000) acquired by means of vendor payables.

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.

STATEMENTS OF CHANGES IN EQUITY

<u>Group</u>	Total	Attributable	Share	Retained	Other	Non-
	Equity	to Parent	Capital	Earnings	Reserves	Controlling
	S\$'000	Sub-total	S\$'000	S\$'000	S\$'000	Interests
		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Current Year:						
Opening Balance at 1 August 2014	118,741	118,738	22,998	96,137	(397)	3
Movements in Equity:						
Total Comprehensive Income for the Period	4,027	4,026	–	4,190	(164)	1
Purchase of Treasury Shares	(108)	(108)	(108)	–	–	–
Closing Balance at 31 October 2014	122,660	122,656	22,890	100,327	(561)	4
Total Comprehensive Income for the Period	3,460	3,460	–	3,856	(396)	–*
Dividends Paid	(4,893)	(4,893)	–	(4,893)	–	–
Closing Balance at 31 January 2015	121,227	121,223	22,890	99,290	(957)	4
Previous Year:						
Opening Balance at 1 August 2013	99,764	99,762	22,998	76,379	385	2
Movements in Equity:						
Total Comprehensive Income for the Period	4,941	4,941	–	4,643	298	–*
Closing Balance at 31 October 2013	104,705	104,703	22,998	81,022	683	2
Total Comprehensive Income for the Period	4,883	4,882	–	5,283	(401)	1
Dividends Paid	(3,148)	(3,148)	–	(3,148)	–	–
Closing Balance at 31 January 2014	106,440	106,437	22,998	83,157	282	3
Company						
	Total	Share	Retained	Other		
	Equity	Capital	Earnings	Reserves		
	S\$'000	S\$'000	S\$'000	S\$'000		
Current Year:						
Opening Balance at 1 August 2014	31,987	22,998	8,913	76		
Movements in Equity:						
Total Comprehensive Income for the Period	5,071	–	5,061	10		
Purchase of Treasury Shares	(108)	(108)	–	–		
Closing Balance at 31 October 2014	36,950	22,890	13,974	86		
Total Comprehensive Income for the Period	652	–	659	(7)		
Dividends Paid	(4,893)	–	(4,893)	–		
Closing Balance at 31 January 2015	32,709	22,890	9,740	79		
Previous Year:						
Opening Balance at 1 August 2013	26,527	22,998	3,005	524		
Movements in Equity:						
Total Comprehensive Income for the Period	5,576	–	5,554	22		
Closing Balance at 31 October 2013	32,103	22,998	8,559	546		
Total Comprehensive Loss for the Period	(94)	–	(31)	(63)		
Dividends Paid	(3,148)	–	(3,148)	–		
Closing Balance at 31 January 2014	28,861	22,998	5,380	483		

* amount less than \$500

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 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.

There is no new share issued since 31 October 2014.

During the financial period, the Company purchased 300,000 ordinary shares under the share buyback mandate. As at 31 January 2015, the Company held 500,000 treasury shares (31 January 2014: 200,000).

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.

As at 31 January 2015, the total number of issued shares (excluding treasury shares) was 349,500,000 (31 July 2014: 349,800,000).

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.

There were no sales, transfers, disposal, cancellation and / or use of treasury shares during the financial period.

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have neither been audited nor reviewed in accordance with Singapore Auditing Standards.

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's accounting policies and methods of computation for the current reporting period are consistent with the audited financial statements for the year ended 31 July 2014.

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.

There were no changes in the accounting policies and methods of computation as compared to those adopted in the most recently audited financial statements.

- 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: -*

	Group			
	3 months ended		6 months ended	
	31/01/15	31/01/14	31/01/15	31/01/14
	cents	cents	cents	cents
Basic earnings per share	1.10	1.51	2.30	2.84

Basic earnings per share for the period ended 31 January 2015 and 2014 is calculated by dividing the Group's net profit attributable to owners of the parent over the weighted average number of ordinary shares in issue of 349,635,326 and 349,800,000 ordinary shares respectively.

Diluted earnings per share is not presented as there were no potential dilutive ordinary shares existing during the respective financial periods.

- 7 *Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on; and (b) immediately preceding financial year.*

	Group		Company	
	31/01/15	31/07/14	31/01/15	31/07/14
	cents	cents	cents	cents
Net asset value per share	34.68	33.94	9.36	9.14

Net asset value per share is calculated based on the shareholders' equity of the Group / Company as at the end of the financial periods and the issued share capital (excluding treasury shares) of 349,500,000 ordinary shares as at 31 January 2015 and 349,800,000 as at 31 July 2014.

- 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 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.*

Review of Group performance

For the three months ended 31 January 2015 ("Q2FY2015"), the Group recorded a revenue of \$27.4 million, a decline of 33% as compared to \$41.1 million for the previous corresponding period ("Q2FY2014"). The decrease was mainly due to lower sales recorded in the structural steel business and offset by the increase in revenue from the dormitory business resulting from higher rental rates.

Despite the lower revenue, the Group's profitability improved with gross profit margin rising from 22.1% in Q2FY2014 to 24.1% in Q2FY2015. This healthy improvement was mainly due to an increase in margins derived from the projects secured and executed during the reporting period.

Review of Group performance (cont'd)

For the half year ended 31 January 2015 (“1HFY2015”), the Group reported a revenue of \$52.1 million, a decline of 29% as compared to \$73.3 million for the previous corresponding period (“1HFY2014”). The decrease was mainly due to lower sales recorded in the structural steel business and offset by an increase in revenue from the dormitory business resulting from higher rental rates.

The Group’s gross profit margin improved from 23.5% in 1HFY2014 to 26.9% in 1HFY2015. This improvement was due to better margins generated by both the Group’s structural steel business and dormitory business.

Other credits remained stable at \$0.9 million and \$0.8 million in 1HFY2014 and 1HFY2015 respectively.

Administrative expenses decreased by 33% from \$5.9 million in 1HFY2014 to \$3.9 million in 1HFY2015. This was mainly due to a decrease in staff related cost.

Other charges increased from \$0.1 million in 1HFY2014 to \$1.5 million in 1HFY2015. This was mainly due to an inventory written down of \$1.2 million.

Profit before tax of the Group was \$9.6 million in 1HFY2015 as compared to \$12.1 million in 1HFY2014. The decrease was mainly due to the Group’s lower turnover, increase in other charges; and offset by the improved profit margin and decrease in administrative expenses as explained above.

Review of changes in working capital, assets and liabilities

The movement in the Group’s assets and liabilities are as follows:

- (i) Total assets decreased from \$148.0 million as at 31 July 2014 to \$147.2 million as at 31 January 2015. This was mainly due to decreases in inventories, trade and other receivables, other financial assets and investment property as a result of depreciation; and offset by an increase in cash and cash equivalents.
- (ii) Total liabilities decreased from \$29.2 million as at 31 July 2014 to \$26.0 million as at 31 January 2015. This was mainly due to the decrease in trade and other payables.

Review of changes in cash flow

The net increase in cash and cash equivalents for 1HFY2015 was \$7.4 million as compared to a net increase of \$3.0 million for 1HFY2014. This was mainly contributed by the lower net cash flows used in investing activities and financing activities in the current reporting period as compared to the previous corresponding period.

Cash and cash equivalents for the statement of cash flows of the Group stood at \$65.2 million as at 31 January 2015, representing an increase of \$20.7 million as compared to \$44.5 million as at 31 January 2014.

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 or prospect statement has been previously disclosed.

10 *A commentary at the date of 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.*

As at 11 March 2015, T T J's projects order book stood at \$78 million which it expects to substantially complete between FY2015 and FY2016. To date, the Group continues to experience a healthy level of enquiries for a mix of public and private sector projects. Going forward, the Group will continue to monitor its costs closely and enhance productivity to remain competitive.

11 *Dividend*

(a) Current financial period reported on 31 January 2015

- (i) Any dividend declared for the current financial period reported on? No
- (ii) Any dividend recommended for the current financial period reported on? No

Name of Dividend : NA
Dividend Type : NA
Dividend Amount per Share : NA
Tax Rate : NA

(b) Corresponding period of the immediately preceding financial year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

Name of Dividend : NA
Dividend Type : NA
Dividend Amount per Share : NA
Tax Rate : NA

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12 *If no dividend has been declared (recommended), a statement to that effect*

No dividend has been recommended for the period ended 31 January 2015.

13 *Confirmation by Directors pursuant to Rule 705(5) of the Listing Manual of SGX-ST*

The Board of Directors hereby confirms that, to the best of its knowledge, nothing has come to its attention which may render the financial results of the Group and the Company for the financial period ended 31 January 2015 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Teo Hock Chwee
Chairman and Managing Director

Chiong Su Been
Executive Director and Chief Financial Officer

11 March 2015
Singapore