

UNAUDITED FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT FOR THE THIRD QUARTER AND NINE MONTHS ENDED 30 APRIL 2017

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			9 months ended		
	30/04/17	30/04/16	Change	30/04/17	30/04/16	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	16,787	53,746	(69)	63,288	107,905	(41)
Cost of Sales	(12,194)	(35,556)	(66)	(48,040)	(74,386)	(35)
Gross Profit	4,593	18,190	(75)	15,248	33,519	(55)
Finance Income	163	161	1	586	616	(5)
Other Gains	1,365	497	175	2,083	893	133
Administrative Expenses	(2,905)	(2,624)	11	(6,341)	(6,767)	(6)
Finance Costs	(38)	(4)	850	(38)	(12)	217
Other Losses	-	-	-	(61)	(752)	(92)
Profit Before Tax	3,178	16,220	(80)	11,477	27,497	(58)
Income Tax Expense	(570)	(2,811)	(80)	(1,715)	(4,560)	(62)
Profit Net of Tax	2,608	13,409	(81)	9,762	22,937	(57)
Other Comprehensive Income:						
Items That May Be Reclassified Subsequently to Profit or Loss:						
Exchange Difference on Translating Foreign Operations, Net of Tax	158	19	732	(5)	655	(101)
Available-for-Sale Financial Assets, Net of Tax	112	125	(10)	369	(102)	(462)
Other Comprehensive Income for the Period, Net of Tax	270	144	88	364	553	(34)
Total Comprehensive Income	2,878	13,553	(79)	10,126	23,490	(57)
Profit Attributable to:						
Owners of the Parent, Net of Tax	2,406	13,409	(82)	9,560	22,937	(58)
Non-Controlling Interests, Net of Tax	202	-*	-	202	-*	-
Profit Net of Tax	2,608	13,409	(81)	9,762	22,937	(57)
Total Comprehensive Income Attributable to:						
Owners of the Parent	2,675	13,553	(80)	9,923	23,490	(58)
Non-Controlling Interests	203	-*	-	203	-*	-
Total Comprehensive Income	2,878	13,553	(79)	10,126	23,490	(57)

* amount less than \$500

**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		9 months ended	
	30/04/17	30/04/16	30/04/17	30/04/16
	S\$'000	S\$'000	S\$'000	S\$'000
Allowance for impairment on trade receivables - reversal	-	-	10	-
Bad debts written off – trade receivables	-	-	-	(155)
Credit balance written back	1,086	-	1,086	-
Depreciation of investment property	-	(617)	(1,028)	(1,850)
Depreciation of property, plant and equipment	(459)	(418)	(1,289)	(1,279)
Dividend income	-	-	39	17
Foreign exchange gain / (losses)	4	136	171	(596)
Gain on disposal of property, plant and equipment	-	1	2	40
Government grants	59	117	109	167
Plant and equipment written off	-*	-*	(61)	(1)

* amount less than \$500

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	
	30/04/17	31/07/16	30/04/17	31/07/16
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
<u>Non-Current Assets</u>				
Property, Plant and Equipment	22,323	17,592	–	–
Investment Property	–	1,028	–	–
Intangible Assets	153	–	–	–
Investments in Subsidiaries	–	–	6,790	6,440
Other Receivables	–	–	563	1,125
Other Financial Assets	2,459	2,072	2,459	2,072
Other Assets	993	973	–	–
Total Non-Current Assets	25,928	21,665	9,812	9,637
<u>Current Assets</u>				
Inventories	596	2,927	–	–
Trade and Other Receivables	43,799	44,757	3,170	2,843
Other Non-Financial Assets	674	527	21	28
Cash and Cash Equivalents	79,362	89,196	47,363	20,942
Total Current Assets	124,431	137,407	50,554	23,813
Total Assets	150,359	159,072	60,366	33,450
EQUITY AND LIABILITIES				
<u>Equity</u>				
Share Capital	22,890	22,890	22,890	22,890
Retained Earnings	108,228	104,610	36,469	7,792
Other Reserves	(1,349)	(1,712)	293	(76)
Equity, Attributable to Owners of the Parent, Total	129,769	125,788	59,652	30,606
Non-Controlling Interests	502	4	–	–
Total Equity	130,271	125,792	59,652	30,606
<u>Non-Current Liabilities</u>				
Deferred Tax Liabilities	1,135	1,169	–	–
Finance Leases	124	–	–	–
Other Financial Liabilities	2,629	–	–	–
Total Non-Current Liabilities	3,888	1,169	–	–
<u>Current Liabilities</u>				
Income Tax Payable	2,263	5,121	18	11
Trade and Other Payables	11,926	26,029	696	2,833
Finance Leases	32	–	–	–
Other Financial Liabilities	139	–	–	–
Other Non-Financial Liabilities	1,840	961	–	–
Total Current Liabilities	16,200	32,111	714	2,844
Total Liabilities	20,088	33,280	714	2,844
Total Equity and Liabilities	150,359	159,072	60,366	33,450

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

	As at 30/04/17	As at 31/07/16
	S\$'000	S\$'000
<u>Secured</u>		
Amount repayable in one year or less, or on demand	171	–
Amount repayable after one year	2,753	–
	2,924	–

Details of any collateral:

The Group's borrowings were secured by the legal mortgage on Group's leasehold property and certain items of plant and machinery; and covered by corporate guarantee by 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		9 months ended	
	30/04/17	30/04/16	30/04/17	30/04/16
	S\$'000	S\$'000	S\$'000	S\$'000
<u>Cash Flows From Operating Activities</u>				
Profit Before Tax	3,178	16,220	11,477	27,497
Adjustments for:				
Interest Expenses	38	4	38	12
Interest Income	(163)	(161)	(586)	(616)
Depreciation of Property, Plant and Equipment	459	418	1,289	1,279
Depreciation of Investment Property	–	617	1,028	1,850
Dividend Income	–	–	(39)	(17)
Gain on Disposal of Property, Plant and Equipment	–	(1)	(2)	(40)
Plant and Equipment Written off	–*	–*	61	1
Operating Cash Flows Before Changes in Working Capital	3,512	17,097	13,266	29,966
Cash Restricted in Use Over Three Months	–	–	–	–
Trade and Other Receivables	3,240	(14,920)	6,175	(28,580)
Inventories	(223)	(2)	2,333	449
Trade and Other Payables	(6,920)	3,434	(19,612)	10,371
Net Cash Flows from Operations	(391)	5,609	2,162	12,206
Income Taxes Paid	(1,784)	(890)	(4,611)	(2,447)
Income Taxes Refund	–	–	11	–
Net Cash Flows (Used in) / From Operating Activities	(2,175)	4,719	(2,438)	9,759
<u>Cash Flows from Investing Activities</u>				
Purchase of Property, Plant and Equipment	(278)	(32)	(1,952)	(270)
Purchase of Other Financial Assets	–	–	–	(1,344)
Proceeds from Disposal of Property, Plant and Equipment	–	1	6	40
Acquisition of Subsidiary	207	–	207	–
Dividend Received	–	–	21	–
Interest Received	163	161	586	616
Net Cash Flows From / (Used in) Investing Activities	92	130	(1,132)	(958)
<u>Cash Flows From Financing Activities</u>				
Repayment of borrowings	(540)	–	(540)	–
Decrease in Bill Payables	(240)	(295)	(240)	(174)
Finance Leases Repayment	(11)	–	(11)	–
Interest Paid	(38)	(4)	(38)	(12)
Dividend Paid to Equity Owners	–	–	(5,942)	(27,960)
Net Cash Flows Used in Financing Activities	(829)	(299)	(6,771)	(28,146)
Net Increase / (Decrease) in Cash and Cash Equivalents	(2,912)	4,550	(10,341)	(19,345)
Cash and Cash Equivalents, Statement of Cash Flows, Beginning Balance	81,912	60,107	89,196	84,110
Effect of Exchange Rate Changes on Cash and Cash Equivalents	205	(101)	350	(209)
Cash and Cash Equivalents, Statement of Cash Flows, Ending Balance	79,205	64,556	79,205	64,556
<u>Cash and Cash Equivalents in the Statement of Cash Flows:</u>				
Cash and cash equivalents per statement of financial position	79,362	64,556	79,362	64,556
Cash restricted in use over three months	(157)	–	(157)	–
Cash and cash equivalents for statement of cash flows purpose at end of period	79,205	64,556	79,205	64,556

* amount less than \$500

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>	Attributable					Non-Controlling Interests
	Total Equity	to Parent Sub-total	Share Capital	Retained Earnings	Other Reserves	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Current Year:						
Opening Balance at 1 August 2016	125,792	125,788	22,890	104,610	(1,712)	4
<u>Movements in Equity:</u>						
Total Comprehensive Income for the Period	7,248	7,248	–	7,154	94	–*
Dividends Paid	(5,942)	(5,942)	–	(5,942)	–	–
Closing Balance at 31 January 2017	127,098	127,094	22,890	105,822	(1,618)	4
Total Comprehensive Income for the Period	2,878	2,675	–	2,406	269	203
Acquisition of Subsidiary	295	–	–	–	–	295
Closing Balance at 30 April 2017	130,271	129,769	22,890	108,228	(1,349)	502
Previous Year:						
Opening Balance at 1 August 2015	128,686	128,682	22,890	106,792	(1,000)	4
<u>Movements in Equity:</u>						
Total Comprehensive Income for the Period	9,937	9,937	–	9,528	409	–*
Dividends Paid	(27,960)	(27,960)	–	(27,960)	–	–
Closing Balance at 31 January 2016	110,663	110,659	22,890	88,360	(591)	4
Total Comprehensive Income for the Period	13,553	13,553	–	13,409	144	–*
Closing Balance at 30 April 2016	124,216	124,212	22,890	101,769	(447)	4
Company						
	Total Equity	Share Capital	Retained Earnings	Other Reserves		
	S\$'000	S\$'000	S\$'000	S\$'000		
Current Year:						
Opening Balance at 1 August 2016	30,606	22,890	7,792	(76)		
<u>Movements in Equity:</u>						
Total Comprehensive Income for the Period	30,480	–	30,223	257		
Dividends Paid	(5,942)	–	(5,942)	–		
Closing Balance at 31 January 2017	55,144	22,890	32,073	181		
Total Comprehensive Income for the Period	4,508	–	4,396	112		
Closing Balance at 30 April 2017	59,652	22,890	36,469	293		
Previous Year:						
Opening Balance at 1 August 2015	36,983	22,890	14,028	65		
<u>Movements in Equity:</u>						
Total Comprehensive Income for the Period	17,480	–	17,707	(227)		
Dividends Paid	(27,960)	–	(27,960)	–		
Closing Balance at 31 January 2016	26,503	22,890	3,775	(162)		
Total Comprehensive Income for the Period	3,365	–	3,240	125		
Closing Balance at 30 April 2016	29,868	22,890	7,015	(37)		

* 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 January 2017.

During the financial period, the Company did not purchase any shares under the share buyback mandate. As at 30 April 2017, the Company held 500,000 treasury shares (30 April 2016: 500,000).

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 30 April 2017, the total number of issued shares (excluding treasury shares) was 349,500,000 (31 July 2016: 349,500,000).

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 2016.

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		9 months ended	
	30/04/17	30/04/16	30/04/17	30/04/16
	cents	cents	cents	cents
Basic earnings per share	0.69	3.84	2.74	6.56

Basic earnings per share for the period ended 30 April 2017 and 2016 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 349,500,000 ordinary shares.

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	
	30/04/17	31/07/16	30/04/17	31/07/16
	cents	cents	cents	cents
Net asset value per share	37.13	35.99	17.07	8.76

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 30 April 2017 and 31 July 2016.

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 30 April 2017 ("Q3FY2017"), the Group recorded a revenue of \$16.8 million, a decrease of 69% as compared to \$53.7 million for the previous corresponding period ("Q3FY2016"). The decrease was mainly due to the decrease in structural steel business and no revenue contribution from dormitory business.

The Group's gross profit margin decreased from 33.8% in Q3FY2016 to 27.4% in Q3FY2017. This was mainly due to its dormitory business which no longer contributing profits as a result of the expiry of tenure for the dormitory at Terusan Lodge I.

Other gains increased by 175% from \$0.5 million in Q3FY2016 to \$1.4 million in Q3FY2017. The increase was mainly due to the credit balance written back amounting to \$1.1 million recorded by a newly acquired subsidiary.

Review of Group performance (cont'd)

For the nine months ended 30 April 2017 (“3QFY2017”), the Group reported a revenue of \$63.3 million, a decrease of 41% as compared to \$107.9 million for the previous corresponding period (“3QFY2016”). The decrease was mainly due to the decrease in both structural steel and dormitory businesses.

The Group’s gross profit margin decreased from 31.1% in 3QFY2016 to 24.1% in 3QFY2017. This was mainly due to a decrease in profits derived from its dormitory business as a result of the expiry of tenure for the dormitory at Terusan Lodge I in Jan 2017.

Other gains increased by 133% from \$0.9 million in 3QFY2016 to \$2.1 million in 3QFY2017. The increase was mainly due to the credit balance written back amounting to \$1.1 million recorded by a newly acquired subsidiary.

Administrative expenses decreased by 6% from \$6.8 million in 3QFY2016 to \$6.3 million in 3QFY2017 mainly due to a decrease in staff related cost.

Other losses decreased from \$0.8 million in 3QFY2016 to \$0.1 million in 3QFY2017. The higher amount recorded in 3QFY2016 was mainly due to net foreign exchange losses.

Profit before tax of the Group was \$11.5 million in 3QFY2017 as compared to \$27.5 million in 3QFY2016. The decrease was mainly due to the Group’s lower turnover, lower gross profit margin; and offset by the increase in other gains, decrease in administrative expenses and decrease in other losses 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 \$159.1 million as at 31 July 2016 to \$150.4 million as at 30 April 2017. This was mainly due to decreases in cash and cash equivalents, trade and other receivables, inventories and fully depreciated investment property; and partially offset by the increase in property, plant and equipment as a result of a newly acquired subsidiary.
- (ii) Total liabilities decreased from \$33.3 million as at 31 July 2016 to \$20.1 million as at 30 April 2017. This was mainly due to the decrease in trade and other payables and income tax payable; and partially offset by the increase in other financial liabilities.

Review of changes in cash flow

The net cash flow used in operating activities amounted to \$2.4 million in 3QFY2017 as compared to a net cash flow of \$9.8 million generated in 3QFY2016. The net cash flow used in operating activities was mainly due to the payment to trade and other payables.

The net cash flows used in financing activities amounted to \$6.8 million in 3QFY2017, compared to \$28.1 million in 3QFY2016. The higher cash flow used in 3QFY2016 was mainly due to the payment of dividends.

Cash and cash equivalents for the statement of cash flows of the Group stood at \$79.2 million as at 30 April 2017, representing an increase of \$14.6 million as compared to \$64.6 million as at 30 April 2016.

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

As mentioned in the announcement dated 7 December 2016 and 8 March 2017, it was stated that the non-renewal of the dormitory at Terusan Lodge I is expected to have a material impact on the Group's financial and operating results for FY2017. As mentioned in paragraph 8 above, the expiry of the tenure for the Terusan Lodge I had a material impact on the Group's financial and operating results for Q3FY2017. Accordingly, the results announced are in line with the prospects statement previously made.

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 7 June 2017, T T J's projects order book stood at \$157 million which it expects to substantially complete between FY2017 and FY2021. 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.

As announced previously, the tenure for the dormitory at Terusan Lodge I expired in January 2017. The non-renewal of the said dormitory lease is expected to have a material impact on the Group's financial and operating results for FY2017.

11 *Dividend*

(a) Current financial period reported on 30 April 2017

(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 30 April 2017.

13 *If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.*

The Group has not obtained a general mandate from its shareholders for IPTs.

14 *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 30 April 2017 to be false or misleading in any material aspect.

15 *Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the Listing Manual of SGX-ST*

The Company hereby confirms that it has procured undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7.

BY ORDER OF THE BOARD

Teo Hock Chwee
Chairman and Managing Director

Chiong Su Been
Executive Director and Chief Financial Officer

7 June 2017
Singapore