
Full Year Financial Statements And Dividend Announcement for the Year Ended 31 December 2010

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

- 1(a) A Consolidated Statement of Comprehensive Income (for the Group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

	12 months ended		Increase /
	31.12.2010	31.12.2009	(Decrease)
	RMB'000	RMB'000	%
Turnover	28,486	47,742	(40.3)
Cost of services provided	(10,568)	(23,609)	(55.2)
Gross profit	17,918	24,133	(25.8)
Other income	7,055	15,875	(55.5)
Over-provision of staff compensation upon disposal of operating rights of a toll bridge and its ancillary facilities	1,340	-	NM
Loss on disposal of operating rights of a toll bridge and its ancillary facilities	-	(14,967)	(100)
Gain on fair value changes of investment properties	7,853	-	NM
Gain on bargaining purchase of a subsidiary	782	-	NM
Gain on disposal of subsidiaries	3,911	-	NM
Gain on acquisition of a subsidiary	20,307	-	NM
Administrative expenses	(13,014)	(8,389)	55.1
Other operating expenses	(15,116)	(8,898)	70.0
Profit from operations	31,036	7,754	300.3
Finance costs	(35)	(47)	(25.5)
Share of profits of a jointly controlled entity	5,861	900	551.2
Share of losses of an associate	(80)	-	NM
Profit before tax	36,782	8,607	327.3
Income tax expense	(6,697)	(8,237)	(18.7)
Profit and total comprehensive income for the year	30,085	370	8,031.1
Profit and total comprehensive income for the year attributable to:-			
Owners of the Company	26,122	21,460	21.7
Non-controlling interests	3,963	(21,090)	118.8
	30,085	370	8,031.1

NM: Not Meaningful

The Group's profit and total comprehensive income for the year is arrived at after crediting / (charging) the following:-

	12 months ended		Increase /
	31.12.2010	31.12.2009	(Decrease)
	RMB'000	RMB'000	%
Interest income	6,113	14,351	(57.4)
Rental income, net	1,211	2,032	(40.4)
Depreciation of property, plant and equipment	(2,355)	(1,535)	53.4
Amortisation of intangible assets	(1,648)	(10,293)	(83.9)
Loss on exchange, net	(621)	(871)	(28.7)
Refund of PRC business tax	418	367	13.9

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.

	Group		Company	
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	RMB'000	RMB'000	RMB'000	RMB'000
Non-Current Assets				
Property, plant and equipment	68,635	11,514	-	-
Intangible assets	20,881	22,529	-	-
Investment properties	21,500	24,770	-	-
Investment in a jointly controlled entity	-	33,841	-	-
Investment in an associate	39,944	-	-	-
Investments in subsidiaries	-	-	220,049	220,049
Deferred tax assets	271	-	-	-
Goodwill	20,303	-	-	-
	<u>171,534</u>	<u>92,654</u>	<u>220,049</u>	<u>220,049</u>
Current Assets				
Trade receivables	2,280	-	-	-
Prepayments, deposits and other receivables	7,192	493,066	312	193,789
Refundable deposits	10,000	10,000	-	-
Inventories	1,172	-	-	-
Properties for development	210,142	-	-	-
Gross amounts due from customers for contract work	501	-	-	-
Due from a jointly controlled entity	-	6,176	-	-
Due from an associate	427	-	-	-
Due from related companies	268	12,815	-	781
Due from subsidiaries	-	-	526,742	343,302
Due from minority shareholders	7,783	7,506	-	-
Cash and bank balances	455,145	171,119	1	1
	<u>694,910</u>	<u>700,682</u>	<u>527,055</u>	<u>537,873</u>
Current Liabilities				
Trade payables	2,816	-	-	-
Other payables and accruals	15,555	16,938	2,293	870
Receipts in advance	11,328	-	-	-
Due to a jointly controlled entity	-	7,500	-	-
Due to related companies	-	1,001	-	-
Gross amounts due to customers for contract work	16,003	-	-	-
Due to subsidiaries	-	-	129,026	130,600
Current tax liabilities	9,950	17,782	-	-
Due to minority shareholders	46,003	26,000	-	-
	<u>101,655</u>	<u>69,221</u>	<u>131,319</u>	<u>131,470</u>

Non-Current Liabilities				
Deferred tax liabilities	3,172	3,973	-	-
Net assets	761,617	720,142	615,785	626,452
Capital and reserves				
Share capital	219,943	218,820	219,943	218,820
Reserves	477,946	459,618	395,842	407,632
Equity attributable to owners of the Company	697,889	678,438	615,785	626,452
Non-controlling interests	63,728	41,704	-	-
Total Equity	761,617	720,142	615,785	626,452

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

Amount repayable in one year or less, or on demand

As at 31.12.2010 (RMB'000)		As at 31.12.2009 (RMB'000)	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

Amount repayable after one year

As at 31.12.2010 (RMB'000)		As at 31.12.2009 (RMB'000)	
Secured	Unsecured	Secured	Unsecured
-	-	-	-

Details of any collateral

As at 31 December 2010, bank and cash balances included restricted bank balances of approximately RMB 143,000 (2009: Nil) for securing the performance and fund utilization for a land redevelopment project of the Group.

1(c) A Statement of Cash Flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	12 months ended	
	31.12.2010	31.12.2009
	RMB'000	RMB'000
Cash flows from operating activities		
Profit before tax	36,782	8,607
Adjustments for:		
Amortisation of intangible assets	1,648	10,293
Depreciation of property, plant and equipment	2,355	1,535
Interest income	(6,113)	(14,351)
Share options granted to employees and directors	2,369	353
Gain on fair value changes of investment properties	(7,853)	-
Loss on disposal of operating rights of a toll bridge and its ancillary facility	-	14,967
Loss on disposals of property, plant and equipment	39	15
Over-provision of staff compensation upon disposal of operating rights of a toll bridge and its ancillary facilities	(1,340)	-
Gain on disposal of subsidiaries	(3,911)	-
Gain on acquisition of a subsidiary	(20,307)	-
Gain on bargaining purchase of a subsidiary	(782)	-
Share of losses of an associate	80	-
Share of profits of a jointly controlled entity	(5,861)	(900)
Operating profit before working capital changes	(2,894)	20,519
Decrease in trade receivables	354	-
(Increase) / Decrease in prepayments, deposits and other receivables	(609)	5,672
Increase in gross amounts due from customers for contract work	(501)	-
Decrease in inventories	1,811	-
Increase in properties for development	(210,138)	-
Increase in due from related companies	(195)	(256)
Decrease in due to related companies	-	(500)
Decrease in due to minority shareholders	(498)	-
Decrease in receipts in advance	(4,154)	-
Increase in gross amounts due to customers for contract work	388	-
(Decrease)/increase in other payables and accruals	(5,164)	168
Decrease in trade payables	(1,161)	-
Cash (used in) / generated from operations	(222,761)	25,603
PRC income tax paid	(3,908)	(3,276)
Net cash (used in) / generated from operating activities	(226,669)	22,327
Cash flows from investing activities		
Interest received	12,855	24,041
Payments of property, plant and equipment	(1,950)	(1,360)
Proceeds on disposal of investment properties	-	5,500
Proceeds on disposal of operating rights of a toll bridge and its ancillary facilities	140,000	-
Proceeds on disposals of property, plant and equipment	23	12
Payments for acquisition of an associate	(40,024)	-
Refund of refundable deposits	150,000	-
Proceeds on acquisition of a jointly controlled entity, net	38,185	-
Proceeds on acquisition of a subsidiary, net	4,402	-
Proceeds on disposal of subsidiaries, net	3,858	-
Proceeds on disposal of a jointly controlled entity	-	75,000
Net cash generated from investing activities	307,349	103,193

	12 months ended	
	31.12.2010	31.12.2009
	RMB'000	RMB'000
Cash flows from financing activities		
Proceeds from issuance of shares on share options exercised	1,123	-
Loans granted to a minority shareholder	(1,450)	(2,223)
Cash paid to a minority shareholder on behalf of a third party	-	(6,000)
Reimbursement received from a third party for cash paid to a minority shareholder on behalf of a third party	-	6,000
Short term loans granted to a third party	-	(500)
Settlement of loans due from third parties	191,899	47,202
Loan repaid to a jointly controlled company	(1,324)	-
Short term loans advanced by a third party	-	11,285
Short term loans repaid to a third party	-	(10,800)
Loans advanced to related companies	(1,000)	(17,825)
Loans repaid from related companies	12,960	10,475
Loans advanced by related companies	13,537	974
Loans repaid to related companies	(13,537)	(974)
Loans advanced to an associate	(427)	-
Cash received on behalf of a minority shareholder	20,000	-
Cash received on behalf of a related company	-	1,000
Settlement of cash received on behalf of a related company	(1,000)	-
Loans advanced by a director	1,752	-
Loans repaid to a director	(1,752)	(1,402)
Dividend paid to owners of the Company	(14,834)	(13,578)
Dividends paid to a minority shareholder	(2,601)	(9,887)
Net cash generated from financing activities	203,346	13,747
Net increase in cash and cash equivalents	284,026	139,267
Cash and cash equivalents at beginning of year	171,119	31,852
Cash and cash equivalents at end of year	455,145	171,119
Analysis of Balances of Cash and Cash Equivalents		
Cash and bank balances	455,145	171,119

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.

GROUP

	Attributable to Owners of the Company											Non-controlling Interests	Total Equity
	Share capital RMB'000	Share premium RMB'000	Contributed surplus RMB'000	Capital reserve RMB'000	Statutory reserves RMB'000	Capital redemption reserve RMB'000	Exchange reserve RMB'000	Share option reserve RMB'000	Accumulated losses RMB'000	Proposed final dividend RMB'000	Subtotal RMB'000	RMB'000	RMB'000
At 1 Jan 2009	218,820	44,553	565,589	6,955	12,095	8,324	(8)	13,818	(213,521)	13,578	670,203	72,681	742,884
Total comprehensive income for the year	-	-	-	-	-	-	-	-	21,460	-	21,460	(21,090)	370
Share options lapsed	-	-	-	-	-	-	-	(12,891)	12,891	-	-	-	-
Payment of dividends	-	-	-	-	-	-	-	-	-	(13,578)	(13,578)	(9,887)	(23,465)
Transfer	-	-	-	-	990	-	-	-	(990)	-	-	-	-
Recognition of share-based payments	-	-	-	-	-	-	-	353	-	-	353	-	353
2009 proposed final dividend	-	-	-	-	-	-	-	-	(14,757)	14,757	-	-	-
At 31 Dec 2009 and 1 Jan 2010	218,820	44,553	565,589	6,955	13,085	8,324	(8)	1,280	(194,917)	14,757	678,438	41,704	720,142
Total comprehensive income for the year	-	-	-	-	-	-	-	-	26,122	-	26,122	3,963	30,085
Issue of shares on share options exercised	1,123	759	-	-	-	-	-	(759)	-	-	1,123	-	1,123
Adjustment on 2009 proposed final dividends upon exercise of share options	-	-	-	-	-	-	-	-	(77)	77	-	-	-
Payment of dividends	-	-	-	-	-	-	-	-	-	(14,834)	(14,834)	(4,278)	(19,112)
Transfer	-	-	-	-	1,647	-	-	-	(1,647)	-	-	-	-
Adjustment on interest in a PRC subsidiary	-	-	-	809	-	-	-	-	3,862	-	4,671	(4,671)	-
Recognition of share-based payments	-	-	-	-	-	-	-	2,369	-	-	2,369	-	2,369
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	27,010	27,010
2010 proposed final dividend	-	-	-	-	-	-	-	-	(15,758)	15,758	-	-	-
At 31 Dec 2010	219,943	45,312	565,589	7,764	14,732	8,324	(8)	2,890	(182,415)	15,758	697,889	63,728	761,617

COMPANY

	Share Capital RMB'000	Share premium RMB'000	Contributed surplus RMB'000	Capital reserve RMB'000	Capital redemption reserve RMB'000	Share option reserve RMB'000	Accumulated losses RMB'000	Proposed final dividend RMB'000	Total RMB'000
At 1 Jan 2009	218,820	44,553	565,589	479	8,324	13,818	(231,847)	13,578	633,314
Total comprehensive income for the year	-	-	-	-	-	-	6,363	-	6,363
Share options lapsed	-	-	-	-	-	(12,891)	12,891	-	-
Payment of dividends	-	-	-	-	-	-	-	(13,578)	(13,578)
Recognition of share-based payments	-	-	-	-	-	353	-	-	353
2009 proposed final dividend	-	-	-	-	-	-	(14,757)	14,757	-
At 31 Dec 2009 and 1 Jan 2010	218,820	44,553	565,589	479	8,324	1,280	(227,350)	14,757	626,452
Total comprehensive income for the year	-	-	-	-	-	-	675	-	675
Issue of shares on share options exercised	1,123	759	-	-	-	(759)	-	-	1,123
Adjustment on 2009 proposed final dividends upon exercise of share options	-	-	-	-	-	-	(77)	77	-
Payment of dividends	-	-	-	-	-	-	-	(14,834)	(14,834)
Recognition of share-based payments	-	-	-	-	-	2,369	-	-	2,369
2010 proposed final dividend	-	-	-	-	-	-	(15,758)	15,758	-
At 31 Dec 2010	219,943	45,312	565,589	479	8,324	2,890	(242,510)	15,758	615,785

- 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.

Pursuant to the exercise of options granted under the CIHL Share Option Scheme 2004 (the “2004 Scheme”) adopted by shareholders of the Company on 10 May 2004 (terminated on 10 May 2009 but the outstanding share options granted under the “2004 Scheme” remain valid until their respective expiration date), a total of 4,500,000 ordinary shares in the capital of the Company (the “Option Shares”) were issued on 27 April 2010 at the subscription price of S\$0.05 each. Upon the issuance of the Option Shares, the number of issued and paid-up shares in the capital of the Company increased to 874,603,750 ordinary shares.

The Company has on 8 March 2010 made an offer to grant the options pursuant to the rules of CIHL Share Option Scheme (the “2010 Scheme”). As at 31 December 2010, a total of 27.5 million options issued in accordance with “2004 Scheme” and the “2010 Scheme” are outstanding for conversion into 27.5 million shares (2009: 9 million) in the capital of the Company. According to the “2004 Scheme”, 3.15 million options (2009: 6.3 million), representing approximately 11.45% options granted (2009: 70%), could be exercised as at 31 December 2010.

The Company did not hold any of its issued shares as treasury shares as at 31 December 2010 and as at 31 December 2009.

- 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 December 2010, the number of issued shares excluding treasury shares was 874,603,750 ordinary shares (2009: 870,103,750).

- 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 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 Note 5 below, the Group has applied the same accounting policies and

methods of computation in the financial statements for the current year compared with those for the audited financial statements for the year ended 31 December 2009.

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.

In the current year, the Group has adopted all the new and revised International Financial Reporting Standards (“IFRSs”) that are relevant to its operations and effective for its accounting year beginning on 1 January 2010. IFRSs comprise International Financial Reporting Standards (“IFRS”); International Accounting Standards (“IAS”), and Interpretations. The adoption of these new and revised IFRSs did not result in significant changes to the Group’s accounting policies, presentation of the Group’s financial statements and amounts reported for the current year and prior years.

The Group has not applied the new IFRSs that have been issued but are not yet effective. The Group has already commenced an assessment of the impact of these new IFRSs but is not yet in a position to state whether these new IFRSs would have a material impact on its results of operations and financial position.

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.

	12 months ended	
	31.12.2010	31.12.2009
Earnings per share based on weighted average number of ordinary shares in issue (RMB fen)	2.99	2.47
Weighted average number of ordinary shares (‘000)	873,174	870,104
Earnings per share based on fully diluted basis (RMB fen)	2.99	2.47
Weighted average number of ordinary shares for diluted earnings per share (‘000)	873,194	870,128

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	
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
Net asset value (RMB’000)	697,889	678,438	615,785	626,452
Number of shares (‘000)	874,604	870,104	874,604	870,104
Net asset per share (RMB)	0.798	0.780	0.704	0.720

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.

Profit and Loss Analysis

The Group recorded a turnover of RMB28.49 million in the financial year ended 31 December 2010 ("FY2010"), representing a decrease of 40% as compared to RMB47.74 million in the preceding financial year ended 31 December 2009 ("FY2009"). The decrease was mainly due to the terminations of the management fee for Haihe Bridge and the operating income of Haimen Bridge after the compulsory acquisition by the local government on 31 December 2009. The amount represents the turnover at Andi Bridge of RMB17.39 million (FY2009; RMB9.12 million) and the turnover of RMB10.70 million at CIHL (Tianjin) Water Development Company Limited (formerly a jointly controlled entity) for the period subsequent to 1 October 2010 when the Company obtained control over CIHL (Tianjin) Water Development Company Limited as a result of lapse of minority veto right through revisions made to the M&A of CIHL (Tianjin) Water Development Company Limited.

In line with the lower turnover, cost of services provided in FY2010 decreased by RMB13.04 million or 55% to RMB10.57 million as compared to RMB23.61 million in FY2009.

Overall, the Group's gross profit in FY2010 decreased by RMB6.21 million or 26% to RMB17.92 million as compared to RMB24.13 million in FY2009.

Other income in FY2010 decreased by RMB8.82 million or 56% to RMB7.06 million as compared to RMB15.88 million in FY2009. The decrease was mainly due to lower interest income and rental income during the year.

The non-recurring income consist of (i) gain on acquisition of a subsidiary of RMB20.31 million is the gain on the acquisition of CIHL(Tianjin) Water Development Company Limited (formerly a jointly controlled entity) based on the valuation report by Roma Appraisal Limited finalised on 24 February 2011. The said valuation report, which was announced on 25 February 2011, valued the Group's 60% interest in CIHL(Tianjin) Water Development Company Limited as at 30 September 2010 at RMB60 million. (ii) gain of RMB7.85 million gain on fair value changes of investment properties (iii) gain on disposal of subsidiaries of RMB3.91 million (iv) over-provision of staff compensation upon disposal of operating rights of a toll bridge and its ancillary facilities of RMB1.34 million and (v) gain on bargaining purchase of a subsidiary of RMB0.78 million. As a result of the non-recurring income, there was a significant increase of profit from operations by RMB23.29 million or 300% to RMB31.04 million in FY2010 as compared to RMB7.75 million in FY2009.

Other operating expenses in FY2010 increased by RMB6.22 million or 70% to RMB15.12 million as compared to RMB8.90 million in FY2009. The increase was mainly due to the increase in professional consultation fees and business development expenses.

The share of profits of a jointly controlled entity represents the sharing of the operating results of CIHL (Tianjin) Water Development Company Limited for the 9 months period ended 30 September 2010. Such share of profits increased from RMB0.90 million in FY2009 to RMB5.86 million in 3Q

FY2010, primarily due to the increase in turnover at CIHL (Tianjin) Water Development Company Limited.

Income tax expenses in FY2010 decreased by RMB1.54 million or 19% to RMB6.70 million as compared to RMB8.24 million in FY2009 mainly due to lower turnover during the year.

Analysis on Statement of Financial Position

Property, plant and equipment increased from RMB11.51 million as at 31 December 2009 to RMB68.64 million as at 31 December 2010 due to acquisition of CIHL (Tianjin) Water Development Company Limited during the year.

Goodwill of RMB20.30 million was due to the acquisition of CIHL (Tianjin) Water Development Company Limited on 1 October 2010.

Properties for development of RMB210.14 million represents mainly land use right in Tianjin Ji County where the Company has a residential real estate development project established in the year.

Investment in a jointly controlled entity was consolidated as of 31 December 2010 as compare to the balance of RMB33.84 million as at 31 December 2009 due to acquisition of CIHL (Tianjin) Water Development Company Limited.

Investment in an associate of RMB39.94 million represents investment of 25% equity interest of Future Trillion Holdings Limited and its subsidiary.

Prepayments, deposits and other receivables decreased from RMB493.07 million as at 31 December 2009 to RMB7.19 million as at 31 December 2010. The decrease was mainly due to refund of RMB150 million of refundable deposit upon unsuccessful tendering of a land development project and refund of outstanding balance due from ex-subsidiaries of the Group.

The Group has deposited a refundable deposit of RMB10 million with the Villagers Committee of Mentouguo District, Beijing for the land infrastructure development project in Beijing as announced on 10 June 2008. The Group has obtained approval from local villagers committee on the preliminary land development execution plan and is waiting for the approval of Beijing City Land Resources Administrative Bureau.

The amount due from related companies as at 31 December 2010 was RMB0.27 million as compare to RMB12.82 million as at 31 December 2009 mainly due to the receipt of RMB12.74 million from 北京世纪龙泉房地产开发有限公司 on 9 February 2010.

Increase in gross amounts due to customers for contract work of RMB16.00 million represents the effect of acquisition of CIHL (Tianjin) Water Development Company Limited during the year.

Cashflow Analysis

Net cash used in operating activities in FY2010 was RMB226.67 million mainly due to the increase in properties for development in the amount of RMB210.14 million.

Net cash generated from investing activities in FY2010 was RMB307.35 million primarily due to receipt of proceeds on disposal of operating rights of a toll bridge and its ancillary facilities in the amount of RMB140 million as well as refund of deposits paid for land development projects in the amount of RMB150 million.

Net cash generated from financing activities in FY2010 was RMB203.35 million primarily due to repayment of loans due from third parties.

Cash and bank balance as at 31 December 2010 was RMB455.14 million. Compared to FY2009, the cash position of the Group has improved.

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.

The Company has on 29 July 2010 announced that it has been awarded by 天津市国土资源和房屋管理局蓟县国土资源分局 the tender for the acquisition of land use right for a parcel of land located in the North Shore of Cui Ping Lake Tourist District in Tianjin Ji County for a total consideration of RMB200 million. As at 31 December 2010, the Company has paid off the total consideration of RMB200 million for such tender. Subject to successful application of the required certificate and administrative process the land can be developed into residential and accommodative commercial areas according to the regulatory plan.

The Company acquired 95% of the registered share capital of Beijing Shiji Longquan Real Estate Development Co., Ltd (北京世纪龙泉房地产开发有限公司) (“BJSJLQ”) on 20 August 2010 for a total consideration of RMB9.5 million. BJSJLQ is in the business of real estate development focusing on preliminary land development projects in Beijing. The Company expects this acquisition to complement its existing real estate business.

Pursuant to a contractual arrangement dated 30 November 2009, the Company has completed a 25% equity investment in an associate named Future Trillion Holdings Limited (incorporated in the British Virgin Islands) and its subsidiary (collectively known as “FTL Group”). FTL Group is engaged in natural gas exploration business in Papua New Guinea. The total investment cost of the Company in proportion to its respective interest in the associate is US\$6,000,000. The Company fulfilled its investment obligation in the FTL Group on 27 October 2010.

On 1 October 2010, the Company obtained control over CIHL (Tianjin) Water Development Company Limited (formerly a jointly controlled entity) as a result of lapse of minority veto rights through revisions made to the M&A of CIHL (Tianjin) Water Development Company Limited.

11 Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

The directors recommend a final tax-exempt dividend of 0.35 Singapore cent per ordinary share for the year ended 31 December 2010.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

A final tax-exempt dividend of 0.35 Singapore cent per ordinary share was declared for the corresponding period of the immediately preceding financial year.

(c) Date Payable

To be announced

(d) Books Closure Date

To be announced

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

Not applicable

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

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

(a) Business activities

	2010	2009	Increase / (Decrease)	
	RMB'000	RMB'000	RMB'000	%
Revenue:				
Toll Income	17,392	41,742	(24,350)	(58)
Management Fee for Bridge	-	6,000	(6,000)	(100)
Water supply and connection	10,703	-	10,703	NM
Land Development	391	-	391	NM
Profit:				
Toll Income	11,914	20,297	(8,383)	(41)
Management Fee for Bridge	-	3,836	(3,836)	(100)
Water supply and connection	6,004	-	6,004	NM
Land Development	-	-	-	NM

NM: Not Meaningful

(b) Geographical location

The income and profits of the Group are derived wholly in one geographical market, namely, the PRC.

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

This has been addressed in note 8.

15 A breakdown of sales.

	Latest Financial Year RMB'000 Group	Previous Financial Year RMB'000 Group	% increase/ (decrease) Group
(a) Sales reported for first half year	8,186	21,701	(62)
(b) Operating profit after tax before deducting minority interests reported for first half year	5,966	7,525	(21)
(c) Sales reported for second half year	20,300	26,041	(22)
(d) Operating profit after tax before deducting minority interests reported for second half year	24,119	(7,155)	437

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

	2010	2009
Ordinary	S\$3,061,114	S\$3,045,363
Preference	-	-
Total Annual Dividend	S\$3,061,114	S\$3,045,363

17 Interested person transactions.

Name of Interested Person	<u>Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)</u>	<u>Aggregate value of all interested person transactions conducted during the financial year under shareholders' mandate pursuant to Rule 902 (excluding transactions less than S\$100,000)</u>
	RMB'000	RMB'000
北京世纪龙泉房地产开发有限公司 - acquisition of 95% shareholding	9,500	-

BY ORDER OF THE BOARD

Zhang Rong Xiang
Managing Director
1 March 2011