UNITED ENGINEERS LIMITED
(Company Registration No. 191200018G)

Full Year Financial Statement Announcement

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENT OF FULL YEAR RESULTS

These figures have not been audited.

1(a)(i) Income statement for the year ended

	Group		
	31/12/2013[1]	31/12/2012	Change
	$000	$000	%
Revenue*	**2,012,992**	595,744	238
Cost of sales	**(1,699,526)**	(401,539)	323
Gross profit	**313,466**	194,205	61
Other items of income			
Interest income	**6,572**	4,016	64
Other income	**184,837**	21,269	769
Other items of expense			
Distribution costs	**(78,403)**	(12,215)	542
Administrative expenses	**(183,045)**	(84,926)	116
Finance costs	**(32,431)**	(16,788)	93
Other expenses	**(103,635)**	(13,718)	655
Operating profit	**107,361**	91,843	17
Share of profit from equity-accounted associates and joint ventures	**5,105**	10,251	(50)
Profit before tax	**112,466**	102,094	10
Income tax expense	**(52,134)**	(14,344)	263
Profit net of tax	**60,332**	87,750	(31)
Profit/(loss) attributable to:			
Owners of the Company	**118,060**	72,164	64
Non-controlling interests	**(57,728)**	15,586	NM
	60,332	87,750	(31)
Earnings per stock unit (cents)			
Basic	**24.5¢**	20.0¢*	
Diluted	**24.0¢**	19.1¢*	

NM: Not meaningful

[1] Include contribution from WBL Corporation Limited and its subsidiaries (WBL Group) for the period from June 2013 to December 2013 following the successful takeover offers for WBL Corporation Limited (WBL) which closed on 29 May 2013.

* Restated for the effect of the Rights Issue completed in September 2013.

1(a)(i) Note to income statement

	Group		
	31/12/2013	31/12/2012	Change
	$000	$000	%
***Revenue comprises:**			
Sales of goods	**1,278,011**	31,298	3,983
Sales of properties held for sale	**96,368**	150	64,145
Rendering of services	**106,354**	100,991	5
Revenue from construction contracts	**403,669**	372,065	9
Rental income	**127,447**	90,836	40
Dividend income	**1,143**	404	183
Total revenue	**2,012,992**	595,744	238

1(a)(ii) Other information

	Group	
	31/12/2013	31/12/2012
	$000	$000
Allowance for doubtful trade receivables	**(3,903)**	(651)
Allowance for doubtful other receivables	**(806)**	(103)
Depreciation and amortisation	**(84,566)**	(12,702)
Foreign exchange loss	**(825)**	(5,360)
Gain on deemed disposal of available-for-sale financial assets	**21,415**	–
Gain on disposal of available-for-sale financial assets	**12,326**	–
Gain on disposal of held for trading investments	**507**	–
Gain on disposal of assets of disposal group classified as held for sale	**115,856**	–
Gain on sale of subsidiaries	**3,020**	–
Gain on fair value adjustment on held for trading investments	**1,560**	195
Gain on re-measurement of previously held interest in joint venture	**4,638**	–
Impairment loss on available-for-sale financial assets	**(39)**	–
Impairment loss on property, plant and equipment[(1)]	**(73,928)**	–
Impairment loss on intangible assets[(1)]	**(13,349)**	–
Net surplus on revaluation of investment properties	**10,884**	14,915
Over provision of prior years' income tax	**1,459**	6,043
Reversal of impairment of associates	**–**	3,001
Inventories (write-down)/written back	**(8,872)**	30

[1] Please refer to paragraph 8 for further details on the impairment loss on property, plant and equipment and intangible assets.

1(a)(iii) Statement of comprehensive income

	Group	
	31/12/2013	31/12/2012
	$000	$000
Profit net of tax for the year	**60,332**	87,750
Other comprehensive income		
Items that may be reclassified subsequently to income statement:		
Gains on exchange differences on translation, net of tax	**1,864**	559
Gains on remeasuring available-for-sale financial assets, net of tax	**11,844**	2,131
Realisation of reserves to income statement on deemed disposal of available-for-sale financial assets, net of tax	**(1,895)**	–
Realisation of reserves to income statement on disposal of available-for-sale financial assets, net of tax	**(11,922)**	–
Realisation of reserves to income statement on deemed disposal of available-for-sale financial assets held through associates, net of tax	**(19,520)**	–
Share of other comprehensive income from equity-accounted associates, net of tax	**(700)**	(2,603)
Other comprehensive income for the year, net of tax	**(20,329)**	87
Total comprehensive income for the year	**40,003**	87,837
Attributable to:		
Owners of the Company	**95,950**	72,425
Non-controlling interests	**(55,947)**	15,412
	40,003	87,837

1(b)(i) Statement of financial position

	Group		Company	
	31/12/2013	31/12/2012	**31/12/2013**	31/12/2012
	$000	$000	**$000**	$000
ASSETS				
Non-current assets				
Property, plant and equipment	**782,243**	164,394	**23,766**	26,300
Properties development costs	**–**	156,253	**–**	–
Investment properties	**1,870,923**	1,203,765	**675,000**	675,000
Intangible assets	**86,938**	24,581	**–**	–
Investments in subsidiaries	**–**	–	**1,698,498**	657,403
Investments in associates	**195,059**	148,510	**315**	315
Investments in joint ventures	**114,565**	64,206	**–**	–
Deferred tax assets	**63,176**	3,395	**–**	–
Trade and other receivables	**11,499**	24,653	**–**	–
Other investments	**32,274**	7,160	**7,202**	7,077
Total non-current assets	**3,156,677**	1,796,917	**2,404,781**	1,366,095
Current assets				
Inventories	**303,099**	4,660	**–**	–
Income tax receivables	**2,614**	85	**–**	–
Trade and other receivables	**573,877**	341,086	**42,352**	42,191
Other investments	**305**	11,652	**–**	–
Gross amount due from customers for contract work	**23,953**	18,649	**–**	–
Prepayments	**15,601**	3,259	**1,285**	2,279
Properties held for sale	**1,609,536**	819,671	**–**	–
Bank balances and deposits	**905,399**	452,001	**38,399**	17,950
	3,434,384	1,651,063	**82,036**	62,420
Assets of disposal group classified as held for sale[(1)]	**349,174**	3,198	**–**	–
Total current assets	**3,783,558**	1,654,261	**82,036**	62,420
Total assets	**6,940,235**	3,451,178	**2,486,817**	1,428,515
EQUITY AND LIABILITIES				
Equity				
Share capital	**793,811**	327,989	**793,811**	327,989
Treasury shares[(2)]	**(62,313)**	–	**–**	–
Retained earnings	**943,447**	854,713	**657,678**	517,118
Other reserves	**36,715**	56,149	**24,705**	24,427
Equity attributable to owners of the Company	**1,711,660**	1,238,851	**1,476,194**	869,534
Non-controlling interests	**809,696**	67,088	**–**	–
Total equity	**2,521,356**	1,305,939	**1,476,194**	869,534
Non-current liabilities				
Provisions	**85,929**	–	**–**	–
Deferred tax liabilities	**116,184**	25,825	**68**	205
Trade and other payables	**15,493**	14,505	**–**	–
Borrowings	**1,769,209**	1,091,350	**354,341**	350,829
Total non-current liabilities	**1,986,815**	1,131,680	**354,409**	351,034
Current liabilities				
Provisions	**19,584**	–	**–**	–
Income tax payable	**114,333**	30,010	**4,580**	6,382
Trade and other payables	**1,114,435**	502,621	**20,412**	16,030
Borrowings	**1,113,067**	448,168	**631,222**	185,535
Gross amount due to customers for contract work	**20,059**	29,562	**–**	–
	2,381,478	1,010,361	**656,214**	207,947
Liabilities of disposal group classified as held for sale[(1)]	**50,586**	3,198	**–**	–
Total current liabilities	**2,432,064**	1,013,559	**656,214**	207,947
Total liabilities	**4,418,879**	2,145,239	**1,010,623**	558,981
Total equity and liabilities	**6,940,235**	3,451,178	**2,486,817**	1,428,515

[1] Please refer to paragraph 8 for further details on the assets/liabilities of disposal group classified as held for sale.
[2] Please refer to paragraph 1d(ii) for further details on the treasury shares.

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

(a) Amount repayable in one year or less, or on demand

As at 31/12/2013		As at 31/12/2012	
$000	$000	$000	$000
Secured	Unsecured	Secured	Unsecured
501,295	611,772	192,244	255,924

(b) Amount repayable after one year

As at 31/12/2013		As at 31/12/2012	
$000	$000	$000	$000
Secured	Unsecured	Secured	Unsecured
1,198,424	570,785	820,637	270,713

(c) Details of any collaterals

The borrowings are secured by fixed and floating charges over certain assets of certain subsidiaries.

A term loan facility of the Company was secured by a first fixed charge of 100% shareholding in a wholly owned subsidiary, UE Orchard Pte Ltd as well as assignments of the shareholder's loans, insurances, development documents, project documents and bank accounts.

1(c) Statement of cash flows

	Group	
	31/12/2013	31/12/2012
	$000	$000
Cash flows from operating activities		
Profit before tax	**112,466**	102,094
Amortisation of intangible assets	**4,660**	1,025
Depreciation of property, plant and equipment	**79,906**	11,677
Dividend income from other investments	**(1,143)**	(404)
Finance costs	**32,431**	16,788
Gain on deemed disposal of investments arising from business combination	**(21,415)**	–
Gain on disposal of available-for-sale financial assets	**(12,326)**	–
Gain on disposal of held for trading investments	**(507)**	–
Gain on disposal of assets of disposal group classified as held for sale	**(115,856)**	–
Gain on disposal of property, plant and equipment	**(2,941)**	(243)
Gain on disposal of subsidiaries	**(3,020)**	–
Gain on fair value adjustment on held for trading investments	**(1,560)**	(195)
Gain on re-measurement of previously held interest in joint venture	**(4,638)**	–
Impairment loss on available-for-sale financial assets	**39**	–
Impairment loss on intangible assets	**13,349**	–
Impairment loss on property, plant and equipment	**73,928**	–
Impairment of property held for sale	**–**	1,532
Interest income	**(6,572)**	(4,016)
Inventories written-down /(written back)	**8,872**	(30)
Net surplus on revaluation of investment properties	**(10,884)**	(14,915)
Property, plant and equipment written-off	**131**	–
Reversal of impairment of associate	**–**	(3,001)
Share of profit from equity-accounted associates and joint ventures	**(5,105)**	(10,251)
Unrealised translation (gain)/loss	**(2,264)**	4,385
Operating cash flows before changes in working capital	**137,551**	104,446
Properties held for sale		
- Development expenditure	**(182,190)**	(70,167)
- Proceeds from progress billings	**111,757**	132,283
Increase in trade and other payables and provisions	**149,736**	19,196
Decrease/(increase) in trade and other receivables	**74,101**	(41,253)
Increase in gross amount due from customers for contract work	**(4,565)**	(8,016)
(Decrease)/increase in gross amount due to customers for contract work	**(9,503)**	5,161
(Increase)/decrease in inventories	**(52,222)**	2,345
Cash flows from operations	**224,665**	143,995
Share-based payments	**(176)**	**–**
Income taxes paid	**(27,410)**	(51,221)
Interest paid	**(40,128)**	(28,147)
Interest received	**6,503**	3,562
Net cash flows from operating activities	**163,454**	68,189

1(c) Statement of cash flows *(continued)*

	Group	
	31/12/2013	31/12/2012
	$000	$000
Cash flows from investing activities		
Acquisition of intangible assets	**(4,717)**	(398)
Acquisition of non-controlling interests	**(22,414)**	(1,322)
Acquisition of subsidiaries, net of cash acquired (Note A)	**(312,268)**	–
Additions to investment properties	**(836,344)**	–
Disposal of subsidiaries, net of cash disposed of (Note B)	**5,728**	–
Dividends received from associates	**458**	428
Dividends received from joint ventures	**5,938**	–
Dividends received from other investments	**1,143**	404
Increase in amounts due from associates and joint ventures	**(9,922)**	(3,810)
Investments in associates	**(300)**	(3,322)
Increase in loans to associates	**(32,825)**	(92,488)
Decrease/(increase) in loans to joint ventures	**37,513**	(3,239)
Proceeds from dilution of interest in subsidiaries	**3,231**	–
Proceeds from disposal of available-for-sale financial assets	**12,326**	–
Proceeds from disposal of assets of disposal group classified as held for sale	**518,000**	–
Proceeds from disposal of other investments	**9,189**	–
Proceeds from disposal of property, plant and equipment	**8,386**	2,380
Purchase of other investments	**(23,286)**	–
Purchase of property, plant and equipment	**(81,832)**	(17,704)
Properties development expenditure	**(155,995)**	(138,026)
Net cash flows used in investing activities	**(877,991)**	(257,097)

Cash flows from financing activities		
Contribution from non-controlling interests	**126**	2,485
Distribution to shareholders from capital reduction	**20,234**	–
Decrease in trust receipts and bills payable	**(1,192)**	(3,289)
Dividends paid	**(30,896)**	(44,175)
Dividends paid to non-controlling interests of a subsidiaries	**(10,592)**	(5,152)
Increase/(decrease) in short-term loans	**72,166**	(25,007)
Issuance of shares upon exercise of share options	**1,528**	1,380
Proceeds from issuance of medium term notes	**101,830**	150,000
Proceeds from issuance of new ordinary stocks	**463,644**	–
Shares issuance expenses	**(9,318)**	–
Proceeds from long-term loans	**944,705**	228,913
Repayment of long-term loans	**(394,366)**	(109,799)
Net cash flows from financing activities	**1,157,869**	195,356
Net increase in cash and cash equivalents	**443,332**	6,448
Cash and cash equivalents**,** beginning balance	**445,614**	439,166
Cash and cash equivalents, ending balance	**888,946**	445,614
Cash and cash equivalents comprise:		
Bank balances and deposits	**905,399**	452,001
Bank overdrafts	**(16,453)**	(6,387)
Cash and cash equivalents	**888,946**	445,614

1(c) Statement of cash flows (*continued)*

Note A: The adjusted fair values of the identifiable assets and liabilities of WBL Group as at the date of acquisition are presented in the following table (please refer to section 5(ii) for further details):-

	Group	
	31/12/2013	31/12/2012
	$000	$000
Property, plant and equipment	**773,944**	–
Investment properties	**32,028**	–
Intangible assets	**55,956**	–
Investments in associates	**38,549**	–
Investments in joint ventures	**104,707**	–
Deferred tax assets	**49,758**	–
Other investments	**64,503**	–
Inventories	**256,502**	–
Trade and other receivables	**335,512**	–
Properties held for sale	**658,766**	–
Bank balances and deposits	**400,640**	–
Assets of disposal group classified as held for sale	**4,540**	–
Deferred tax liabilities	**(112,686)**	–
Other long term liabilities	**(1,851)**	–
Income tax payable	**(29,796)**	–
Trade and other payables	**(446,093)**	–
Borrowings	**(607,987)**	–
Total identifiable assets at fair value	**1,576,992**	–
Less: Non-controlling interests (remeasured to fair value)	**(825,121)**	–
Goodwill arising from acquisition	**18,597**	–
	770,468	–
Consideration transferred for the acquisition		–
Purchase consideration (cash)	**708,192**	–
Purchase of convertible instruments (cash)	**4,716**	–
Total consideration transferred in cash	**712,908**	–
Fair value of previously held interest immediately before the acquisition (non-cash consideration)	**57,560**	–
	770,468	–
Effect of the acquisition of WBL Group on cash flows		
Total consideration transferred in cash	**712,908**	–
Less: Cash and cash equivalents in subsidiaries acquired	**(400,640)**	–
Cash flow arising on acquisition, net of cash acquired	**312,268**	–

Note B: The net assets and liabilities arising from the disposal of subsidiary companies and the cash flow effects of the disposal were as follows:-

	Group	
	31/12/2013	31/12/2012
	$000	$000
Property, plant and equipment	**425**	–
Inventories	**1,615**	–
Trade and other receivables	**2,187**	–
Gross amount due from customers for contract work	**1,276**	–
Bank balances and deposits	**1,214**	–
Trade and other payables	**(2,790)**	–
Borrowings	**(1,323)**	–
Net assets disposed	**2,604**	–
Foreign currency translation reserve gain realised	**61**	–
Net gain on disposal of subsidiaries	**3,020**	–
Total consideration	**5,685**	–
Cash and cash equivalents in subsidiaries disposed	**(1,214)**	–
Cash flow arising from disposal of subsidiaries	**4,471**	–

1(d)(i) Statements of changes in equity

GROUP	Total equity	Equity attributable to owners of the Company	Share capital	Treasury shares[#]	Retained earnings	AFS reserve	Share option reserve	Translation reserve	Other reserves	Non-controlling interests
		Attributable to owners of the Company								
	$000	**$000**	**$000**	**$000**	**$000**	**$000**	**$000**	**$000**	**$000**	**$000**
Opening balance at 1/1/2013	1,305,939	1,238,851	327,989	–	854,713	33,508	4,081	(4,142)	22,702	67,088
Profit/(loss) for the year	60,332	118,060	–	–	118,060	–	–	–	–	(57,728)
Gains on exchange differences on translation, net of tax	1,864	83	–	–	–	–	–	83	–	1,781
Gains on remeasuring available-for-sale financial assets, net of tax	11,844	11,844	–	–	–	11,844	–	–	–	–
Realisation of reserves to income statement on deemed disposal of available-for-sale financial assets, net of tax	(1,895)	(1,895)	–	–	–	(1,895)	–	–	–	–
Realisation of reserves to income statement on disposal of available-for-sale financial assets, net of tax	(11,922)	(11,922)	–	–	–	(11,922)	–	–	–	–
Realisation of reserves to income statement on deemed disposal of available-for-sale financial assets held through associates, net of tax	(19,520)	(19,520)	–	–	–	(19,520)	–	–	–	–
Share of other comprehensive income from equity-accounted associate, net of tax	(700)	(700)	–	–	–	(2,922)	–	–	2,222	–
Other comprehensive income for the year	(20,329)	(22,110)	–	–	–	(24,415)	–	83	2,222	1,781
Total comprehensive income for the year	40,003	95,950	–	–	118,060	(24,415)	–	83	2,222	(55,947)
Contributions by and distributions to owners										
Ordinary shares issued on conversion of convertible bonds converted into ordinary stocks	9,968	9,968	9,968	–	–	–	–	–	–	–
Ordinary shares issued on exercise of share options converted into ordinary stocks	1,528	1,528	1,528	–	–	–	–	–	–	–
Acquisition of treasury shares arising from business combinations	(62,313)	(62,313)	–	(62,313)	–	–	–	–	–	–
Issuance of new ordinary stocks	463,644	463,644	463,644	–	–	–	–	–	–	–
Ordinary shares issuance expenses[1]	(9,318)	(9,318)	(9,318)	–	–	–	–	–	–	–
Gain on sale of the Company nil-paid rights held by subsidiary[2]	2,659	2,659	–	–	–	–	–	–	2,659	–
Equity portion of convertible bonds	30	30	–	–	–	–	–	–	30	–
Dividends paid	(41,488)	(30,896)	–	–	(30,896)	–	–	–	–	(10,592)
Total contributions by and distributions to owners	364,710	375,302	465,822	(62,313)	(30,896)	–	–	–	2,689	(10,592)

1(d)(i) Statements of changes in equity *(continued)*

GROUP	Total equity	Equity attributable to owners of the Company	Share capital	Treasury shares[#]	Retained earnings	AFS reserve	Share option reserve	Translation reserve	Other reserves	Non-controlling interests
		Attributable to owners of the Company								
	$000	$000	$000	$000	$000	$000	$000	$000	$000	$000
Changes in ownership interests in subsidiaries										
Acquisition of subsidiaries	825,121	–	–	–	–	–	–	–	–	825,121
Additional interests in subsidiaries	(22,414)	(654)	–	–	–	–	–	–	(654)	(21,760)
Contribution from non-controlling interests	126	–	–	–	–	–	–	–	–	126
Dilution of interests in subsidiaries	4,229	(1,398)	–	–	–	–	–	–	(1,398)	5,627
Employee share option scheme/ share appreciation rights:										
- value of employee services	2,693	1,519	–	–	–	–	102	–	1,417	1,174
Income tax benefit arising from share-based compensation	949	520	–	–	–	–	–	–	520	429
Reallocation of losses assumed by owners of the Company	–	1,570	–	–	1,570	–	–	–	–	(1,570)
Total changes in ownership interests in subsidiaries	810,704	1,557	–	–	1,570	–	102	–	(115)	809,147
Total transactions with owners in their capacity as owners	1,175,414	376,859	465,822	(62,313)	(29,326)	–	102	–	2,574	798,555
Closing balance at 31/12/2013	2,521,356	1,711,660	793,811	(62,313)	943,447	9,093	4,183	(4,059)	27,498	809,696

[#] Please refer to paragraph 1d(ii) for further details on the treasury shares.

[1] Expenses incurred in relation to the Rights Issue.
[2] Gain on the sale of the United Engineers Limited nil-paid rights held by WBL taken to other reserves.

1(d)(i) Statements of changes in equity *(continued)*

GROUP	Total equity	Equity attributable to owners of the Company	Share capital	Retained earnings	AFS reserve	Share option reserve	Translation reserve	Other reserves	Non-controlling interests
		Attributable to owners of the Company							
	$000	$000	$000	$000	$000	$000	$000	$000	$000
Opening balance at 1/1/2012	1,239,047	1,184,323	300,898	828,294	33,980	4,081	(4,875)	21,945	54,724
Profit for the year	87,750	72,164	–	72,164	–	–	–	–	15,586
Gains/(losses) on exchange differences on translation, net of tax	559	733	–	–	–	–	733	–	(174)
Gains on remeasuring available-for-sale financial assets, net of tax	2,131	2,131	–	–	2,131	–	–	–	–
Share of other comprehensive income from equity-accounted associates, net of tax	(2,603)	(2,603)	–	–	(2,603)	–	–	–	–
Other comprehensive income for the year	87	261	–	–	(472)	–	733	–	(174)
Total comprehensive income for the year	87,837	72,425	–	72,164	(472)	–	733	–	15,412
Contributions by and distributions to owners									
Ordinary shares issued on conversion of convertible bonds converted into ordinary stocks	25,711	25,711	25,711	–	–	–	–	–	–
Ordinary shares issued on exercise of share options converted into ordinary stocks	1,380	1,380	1,380	–	–	–	–	–	–
Equity portion of convertible bonds	128	128	–	–	–	–	–	128	–
Dividends paid	(49,327)	(44,175)	–	(44,175)	–	–	–	–	(5,152)
Total contributions by and distributions to owners in their capacity as owners	(22,108)	(16,956)	27,091	(44,175)	–	–	–	128	(5,152)
Changes in ownership interests in subsidiaries									
Contribution from non-controlling interests	2,485	–	–	–	–	–	–	–	2,485
Movement in non-controlling interests arising from an increase in shareholding in subsidiaries	(1,322)	629	–	–	–	–	–	629	(1,951)
Reallocation of losses assumed by owners of the Company	–	(1,570)	–	(1,570)	–	–	–	–	1,570
Total changes in ownership interests in subsidiaries	1,163	(941)	–	(1,570)	–	–	–	629	2,104
Total transactions with owners in their capacity as owners	(20,945)	(17,897)	27,091	(45,745)	–	–	–	757	(3,048)
Closing balance at 31/12/2012	1,305,939	1,238,851	327,989	854,713	33,508	4,081	(4,142)	22,702	67,088

1(d)(i) Statements of changes in equity *(continued)*

COMPANY

	Total equity	Share capital	Retained earnings	AFS reserve	Share option reserve	Other reserves
	$000	**$000**	**$000**	**$000**	**$000**	**$000**
Opening balance at 1/1/2013	869,534	327,989	517,118	5,709	4,081	14,637
Profit for the year	171,456	–	171,456	–	–	–
Other comprehensive income for the year	263	–	–	263	–	–
Total comprehensive income for the year	171,719	–	171,456	263	–	–
Contributions by and distributions to owners						
Ordinary shares issued on conversion of convertible bonds converted into ordinary stocks	9,968	9,968	–	–	–	–
Ordinary shares issued on exercise of share options converted into ordinary stocks	1,528	1,528	–	–	–	–
Issuance of new ordinary stocks	463,644	463,644				
Ordinary shares issuance expenses	(9,318)	(9,318)				
Equity portion of convertible bonds	15	–	–	–	–	15
Dividends paid	(30,896)	–	(30,896)	–	–	–
Total transactions with owners in their capacity as owners	434,941	465,822	(30,896)	–	–	15
Closing balance at 31/12/2013	1,476,194	793,811	657,678	5,972	4,081	14,652
Opening balance at 1/1/2012	805,071	300,898	480,234	5,349	4,081	14,509
Profit for the year	81,059	–	81,059	–	–	–
Other comprehensive income for the year	360	–	–	360	–	–
Total comprehensive income for the year	81,419	–	81,059	360	–	–
Contributions by and distributions to owners						
Ordinary shares issued on conversion of convertible bonds converted into ordinary stocks	25,711	25,711	–	–	–	–
Ordinary shares issued on exercise of share options converted into ordinary stocks	1,380	1,380	–	–	–	–
Equity portion of convertible bonds	128	–	–	–	–	128
Dividends paid	(44,175)	–	(44,175)	–	–	–
Total transactions with owners in their capacity as owners	(16,956)	27,091	(44,175)	–	–	128
Closing balance at 31/12/2012	869,534	327,989	517,118	5,709	4,081	14,637

1(d)(ii) Details of any changes in the company's issued share capital

During the year, the Company issued 9,007,238 ordinary shares on conversion of $10,126,979 convertible bonds and 917,400 ordinary shares arising from the exercising of the United Engineers Share Option Scheme 2000 (Scheme 2000).

As a result of the Rights Issue, the conversion price of the convertible bonds has been adjusted from $1.34 per stock unit to $1.02 per stock unit with effect from 18 September 2013.

Rights issue
The Company has undertaken a renounceable underwritten rights issue of 309,096,083 new ordinary shares in the capital of the Company (the Rights Shares) at an issue price of $1.50 for each Rights Share on the basis of one (1) Right Share for every one (1) existing stock unit in the capital of the Company. The Rights Shares has been issued on 18 September 2013, and listed for quotation on the Main Board of the SGX-ST on 19 September 2013.

As at 31 December 2013, there were 3,169,319 (31 December 2012: 4,029,050) unexercised options for ordinary shares under Scheme 2000 and $13,067,635 (31 December 2012: $23,194,614) convertible bonds which are convertible into 12,811,406 shares (31 December 2012: 17,309,413) at the conversion price of $1.02 (31 December 2012: $1.34) per share.

Deemed treasury shares arising from acquisition of WBL
WBL has a shareholding of 21,712,000 ordinary stock units in the capital of United Engineers Limited (UEL). As a result of the successful completion of the Group's takeover offers for WBL (which closed on 29 May 2013), WBL has become a subsidiary of UEL.

Under FRS 103 Business Combinations, the purchase consideration for WBL will be reduced by the fair value of UEL ordinary stock units held by WBL as at the date of acquisition. This will be deemed and provisionally classified as treasury shares under the consolidated group. Under the Singapore Companies Act, Chapter 50, WBL is required to dispose of its shareholding in UEL within 12 months of becoming subsidiary of UEL.

1(d)(iii) 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 2013, the Company's issued and paid-up ordinary share capital including treasury shares (include 21,712,000 ordinary stock units held by WBL) was 624,428,939 ordinary stock units (31 December 2012: 305,407,697).

As at 31 December 2013, the Group's issued and paid-up ordinary share capital excluding treasury shares was 602,716,939 ordinary stock units (31 December 2012: 305,407,697).

1(d)(iv) A statement showing all sales, transfer, disposal, cancellation and/or use of treasury shares as at the end of the current period reported on.

Not applicable. There were no treasury shares during and as at the end of the current financial period reported on (except as disclosed in section 1d(ii) above in relation to the 21,712,000 ordinary stock units of the Company held by WBL).

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 Group'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

Other than as mentioned in Paragraph 5 regarding the adoption of amendments to Financial Reporting Standards (FRS), there were no further changes in accounting policies and methods of computation adopted in the financial statements of the current reporting period as compared to the most recently audited annual financial statements as at 31 December 2012.

5 <u>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.</u>

(i) The Group adopted the amendments to the Financial Reporting Standards ("FRS") that are effective for annual financial periods beginning on or after 1 January 2013.

Amendments to FRS 1 – Presentation of Items of Other Comprehensive Income
Revised FRS 19 Employee Benefits
FRS 113 Fair Value Measurement
Amendments to FRS 107: Disclosures – Offsetting Financial Assets and Financial Liabilities
Improvements to FRSs 2012
– Amendment to FRS 1 Presentation of Financial Statements
– Amendment to FRS 16 Property, Plant and Equipment
– Amendment to FRS 32 Financial Instruments: Presentation

The adoption of the above FRS did not result in any substantial change to the Group's accounting policies or any significant impact on the financial statements.

(ii) During the year, the Group finalised the purchase price allocation ("PPA") for the acquisition of WBL Group.

FRS 103 Business Combinations requires adjustments to provisional amounts reported at the end of the previous reporting period if new information is subsequently obtained about facts and circumstances that existed as of the acquisition date and, if known, would have affected the measurement of the amounts recognised as of that date. As a result of the PPA finalisation, certain provisional amounts previously reported would have to be restated. The effects of applying FRS 103 as a result of the PPA finalisation are as follows:

	Group		
	As previously reported in Q3 2013	**Effect of adjustments**	**As restated**
	$000	$000	$000
Property, plant and equipment	601,606	172,338	773,944
Investment properties	38,455	(6,427)	32,028
Intangible assets	54,929	1,027	55,956
Investments in associates	38,549	–	38,549
Investments in joint ventures	78,771	25,936	104,707
Deferred tax assets	45,392	4,366	49,758
Other investments	64,503	–	64,503
Inventories	257,889	(1,387)	256,502
Trade and other receivables	335,512	–	335,512
Properties held for sale	499,786	158,980	658,766
Bank balances and deposits	400,669	(29)	400,640
Assets of disposal group classified as held for sale	4,540	–	4,540
Deferred tax liabilities	(23,106)	(89,580)	(112,686)
Other long term liabilities	(4,035)	2,184	(1,851)
Income tax payable	(25,319)	(4,477)	(29,796)
Trade and other payables	(444,722)	(1,371)	(446,093)
Borrowings	(604,876)	(3,111)	(607,987)
Total identifiable assets at fair value	1,318,543	258,449	1,576,992

5)(ii) *(continued)*

	Group		
	As previously reported	**Effect of retrospective adjustment**	**As restated**
	$000	$000	$000
Less: Non-controlling interest (remeasured to fair value)	(756,102)	(69,019)	(825,121)
Goodwill arising from acquisition	145,751	(127,154)	18,597
	708,192	62,276	770,468
<u>Consideration transferred for the acquisition</u>			
Purchase consideration (cash)	708,192	–	708,192
Purchase of convertible instruments (cash)	–	4,716	4,716
Total consideration transferred in cash	708,192	4,716	712,908
Fair value of previously held interest immediately before the acquisition (non-cash consideration)	–	57,560	57,560
	708,192	62,276	770,468
<u>Effect of the acquisition of WBL Group on cash flows</u>			
Total consideration transferred in cash	708,192	4,716	712,908
Less: Cash and cash equivalents in subsidiaries acquired	(400,669)	29	(400,640)
Cash flow arising on acquisition, net of cash acquired	307,523	4,745	312,268

6 <u>Earnings per stock unit</u>

	Group	
	31/12/2013	31/12/2012 (Restated)[1]
(a) Basic*:	**24.5¢**	20.0¢
(b) Diluted**:	**24.0¢**	19.1¢
(c) Weighted average number of stock units used in the computation of basic earnings per stock unit	**480,666,494**	361,401,543
(d) Weighted average number of stock units used in the computation of diluted earnings per stock unit	**493,915,882**	383,343,722

* Earnings per ordinary stock unit on existing issued share capital, after deducting provision for preference dividend, is computed based on the weighted average number of ordinary stock units in issue during the year.

** Earnings per ordinary stock unit on a fully diluted basis, after deducting provision for preference dividend, is computed based on the weighted average number of ordinary stock units during the year adjusted to assume conversion of all dilutive ordinary shares.

7 <u>Net asset value per stock unit</u>

	Group		Company	
	31/12/2013	31/12/2012 (Restated)[1]	**31/12/2013**	31/12/2012
Net asset per ordinary stock unit based on the total number of issued shares	**$2.84**[2]	$2.75	**$2.36**	$2.85

[1] Restated for the effects of the Rights Issue completed in September 2013.
[2] Based on total number of issued stock units excluding the number of stock units held by WBL.

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.

The Group's (excluding WBL Group) core businesses comprise Property Development, Property Rental & Services and Engineering & Construction.

Following the successful takeover offers for WBL which closed on 29 May 2013, WBL has become a 56.77% subsidiary of the Company. The WBL Group's results were consolidated with the UE Group's result thereafter.

WBL Group's core businesses comprise Automotive, Property, Technology and Engineering, Manufacturing & Distribution (EMD).

FY2013 compared with FY2012

Revenue increased 238% to $2.01 billion in 2013 from $595.7 million in 2012, mainly due to the consolidation of WBL Group's revenue contribution of approximately $1.37 billion. The higher revenue was also attributable to the increased rental from the Group's income producing properties, revenue recognition from *Eight Riversuites* and higher revenue contribution from the Group's listed subsidiary UE E&C Ltd. Gross profit increased 61% to $313.5 million in 2013 in line with the increase in revenue. Gross profit margin dropped to 15.6% in 2013 as compared with 32.6% in 2012 mainly attributable to gross losses incurred by one of the listed subsidiaries of WBL Group, Multi-Fineline Electronix, Inc. (MFLEX).

Other income increased to $184.8 million in 2013 from $21.3 million in 2012. This was mainly due to:

1. divestment gain of approximately $115.9 million from the sale of *UE Bizhub EAST;*
2. the deemed disposal gain of approximately $21.4 million from available-for-sale financial assets (previously held directly and indirectly through an associated company, by UE Group) now accounted for as subsidiaries arising from the acquisition of WBL; and
3. gain of approximately $12.3 million from the disposal of available-for-sale financial assets held by WBL Group.

Distribution costs increased to $78.4 million in 2013 from $12.2 million in 2012 mainly due to the inclusion of WBL Group's distribution costs of approximately $65.5 million.

Administrative expenses increased 116% to $183.0 million in 2013 from $84.9 million in 2012. This was mainly due to:

1. inclusion of WBL Group's administrative expenses of approximately $50.3 million;
2. higher staff and operating costs arising from the commencement of operation of *UE Bizhub EAST* and *Park Avenue Changi*, as well as operating costs incurred on the investment properties acquired in 2013;
3. professional fee and related expense of approximately $7.6 million incurred in connection with the acquisition of WBL; and
4. consent fees of approximately $4.5 million paid to UEL's Multicurrency Medium Term Note bondholders pursuant to the approval of amendments made to the MTN Trust Deed recorded in 2013.

Finance costs increased 93% to $32.4 million in 2013 from $16.8 million in 2012 mainly due to the finance cost incurred on borrowings to finance the acquisition of WBL and the property at 79 Anson Road. The increase was also due to the cessation of the capitalisation of interest expense arising from the completion of *UE Bizhub EAST*.

Other expenses increased to $103.6 million in 2013 from $13.7 million in 2012 mainly due to the impairment charge of approximately $87.3 million recorded by the Group to adjust its carrying value in MFLEX's assets to the recoverable amount. The impairment assessment was necessitated in view of recent announcement by MFLEX that it has undertaken a review of its manufacturing capacity to align its cost structure with net sales levels.

Income tax expense increased to $52.1 million in 2013 from $14.3 million in 2012 mainly due to higher expenses not deductible for tax purposes and non-availability for group relief of the losses incurred by certain overseas subsidiaries.

The Group's **attributable profit** increased to $118.1 million in 2013 compared with $72.2 million in 2012.

Earnings per ordinary stock unit (EPS) was 24.5 cents in 2013 as compared with 20.0 cents (restated*) in 2012.

Net asset per ordinary stock unit stood at $2.84 as at 31 December 2013 as compared with $2.75 (restated*) as at 31 December 2012.

Financial position review

- The increase in the Group's property, plant and equipment, investments in associates, investments in joint ventures, inventories and properties held for sale as compared with FY 2012 was mainly due to the consolidation of WBL Group.

- Investment properties increased by $667 million mainly due to the acquisition of the commercial property at 79 Anson Road and commercial office tower and industrial building at 450 & 452 Alexandra Road. The increase was partially offset by the sale of *UE Bizhub EAST* to the trustee of the Viva Industrial Real Estate Investment Trust. The sale was completed on 4 November 2013.

- Intangible assets increased by $62 million mainly due to the intangibles and goodwill identified from the Purchase Price Allocation exercise carried out by the Group in relation to the acquisition of WBL Group.

- Current trade and other receivables increased by $233 million mainly due to the consolidation of WBL Group's trade and other receivables of $375 million, which was partially offset by collection of the balance payment from *The Rochester* project upon obtaining the Certificate of Statutory Completion.

- The increase in assets and liabilities of disposal group classified as held for sale[1] relates mainly to the proposed sale of UE Orchard Pte Ltd and UE Somerset Pte Ltd to OCBC under a sale and purchase agreement with OCBC as announced in June 2010. The divestment of UE Orchard Pte Ltd and UE Somerset Pte Ltd is expected to be concluded by Q3 2014.

- Current trade and other payable increased by $612 million mainly due to the consolidation of WBL Group.

- Total borrowings increased by $1.34 billion mainly due to the drawdowns of loans to finance the acquisition of properties at 79 Anson Road and 450 & 452 Alexandra Road as well as the consolidation of WBL Group's borrowings of $533 million. The increase was also due to the drawdowns of loans to finance the construction of *orchardgateway.*

* Restated for the effect of the Rights Issue completed in September 2013.

[1] Under Financial Reporting Standard 105 (FRS105), re-classification of the carrying value of assets and liabilities of disposal group as held for sale is required if its carrying amount will be recovered principally through a sale transaction rather than through continuing use. Such sale should be expected to qualify for recognition as a completed sale within 12 months from the date of such classification.

Segment review

Property Development

Revenue recorded in 2013 was contributed by the Group's latest private condominium development *Eight Riversuites* whereas revenue recorded in 2012 was in relation to the resale of apartment units from a completed project. The executive condominium development project currently undertaken by the Group, *Austville Residences* is accounted for based on completion of construction (COC) method. This project is expected to be completed in H1 2014. Operating profit before interest increased 85% to $3.7 million in 2013 from $2.0 million in 2012 mainly in line with the increase in revenue, as well as due to the write back of excess cost provisions on completed projects.

Property Rental & Services

Revenue increased 14% to $205.7 million in 2013 from $180.8 million in 2012 mainly due to rental contribution from *UE Bizhub EAST, Park Avenue Changi* and 79 Anson Road. Operating profit before interest increased 171% to $180.5 million in 2013 from $66.6 million in 2012 mainly due to the divestment gain of approximately $115.9 million from the sale of *UE Bizhub EAST*.

Engineering & Construction

Revenue increased marginally to $455.7 million in 2013 from $452.8 million in 2012 mainly due to contribution from the Group's listed subsidiary UE E&C Ltd. Operating profit before interest increased 58% to $62.4 million in 2013 from $39.5 million in 2012 mainly due to cost savings upon the finalisation of accounts on completed projects.

WBL Group

This represents WBL Group's results for the period from June 2013 to December 2013 following the successful takeover offers of WBL which closed on 29 May 2013. Revenue contribution for 2013 was primarily from WBL Group's Automotive and Technology businesses. Operating loss before interest was mainly due to gross losses arising from excess manufacturing capacity by MFLEX as a result of lower net sales, losses by the Property division as well as impairment loss taken up by the Group to adjust its carrying value in MFLEX's assets to the recoverable amount. These losses were partially offset by profits from its other business divisions.

Contribution by the various business divisions within WBL Group is as follows:

	Revenue	**Operating profit/(loss) before interest**
Business divisions	**June 2013 to December 2013**	**June 2013 to December 2013**
	$000	**$000**
Automotive	493,323	3,461
Property	59,294	(8,491)
Technology[1]	652,085	(125,487)
EMD	138,160	9,221
Corporate & Others	22,207	(3,934)
Operating loss	–	(125,230)
Exceptional items[2]	–	12,326
Total	1,365,069	(112,904)

[1]: Includes only MFLEX and MFS.
[2]: Related to gain on disposal of WBL's investment in Amlogic Inc.

Cash flow review

As at 31 December 2013, the Group had cash and cash equivalents of $889 million of which $291 million was contributed by WBL Group. During the year ended 2013, the Group received the balance payment from *The Rochester* and progress billings from *Austville Residences* and *Eight Riversuites.* These were partially offset by development expenditure of $338 million incurred for *orchardgateway, Austville Residences, Eight Riversuites* and WBL's China development projects.

The Group utilised $878 million in investing activities of which mainly $422 million was for the acquisition of the property at 79 Anson Road, $414 million for the acquisition of the property at 450 & 452 Alexandra Road and $312 million (net of cash acquired) for the acquisition of WBL Group.

The Group also received net proceeds of approximately $454 million from the Rights Issue (as defined in the Company's Offer Information Statement dated 27 August 2013). The entire net proceeds from the Rights Issue has been used to repay borrowings.

Apart from the above, the Group's components of cash flow and changes in these components from 31 December 2012 to 31 December 2013 were the result of the Group's other ongoing operations.

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

The Company did not make any forecast statement previously. The Group's Q4 2013 results are in line with the statement made in paragraph 10 of the Company's Q3 2013 results announcement on 14 November 2013.

10 A commentary at the date of this 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 on-going cooling measures by the Singapore and Chinese Governments will continue to weigh on the sentiment of home buyers. The progress of property development projects of the Group are on track. However, the accounting treatment on revenue recognition for certain projects using the completion-of-construction method has resulted in an uneven recognition of revenues and profits. The Group's expanded portfolio of investment properties will smoothen out the volatility associated with the accounting treatment in recognising the property development profits.

The Group remains optimistic about its construction and engineering businesses as the construction demand for 2014 is expected to remain relatively strong. With the tight foreign labour policies implemented by the Singapore Government, the Group will continue to strive to raise productivity through improving its work processes and introducing new technology in its operations and project execution.

Against a backdrop of the impact of policy changes in the Automotive industry in Singapore, the Group is cautiously optimistic that there will be sustained demand for WBL's luxury and premium marques due to its portfolio of diverse brands. At the same time, the Group will continue to focus on growing its automotive businesses and building its position as a leading premium car distributor in the Asia-Pacific region.

On 20 February 2014, the Group's subsidiary, MFLEX (which the Group has an effective interest of 37.1%) has announced its restructuring plan designed to return the company to profitability. In an effort to realign its manufacturing capacity and costs with expected revenue, MFLEX is consolidating its production facilities to reduce the total manufacturing floor area by approximately one-third. These changes are expected to be completed by end of June 2014.

MFLEX expects to record a total of approximately US$ 40 million to US$ 60 million in pre-tax charges for write-downs of production equipment and building that will be idled, severance costs to move and rearrange equipment and other costs and liabilities associated with the restructuring. The charges are anticipated to be taken during the next few quarters. The near-term cash outlay portion of these charges is expected to be less than US$20 million. In connection with these actions, MFLEX anticipates annual cost savings of approximately US$50 million, and expect to return to profitability excluding special charges toward the end of the year and to exit the year with strong operating cashflow.

MFS Technology Ltd will continue to explore new opportunities to engage with new customers and markets.

As part of the Group's on-going review in relation to its operations, the Group will continue to explore and capitalise on opportunities across all businesses to further unlock shareholder value.

11 Dividend

(a) Current Financial Period Reported on
Any dividend recommended for the current financial period reported on?

Yes.

Name of Dividend	Ordinary Dividend		Preference Dividend
	First and Final	Special	
Dividend Type	Cash	Cash	Cash
Dividend Rate	5 cents per ordinary stock (one-tier tax)	2 cents per ordinary stock (one-tier tax)	7.5 cents per preference share (one-tier tax)

(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	Ordinary Dividend		Preference Dividend
	First and Final	Special	
Dividend Type	Cash	Cash	Cash
Dividend Rate	5 cents per ordinary stock (one-tier tax)	5 cents per ordinary stock (one-tier tax)	7.5 cents per preference share (one-tier tax)

(c) Date Payable

The proposed dividends, if approved by Members at the Annual General Meeting, will be paid on 14 May 2014.

(d) Books closure date

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Members will be closed from 6 May 2014 to 7 May 2014 (both dates inclusive) for the purposes of ascertaining dividend entitlements. Duly completed transfers received by the Company's Share Registrar, Tricor Barbinder Share Registration Services, 80 Robinson Road, #02-00, Singapore 068898, up to 5.00 p.m. on 5 May 2014 will be registered to determine such dividend entitlements.

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

Not applicable.

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 Company has obtained a general mandate from shareholders for interested person transactions ("IPTs") at the Annual General Meeting held on 26 April 2013. Save as disclosed below, there was no other IPT for the period ended 31 December 2013.

Name of interested person	**Description**	**Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than $100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)**	**Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than $100,000)**
Mr Jackson Chevalier Yap Kit Siong (Group Managing Director and Chief Executive Officer)	Purchase of a residential unit at The Manhattan, Kuala Lumpur, Malaysia	SGD 466,850* (will receive a 6% discount upon TOP#)	–

*Converted based on exchange rate of 0.3997
Temporary Occupation Permit

14 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.

Business segments

	Engineering and Construction $000	Property Development $000	Property Rental and Services $000	WBL $000	Corporate Services & Others $000	Elimination $000	Total $000
Year ended 31 December 2013							
Segment Revenue							
Sales to external customers	403,179	39,945	203,985	1,365,069	814	–	2,012,992
Inter-segment sales	52,565	–	1,709		7,628	(61,902)	–
Total revenue	455,744	39,945	205,694	1,365,069	8,442	(61,902)	2,012,992
Segment result	62,416	3,663	180,548	(112,904)	(503)	–	133,220
Finance costs							(32,431)
Interest income							6,572
Share of profit from equity-accounted associates	(830)	(2,355)	1,454	(112)	–	–	(1,843)
Share of profit from equity-accounted joint ventures	(13)	1,897	–	5,064	–	–	6,948
Profit before tax							112,466
Income tax expense							(52,134)
Profit net of tax							60,332
Other segment information:							
Allowance for doubtful trade receivables	1,087	–	13	2,803	–	–	3,903
Capital expenditure	22,355	27	18	59,092	340	–	81,832
Depreciation and amortisation	11,312	6	6,594	66,414	240	–	84,566
Gain on deemed disposal of available-for-sale financial assets	–	–	–	–	21,415	–	21,415
Gain on disposal of available-for-sale financial assets	–	–	–	12,326	–	–	12,326
Gain on disposal of held for trading investments	507	–	–	–	–	–	507
Gain on disposal of assets of disposal group classified as held for sale	–	–	115,856	–	–	–	115,856
Gain on sale of subsidiaries	3,020	–	–	–	–	–	3,020
Gain on fair value adjustment on held for trading investments	1,560	–	–	–	–	–	1,560
Gain on re-measurement of previously held interest in joint venture	–	–	–	4,638	–	–	4,638
Impairment loss (written back)/provided on property, plant & equipment	(140)	–	–	74,068	–	–	73,928
Impairment loss on intangible assets	–	–	–	13,349	–	–	13,349
Surplus on revaluation of investment properties	–	–	9,299	1,585	–	–	10,884

14 Business segments *(continued)*

	Engineering and Construction $000	Property Development $000	Property Rental and Services $000	Corporate Services & Others $000	Elimination $000	Total $000
Year ended 31 December 2012						
Segment Revenue						
Sales to external customers	416,307	150	179,033	254	–	595,744
Inter-segment sales	36,459	–	1,750	8,037	(46,246)	–
Total revenue	452,766	150	180,783	8,291	(46,246)	595,744
Segment result	39,545	2,005	66,612	(3,547)	–	104,615
Finance costs						(16,788)
Interest income						4,016
Share of profit from equity-accounted associates	857	2,038	1,575	–	–	4,470
Share of profit from equity-accounted joint ventures	14	5,767	–	–	–	5,781
Profit before tax						102,094
Income tax expense						(14,344)
Profit net of tax						87,750
Other segment information:						
Allowance for doubtful trade receivables	630	–	4	17	–	651
Capital expenditure	12,941	–	4,531	232	–	17,704
Depreciation and amortisation	9,218	–	3,260	224	–	12,702
Gain on fair value adjustment on held for trading investments	195	–	–	–	–	195
Surplus on revaluation of investment properties	–	–	14,915	–	–	14,915

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

Refer to item 8.

16 A breakdown of sales as follows:

		Group		
		31/12/2013 $000	31/12/2012 $000	Change %
(a)	Sales reported for first half year	**439,976**	260,875	69
(b)	Operating profit after tax before deducting non-controlling interests reported for first half year	**32,687**	20,788	57
(c)	Sales reported for second half year	**1,573,016**	334,869	370
(d)	Operating profit after tax before deducting non-controlling interests reported for second half year	**27,645**	66,962	(59)

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

Dividend paid

	2013 $000	2012 $000
Ordinary	**30,830**	44,109
Preference	**66**	66
Total	**30,896**	44,175

18 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704 (13).

Pursuant to Rule 704 (13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Company confirms that there is no person occupying a managerial position in the Company or any of its principal subsidiaries who is a relative of a director, chief executive officer or substantial shareholder of the Company.

BY ORDER OF THE BOARD
Heng Fook Pyng, Jeslyn
Secretary
28 February 2014