



## CWT LIMITED

(Company Registration No.: 197000498M)

### Unaudited Financial Statement for the Year Ended 30/06/2007

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

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

1(a)(i) Consolidated Profit and Loss Account  
For the three months ended 30 June 2007

	Three months ended 30 June			Six months ended 30 June		
	2007 S\$'000	2006 S\$'000 Restated	% Change	2007 S\$'000	2006 S\$'000 Restated	% Change
Revenue	121,582	75,500	61	237,889	158,657	50
Cost Of Sales	(106,027)	(68,762)	54	(210,030)	(145,357)	44
<b>Gross Profits</b>	<b>15,555</b>	<b>6,738</b>	<b>131</b>	<b>27,859</b>	<b>13,300</b>	<b>109</b>
Other Operating Income	2,804	171	1,540	5,926	295	1,909
Administrative Expenses	(8,771)	(3,214)	173	(15,200)	(6,286)	142
Other Operating Expenses	(425)	(289)	47	(1,497)	(606)	147
Share Of Profit/(Loss) from						
- Jointly-controlled entities	541	288	88	950	460	107
- Associates	713	785	(9)	1,246	1,447	(14)
Sub total	(5,138)	(2,259)	127	(8,575)	(4,690)	83
<b>Profit before interest &amp; tax</b>	<b>10,417</b>	<b>4,479</b>	<b>133</b>	<b>19,284</b>	<b>8,610</b>	<b>124</b>
Finance Income	294	114	158	543	221	146
Finance Costs	(518)	(464)	12	(733)	(869)	(16)
<b>Profit before taxation</b>	<b>10,193</b>	<b>4,129</b>	<b>147</b>	<b>19,094</b>	<b>7,962</b>	<b>140</b>
Taxation	(1,521)	(814)	87	(2,322)	(1,680)	38
<b>Profit after taxation</b>	<b>8,672</b>	<b>3,315</b>	<b>162</b>	<b>16,772</b>	<b>6,282</b>	<b>167</b>
<b>Attributable to:</b>						
Equity holders of the parent	8,027	3,097	159	15,541	5,865	165
Minority Interest (MI)	645	218	196	1,231	417	195
<b>Net Profit attributable to shareholders</b>	<b>8,672</b>	<b>3,315</b>	<b>162</b>	<b>16,772</b>	<b>6,282</b>	<b>167</b>

Note:

Certain items in the comparative figures have been reclassified to conform to the current year's presentation.

1(a)(ii) **Notes to Income Statement**

**Additional Disclosure items**

	Three months ended 30 June		Six months ended 30 June	
	2007 \$'000	2006 \$'000	2007 \$'000	2006 \$'000
Profit/(loss) on sale of property, plant and equipment	110	(3)	151	9
Amortisation of deferred gain	(1,500)	-	(3,000)	-
Negative goodwill arising from acquisition of a subsidiary	1,249	87	2,576	87
Profit / (Loss) on sale of other investments	872	-	1,118	(10)
Allowance made for doubtful debts	(18)	(7)	(29)	(7)
Bad debts written off	-	-	(8)	-
Depreciation and amortisation	(2,087)	(1,579)	(5,115)	(3,087)
Fixed assets written off	(8)	-	(8)	-
Foreign exchange gain/(loss)	224	(361)	(115)	(430)

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

1(b)(i) Balance Sheets as at 30 June 2007

	<u>Group</u>		<u>Company</u>	
	30 Jun 2007 S\$'000	31 Dec 2006 S\$'000	30 Jun 2007 S\$'000	31 Dec 2006 S\$'000
<b>Non-current assets</b>				
Property, plant and equipment	172,057	93,331	76,967	50,968
Lease prepayments	1,859	1,770	-	-
Intangible assets	27,017	18,960	117	182
Subsidiaries	-	-	124,809	70,305
Associates	13,027	12,372	3,598	3,598
Jointly-controlled entities	10,159	9,141	5,299	5,189
Financial assets	42,651	41,262	23,675	23,560
Non-current receivables	2,574	2,437	-	2,000
Deferred tax assets	724	716	-	-
Other non-current assets	78	35	3	3
	<u>270,146</u>	<u>180,024</u>	<u>234,468</u>	<u>155,805</u>
<b>Current assets</b>				
Inventories	2,927	2,367	12	19
Trade and other receivables	107,588	83,809	56,659	25,286
Cash and cash equivalents	55,992	41,809	13,455	8,028
Tax recoverable	15	304	-	-
	<u>166,522</u>	<u>128,289</u>	<u>70,126</u>	<u>33,333</u>
<b>Total assets</b>	<u>436,668</u>	<u>308,313</u>	<u>304,594</u>	<u>189,138</u>
<b>Equity attributable to equity holders of the parent</b>				
Share capital	149,413	65,132	149,413	65,132
Reserves	48,786	72,406	5,456	47,640
	<u>198,199</u>	<u>137,538</u>	<u>154,869</u>	<u>112,772</u>
<b>Minority interests</b>	12,926	7,838	-	-
<b>Total equity</b>	<u>211,125</u>	<u>145,376</u>	<u>154,869</u>	<u>112,772</u>
<b>Non-Current Liabilities</b>				
Interest bearing liabilities	74,531	20,311	66,075	9,974
Deferred tax liabilities	2,980	4,831	1,050	1,050
Deferred Gain	36,420	39,420	25,774	27,899
	<u>113,931</u>	<u>64,562</u>	<u>92,899</u>	<u>38,923</u>
<b>Current liabilities</b>				
Trade and other payables	82,148	67,134	43,094	24,099
Interest-bearing liabilities	11,031	6,457	6,488	1,889
Current tax payable	10,457	16,531	2,700	6,911
Deferred Gain	6,000	6,000	4,250	4,250
Provisions	1,976	2,253	294	294
	<u>111,612</u>	<u>98,375</u>	<u>56,826</u>	<u>37,443</u>
<b>Total liabilities</b>	<u>225,543</u>	<u>162,937</u>	<u>149,725</u>	<u>76,366</u>
<b>Total equity and liabilities</b>	<u>436,668</u>	<u>308,313</u>	<u>304,594</u>	<u>189,138</u>

## Notes on the Balance Sheet

- a) Increase in Property, Plant and Equipment relates to assets arising from acquisitions and capital expenditure on new logistics hubs;
- b) Increase in investment in subsidiaries relates mainly to the acquisition of OCWS Logistics Pte Ltd and new business set-ups;
- c) Increase in associates is accounted for mainly by the share of earnings and reserves for the current period;
- d) Available-for-sale investment relates to REIT units held;
- e) The increase in Trade and Other Receivables of the Company relates mainly to inter-company receivables including loan extended to group companies;
- f) The increase in Trade and Other Receivables of the Group can be accounted for by the newly acquired subsidiaries and the new business set-ups.
- g) Deferred Gains arising from the sale and leaseback of two properties has been accounted for based on the Financial Reporting Standard 17 on Leases. The deferred gain shall be released to income statement over the 8-year leaseback period;
- h) Trade and Other Payables of the Company comprise trade creditors, accrued expenses, and intercompany payables;
- i) The Group Trade and Other Payables comprise trade creditors, accrued expenses and non-trade payables.;
- j) The increase in the Interest Bearing Liabilities under the Company was for the purpose of financing the acquisition of two new subsidiaries and warehouse development projects.

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

#### Amount repayable in one year or less, or on demand.

As at 30/06/2007		As at 31/12/2006	
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
6,659	4,372	3,144	3,313

#### Amount repayable after one year

As at 30/06/2007		As at 31/12/2006	
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
24,025	50,506	16,561	3,750

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

1( c)(i) Consolidated Statement of Cash Flows  
For the year ended 30 June 2007

	2007 S\$'000	2006 S\$'000
<b>Operating activities</b>		
Profit before taxation	10,193	4,129
Adjustments for:		
Interest expense	518	464
Interest income	(294)	(114)
Depreciation of property, plant and equipment	2,087	1,526
Fixed assets written down	-	(9)
Loss/ (gain) on disposal of:		
- property, plant and equipment	(110)	3
- financial assets	(872)	-
Share of profit of :		
- associates	(713)	(785)
- jointly-controlled entities	(541)	(288)
Amortisation of :		
- lease prepayments	9	-
- intangible assets	592	53
- deferred gain	(1,500)	-
Write back o provision for taxation	-	489
Amount written off for:		
- property, plant and equipment	8	-
Negative goodwill on acquisition of a subsidiaries	(1,249)	(87)
Operating profit before working capital changes	<u>8,128</u>	<u>5,381</u>
Change in working capital:-		
Inventories	-	(246)
Trade and other receivables	(20,753)	(3,163)
Trade and other payables	(2,991)	(8,277)
Provisions	22	-
Cash generated from operations	<u>(15,594)</u>	<u>(6,305)</u>
Income taxes paid	(8,096)	(1,913)
Provisions paid	(201)	-
Cash flows from operating activities	<u><u>(23,891)</u></u>	<u><u>(8,218)</u></u>

	2007 S\$'000	2006 S\$'000
<b>Investing activities</b>		
Interest received	294	118
Acquisition of subsidiaries	-	(100)
Acquisition of interest in a jointly-controlled entity	-	(3,257)
Capital project development and purchase of property, plant and equipment	-	(15,103)
Purchase of:		
- property, plant and equipment	(55,019)	-
- intangible assets	(7)	(324)
- other investments	-	(3)
- financial assets	(634)	-
Proceeds from disposal of:		
- property, plant and equipment	110	28
- other investments	-	2
- financial assets	4,710	-
Dividends received from:		
- associates	558	690
- jointly-controlled entities	399	459
Cash flows used in investing activities	<u>(49,589)</u>	<u>(17,490)</u>
<b>Financing activities</b>		
Interest expense paid	(518)	(520)
Dividends paid:		
- shareholders of the Company	-	(3,602)
- minority shareholders of the Company	(500)	-
- minority shareholders of subsidiaries	(45,491)	(600)
Capital contribution from a minority shareholder	3,118	254
(Decrease)/Increase in hire purchase and finance lease obligations	323	(14)
Proceeds from:		
- issue of new share	84,281	-
Proceeds from:		
- short-term borrowings	33,200	31,305
- long-term borrowings	49,096	-
Repayment of:		
- short-term borrowings	(66,930)	(12,850)
- long-term borrowings	(1,073)	(2,406)
Cash flows from financing activities	<u>55,506</u>	<u>11,567</u>
Net decrease in cash and cash equivalents	(17,974)	(14,141)
Cash and cash equivalents at 1 April	72,553	35,235
Effects of exchange rate changes on balances held in foreign currencies	1,413	-
Cash and cash equivalents at 30 June	<u>55,992</u>	<u>21,094</u>

**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.

**1(d)** Statement of Changes in Equity  
For the year ended 30 June 2007

Group	Share capital	Fair value reserve	Revaluation reserve	Currency translation	Statutory reserve	Revenue reserve	Total attributable to equity holders of the	Minority interest	Total
\$ \$'000									
At 1 April 2007	65,132	6,118	-	(562)	252	75,144	146,084	8,878	154,962
Translation differences relating to financial statements of foreign entities	-	-	-	1,015	-	-	1,015	121	1,136
Change in fair value of available-for-sale investment	-	4,952	-	-	-	-	4,952	664	5,616
Fair value gains transferred to income statement on sale of available-for-sale investment	-	(641)	-	-	-	-	(641)	-	(641)
Net gain recognised directly in equity	-	4,311	-	1,015	-	-	5,326	785	6,111
Profit for the quarter	-	-	-	-	-	8,027	8,027	645	8,672
Total recognised income and expense for the quarter	-	4,311	-	1,015	-	8,027	13,353	1,430	14,783
Issue of shares	84,281	-	-	-	-	(45,491)	84,281	-	84,281
Dividend paid	-	-	-	-	-	-	(45,491)	-	(45,491)
Transfer to non-distributable reserve in compliance with foreign entities' statutory requirements	-	-	-	-	38	(38)	-	-	-
Payment to employees under statutory requirements	-	-	-	-	(28)	-	(28)	-	(28)
Capital contribution by minority shareholders	-	-	-	-	-	-	-	3,118	3,118
Dividend paid to minority shareholders	-	-	-	-	-	-	-	(500)	(500)
At 30 June 2007	149,413	10,429	-	453	262	37,642	198,199	12,926	211,125
At 1 April 2006	38,452	49	10,162	426	246	56,938	106,273	13,243	119,516
Translation differences	-	-	-	(90)	-	-	(90)	4	(86)
Net gain/(loss) recognised directly in equity	-	-	-	(90)	-	-	(90)	4	(86)
Profit for the quarter	-	-	-	-	-	3,097	3,097	218	3,315
Total recognised income and expense for the quarter	-	-	-	(90)	-	3,097	3,007	222	3,229
Dividends paid	-	-	-	-	-	(3,602)	(3,602)	(600)	(4,202)
Acquisition of shares from minority shareholders	-	-	-	-	-	-	-	(195)	(195)
Capital contribution by minority shareholders	-	-	-	-	-	-	-	254	254
At 31 June 2006	38,452	49	10,162	336	246	56,433	105,678	12,924	118,602



Company	Share capital	Fair value reserve	Revaluation reserve	Currency translation	Statutory reserve	Non-distributable reserves	Revenue reserve	Total attributable to equity holders of the parent	Minority interest	Total
\$'000										
At 1 April 2007	65,132	3,872	-	-	-	-	44,287	113,291	-	113,291
Change in fair value of available-for-sale investment	-	3,125	-	-	-	-	-	3,125	-	3,125
Fair value gains transferred to income statement on sale of available-for-sale investment	-	(352)	-	-	-	-	-	(352)	-	(352)
Net gain recognised directly in equity	-	2,773	-	-	-	-	-	2,773	-	2,773
Profit for the quarter	-	-	-	-	-	-	15	15	-	15
Total recognised income and expense for the quarter	-	2,773	-	-	-	-	15	2,788	-	2,788
Issue of new shares	84,281	-	-	-	-	-	-	84,281	-	84,281
Dividend paid	-	-	-	-	-	-	(45,491)	(45,491)	-	(45,491)
At 30 June 2007	149,413	6,645	-	-	-	-	(1,189)	154,869	-	154,869
At 1 April 2006	38,452	-	-	-	-	-	36,951	75,403	-	75,403
Profit for the quarter	-	-	-	-	-	-	2,108	2,108	-	2,108
Total recognised income and expense for the year	-	-	-	-	-	-	2,108	2,108	-	2,108
Dividend paid	-	-	-	-	-	-	(3,602)	(3,602)	-	(3,602)
At 30 June 2006	38,452	-	-	-	-	-	35,457	73,909	-	73,909

- 1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of shares options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

On 6<sup>th</sup> June 2007, a total of 173,101,550 ordinary shares were allotted relating to the rights issue on the basis of one rights share for every two existing shares held by the shareholders. This gave rise to an increase in the Company's share capital from S\$65,131,657 as at 31<sup>st</sup> March 2007 to S\$104,945,014 as at 30<sup>th</sup> June 2007. Total number of ordinary shares issued as at 30<sup>th</sup> June 2007 was 519,304,650 shares (30<sup>th</sup> June 2006: 150,101,550 shares).

On 19<sup>th</sup> June 2007, the Company issued 55 million new ordinary shares in the capital of the Company at an issued price of S\$0.83 per share.

- 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.

- 3. Where the figures have been audited or reviewed, the auditor's 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 has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those for the audited financial statements for the year ended 31 December 2006.

- 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.**

Not Applicable.

- 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.**

In computing the EPS (a) below, the weighted average number of ordinary shares in issue is 372,802,201 (30 June 2006: 300,203,100) during the financial period under review.

There were no new bonus shares issued during the period. The weighted average number of shares used for the computation for the EPS on basic and fully diluted basis (b) is 372,802,201 (30 June 2006: 300,203,100).

EPS (cents)	Three months ended 30 June	
	2007	2006
(a) Basic	2.15	1.03
(b) Diluted	2.15	1.03

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

There were no new bonus shares issued during the period. The NAV per ordinary share for 30 June 2007 was computed based on the new share base of 574,304,650 (31 December 2006: 346,203,100).

	30 June 2007	31 December 2006
<b>NAV per ordinary share (cents)</b>		
- Group	34.51	39.73
- Company	26.96	32.57

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.**

#### **Group Financial Highlights**

The Group's Profit after Tax ("PAT") surged by 167% to \$16.8 million for the 1<sup>st</sup> half year on a turnover of \$238 million. The sharp gain in earnings was contributed mainly by newly acquired businesses, namely commodity logistics, container logistics and Bonded logistics. Performance for chemical and industrial logistics also improved.

Compared to 1<sup>st</sup> Quarter, Group PAT for 2nd Quarter grew by 7% to \$8.7 million while Turnover increased by 4% to \$122 million. All business segments improved results, especially NVOCC business, which has been back on track in the 2<sup>nd</sup> quarter.

With the addition of new businesses and the ongoing business development activities, Administrative and Other Operating Expenses had also increased correspondingly.

Earnings per share for 1<sup>st</sup> half was 4.17 cents per share compared to 1.95 cents per share in 1<sup>st</sup> Half 2006.

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

*The current announced results are generally in line with expectation.*

**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 Group's newly completed cold storage hub, CWT Cold Hub was commissioned in July 07. The Hub is now more than 50% occupied. Management expects the Hub to be fully occupied by year end.

The Group had on 20 July 2007 entered into a conditional Option Agreement with Cambridge Industrial Trust for the sale and leaseback of a logistics property for a total consideration of \$32.5 million including additional works to be done to the property. The transaction is expected to be completed in the current year and would yield a gain of **\$9 million**.

Construction of a 15,000 sqm hazardous goods warehouse in Shanghai is scheduled for completion by October 2007. The warehouse when completed will be fully operated by CWT China Logistics.

The Group also embarks on the development of a multi-storey ramp-up warehouse in Tianjin, China. The 1st phase of the development is to construct a 40,000 sqm container yard, which is targeted for completion in the 4<sup>th</sup> quarter of this year. The warehouse is schedule for completion in the 2<sup>nd</sup> half of 2008.

**11 Dividend**

**(a) Current Financial Period Reported On**

*Any dividend declared for the current financial period reported on? None*

**(b) Corresponding Period of the Immediately Preceding Financial Year**

*Any dividend declared for the corresponding period of the immediately preceding financial year? None*

**(c) Date payable**

Not applicable

**(d) Books closure date**

Not applicable

**12. If no dividend has been declared/recommendeded, 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.**

Not applicable

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

Not applicable

**15. A breakdown of sales.**

Not applicable

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

Not Applicable

**17. Interested Party Transactions**

Not Applicable

**18. Negative Assurance on Interim Financial Statement**

The board of Directors hereby confirms that, to the best of their knowledge, nothing has come to their attention which may render the 1<sup>st</sup> half 2007 financial results to be false or misleading in any material aspect.

**BY ORDER OF THE BOARD**

**LYE SIEW HONG  
COMPANY SECRETARY  
13th August 2007**