



CWT LIMITED

(Company Registration No.: 197000498M)

Unaudited Financial Statement for the Three Months Ended 31/03/2008

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 31 March 2008

	Three months ended 31 March		
	2008 S\$'000	2007 S\$'000	% Change
Revenue	142,348	116,721	22
Cost Of Sales	(129,157)	(103,725)	25
Gross Profits	13,191	12,996	2
Other Operating Income	960	1,724	(44)
Administrative Expenses	(8,884)	(6,622)	34
Other Operating Expenses	(762)	(770)	(1)
Share Of Profit from			
- Jointly-controlled entities	493	411	20
- Associates	1,135	534	113
Sub total	(7,058)	(4,723)	49
Profit before interest & tax	6,133	8,273	(26)
Finance Income	803	1,035	(22)
Finance Costs	(613)	(408)	50
Profit before taxation	6,323	8,900	(29)
Taxation	(1,281)	(800)	60
Profit after taxation	5,042	8,100	(38)
Attributable to:			
Equity holders of the parent	4,494	7,514	(40)
Minority Interest (MI)	548	586	(6)
Net Profit attributable to shareholders	5,042	8,100	(38)

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 31 March		
	2008 \$'000	2007 \$'000	% Change
Profit on sale of property, plant and equipment	816	92	787%
Amortisation of deferred gain	1,654	1,500	10%
Negative goodwill arising from acquisition of subsidiaries	-	1,328	-100%
Gain on disposal of available-for-sale financial assets	-	246	-100%
Depreciation and amortisation	(3,960)	(2,444)	62%
Foreign exchange loss	(118)	(339)	-65%
Allowance made for doubtful debts/(Write back)	32	(11)	-391%

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 31 March 2008

	<u>Group</u>		<u>Company</u>	
	31 Mar 2008 S\$'000	31 Dec 2007 S\$'000	31 Mar 2008 S\$'000	31 Dec 2007 S\$'000
Non-current assets				
Property, plant and equipment	226,812	220,869	100,111	99,519
Intangible assets	27,903	28,548	141	175
Subsidiaries	-	-	143,529	141,247
Associates	14,228	13,890	3,598	3,598
Jointly-controlled entities	10,481	10,216	5,133	5,199
Financial assets	27,729	32,004	15,382	17,757
Non-current receivables	3,503	3,683	6,500	6,500
Deferred tax assets	918	956	-	-
Other non-current assets	93	93	3	3
	311,667	310,259	274,397	273,998
Current assets				
Inventories	1,395	1,263	374	379
Trade and other receivables	128,457	130,591	95,862	97,199
Cash and cash equivalents	54,396	51,775	675	366
Tax recoverable	239	974	-	114
	184,487	184,603	96,911	98,058
Total assets	496,154	494,862	371,308	372,056
Equity attributable to equity holders of the parent				
Share capital	149,390	149,390	149,390	149,390
Reserves	53,478	55,524	11,410	14,723
	202,868	204,914	160,800	164,113
Minority interests	11,322	11,682	-	-
Total equity	214,190	216,596	160,800	164,113
Non-Current Liabilities				
Financial liabilities	100,737	90,577	99,953	88,955
Deferred tax liabilities	3,597	3,795	150	150
Deferred gain	37,533	36,835	22,587	23,649
	141,867	131,207	122,690	112,754
Current liabilities				
Trade and other payables	91,298	105,011	53,835	66,995
Financial liabilities	32,552	26,895	29,288	23,639
Current tax payable	7,472	6,765	140	-
Deferred gain	6,853	6,500	4,250	4,250
Provisions	1,922	1,888	305	305
	140,097	147,059	87,818	95,189
Total liabilities	281,964	278,266	210,508	207,943
Total equity and liabilities	496,154	494,862	371,308	372,056

Notes on the Balance Sheet

- a) The increase in Property, Plant and Equipment relates to assets arising from capital expenditure on new logistics hubs.
- b) The increase in Investment in Subsidiaries relates mainly to increase in quasi loans extended to group companies for the purpose of funding land acquisition and logistics infrastructure development projects in Singapore and overseas.
- c) The increase in Investment in Associates is accounted for by share of earnings in Associate for the current period;
- d) Available-for-sale investment relates to REIT units held
- e) Deferred gains arising from the sale and leaseback of three 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.
- f) Trade and Other Payables decreased as accrued progress payments in Dec 07 paid in the 1Q08.
- g) The increase in the Interest Bearing Liabilities was for the purpose of funding land acquisition and logistics infrastructure 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 31/03/2008		As at 31/12/2007	
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
6,752	25,800	6,745	20,150

Amount repayable after one year

As at 31/03/2008		As at 31/12/2007	
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
20,537	80,200	23,397	67,180

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 three months ended 31 March 2008**

	Three months ended 31 March	
	2008	2007
	S\$'000	S\$'000
Operating activities		
Profit before taxation	6,323	8,900
Adjustments for:		
Interest expense	494	154
Interest income	(237)	(202)
Depreciation of property, plant and equipment	3,318	1,917
Dividend income from available-for-sale financial assets	(566)	(586)
Gain on disposal of property, plant and equipment	(816)	(92)
Gain on disposal of available-for-sale financial assets	-	(246)
Share of profit of:		
- associates	(1,135)	(534)
- jointly-controlled entities	(493)	(411)
Amortisation of:		
- intangible assets	642	527
- deferred gain	(1,654)	(1,500)
Amount written-off for:		
- property, plant and equipment	2	-
Negative goodwill on acquisition of a subsidiary	-	(1,328)
Operating profit before working capital changes	5,878	6,599
Change in working capital:-		
Inventories	(133)	(268)
Trade and other receivables	4,678	(23,016)
Trade and other payables	(12,058)	39,752
Provisions	37	(178)
Cash (used in)/generated from operations	(1,598)	22,889
Income taxes received/(paid)	98	(244)
Cash flows (used in)/from operating activities	(1,500)	22,645

**Three months
ended 31 March
2008 2,007
S\$'000 S\$'000**

Investing activities

Interest received	188	202
Acquisition of subsidiaries	-	(20,077)
Acquisition of interest in a jointly-controlled entity	-	(402)
Purchase of property, plant and equipment	(12,608)	(18,248)
Purchase of intangible assets	-	(102)
Proceeds from disposal of property, plant and equipment	6,319	226
Proceeds from disposal of financial assets	-	1,432
Dividends received from financial assets	566	586
Dividends received from associate	373	412
Deposit paid for land leases	(5,068)	-
Cash flows used in investing activities	<u>(10,230)</u>	<u>(35,971)</u>

Financing activities

Interest expense paid	(494)	(154)
Dividends to minority shareholders of subsidiaries	(147)	-
Capital contribution from a minority shareholder	-	340
Decrease in hire purchase and finance lease obligations	(71)	(41)
Repayment of short-term borrowings	(2,300)	(9,000)
Repayment of long-term borrowings	(3,522)	(1,183)
Proceeds from short-term borrowings	3,000	39,280
Proceeds from long-term borrowings	18,720	15,055
Cash flows from financing activities	<u>15,186</u>	<u>44,297</u>

Net increase in cash and cash equivalents	3,456	30,971
Cash and cash equivalents at 1 January	51,775	41,809
Effects of exchange rate changes on balances held in foreign currencies	(835)	(227)
Cash and cash equivalents at 31 March	<u>54,396</u>	<u>72,553</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 31 March 2008**

Group	Share capital	Fair value reserve	Currency translation	Statutory reserve	Revenue reserve	Total attributable to equity holders of the parent	Minority interest	Total
S\$'000								
At 1 January 2007	65,132	5,464	(940)	252	67,630	137,538	7,838	145,376
Translation differences relating to financial statements of foreign entities	-	-	378	-	-	378	(18)	360
Change in fair value of available-for-sale investment	-	863	-	-	-	863	132	995
Fair value gains transferred to income statement on sale of available-for-sale investment	-	(209)	-	-	-	(209)	-	(209)
Net profit for the quarter	-	-	-	-	7,514	7,514	586	8,100
Total recognised income and expense for the quarter	-	654	378	-	7,514	8,546	700	9,246
Capital contribution by a minority shareholder	-	-	-	-	-	-	340	340
At 31 March 2007	65,132	6,118	(562)	252	75,144	146,084	8,878	154,962
At 1 January 2008	149,390	1,175	(2,853)	417	56,785	204,914	11,682	216,596
Translation differences relating to financial statements of foreign entities	-	-	(2,736)	-	-	(2,736)	(191)	(2,927)
Change in fair value of available-for-sale investment	-	(3,804)	-	-	-	(3,804)	(570)	(4,374)
Net profit for the quarter	-	-	-	-	4,494	4,494	548	5,042
Total recognised income and expense for the quarter	-	(3,804)	(2,736)	-	4,494	(2,046)	(213)	(2,259)
Dividend paid to minority shareholders	-	-	-	-	-	-	(147)	(147)
Transfer to statutory reserve in compliance with foreign entities' statutory requirements	-	-	-	13	(13)	-	-	-
At 31 March 2008	149,390	(2,629)	(5,589)	430	61,266	202,868	11,322	214,190

Company				Total attributable to equity holders of the parent	
S\$ '000	Share capital	Fair value reserve	Revenue reserve		Total
At 1 January 2007	65,132	3,529	44,111	112,772	112,772
Change in fair value of available-for-sale investment	-	552	-	552	552
Fair value gains transferred to income statement on sale of available-for-sale investment	-	(209)	-	(209)	(209)
Net profit for the quarter	-	-	176	176	176
Total recognised income and expense for the year	-	343	176	519	519
Issue of new shares	-	-	-	-	-
Dividend paid	-	-	-	-	-
At 31 March 2007	65,132	3,872	44,287	113,291	113,291
At 1 January 2008	149,390	750	13,973	164,113	164,113
Change in fair value of available-for-sale investment	-	(2,375)	-	(2,375)	(2,375)
Net loss for the quarter	-	-	(938)	(938)	(938)
Total recognised income and expense for the quarter	-	(2,375)	(938)	(3,313)	(3,313)
Issue of new shares	-	-	-	-	-
Dividend paid	-	-	-	-	-
At 31 March 2008	149,390	(1,625)	13,035	160,800	160,800

- 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.**

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.

- 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 2007.

- 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 574,304,650 (31 March 2007: 458,981,383) 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 574,304,650 (31 March 2007: 458,981,383).

EPS (cents)	Three months ended 31 March	
	2008	2007
(a) Basic	0.78	1.64
(b) Diluted	0.78	1.64

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 31 March 2008 was computed based on the new share base of 574,304,650 (31 December 2007: 574,304,650).

	31 March 2008	31 December 2007
NAV per ordinary share (cents)		
- Group	35.32	35.68
- Company	27.99	28.57

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

Group turnover for 1Q08 was S\$142m, 22% higher than 1Q07 of S\$117m. The increase in Group Turnover was contributed largely by Non-Vessel Operating Common Carrier ("NVOCC") business, warehousing and container Logistics.

Gross profit for 1Q08 maintained at \$13m despite turnover increase. However, Profit after Tax declined due in part to start up cost of new logistics hubs (\$0.35m), higher operating costs (\$0.65m) such as increase in staff cost, tight labour market and fuel cost.

Other operating income fell by \$0.8m as there was a one off negative goodwill of \$1.3m (arising from acquisition) accounted for in 1Q07. Administrative expenses rose attributable to acquisitions made in FY07 and increase in business development cost and staff cost as the Group engaged more senior management staff to manage its business expansions.

Contribution from associated companies more than doubled from \$0.5m in 1Q07 to \$1.1m in 1Q08, contributed mainly by businesses in Dubai.

Finance cost increased by 50% on higher borrowings in 1Q08. Finance income decreased as there was a gain from sale of financial assets accounted for in 1Q07.

Consequently, Group Profit Before Tax declined by 29% from \$8.9m in 1Q07 to \$6.3m in 1Q08. Taxation increased in 1Q08 compared to 1Q07 as taxation in 1Q07 included a prior year tax credit adjustment of \$0.66m while 1Q08 taxation included an additional tax provision of \$0.2m.

Excluding the one off items comprising negative goodwill, tax credit adjustment in 1Q07 and start up cost incurred in 1Q08 for new logistics hubs totaling \$2.35m, Profit after Tax would have declined by 11%, owing to the increase in fuel cost, financing cost and business development cost.

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 expectations.

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.

Logistics Facilities Development

- a) CWT Logistics Hub 2 of a gross floor area of 545,000 sq ft obtained Temporary Occupation Permit ("TOP") in Jan 08 is now fully occupied. All customers moved in the 1st quarter. Revenue will flow in from March 08/April 08 after the fit-out period.
- b) Commodity Hub phase 1 obtained TOP in April 08. The 1.07 million sq ft logistics hub is almost fully booked. Phase 2 development involving another 1.25 million sq ft commenced construction in end March 08. 0.51 million sq ft will be completed by Feb 09 while the balance 0.67 million sq ft would be completed by Aug 09.
- c) CWT Shanghai Logistics Hub has obtained license for storing and handling dangerous goods. The warehouse is presently operated by CWT China Logistics unit.
- d) Lands have been secured in Tianjin and Yangshan in Shanghai of China, Ukraine, Vietnam and Russia. Development planning and market study are on going. A container yard is being constructed on the Tianjin Land. Warehouse construction will be scaled and paced according to demand.
- e) Building plans for the redevelopment of the property at Pandan Road (acquired in end November07) into a multi-storey logistics hub are ready for submission to authorities for approval. Construction work would commence as soon as the redevelopment plan is approved.

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

	Aggregate Value S\$000
Purchases	
- C&P Holdings Pte Ltd	5,050
- C&P Capital Pte Ltd	677

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 1Q08 financial results to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

**LYE SIEW HONG – LYNDIA GOH
COMPANY SECRETARY
8th May 2008**