

(Company Registration No.: 197000498M)

**Unaudited Financial Statement for the Year Ended 31/12/2010**

**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 INCOME STATEMENT**

For the year ended 31 December 2010

	Twelve months ended 31 December		
	2010 S\$'000	2009 S\$'000	% Change
Revenue	747,181	623,929	20
Cost of sales	(647,972)	(537,263)	21
<b>Gross profit</b>	<b>99,209</b>	<b>86,666</b>	<b>14</b>
Other Income	151,919	7,482	1,930
Administrative expenses	(66,651)	(56,157)	19
Other operating expenses	(2,145)	(1,003)	114
<b>Profit from operations</b>	<b>182,332</b>	<b>36,988</b>	<b>393</b>
Finance Income	7,371	3,250	127
Finance Costs	(5,107)	(3,477)	47
<b>Net finance income/(expense)</b>	<b>2,264</b>	<b>(227)</b>	<b>(1,097)</b>
Share of profit of jointly-controlled entities, net of tax	1,589	1,348	18
Share of profit of associates, net of tax	3,194	4,339	(26)
<b>Profit before income tax</b>	<b>189,379</b>	<b>42,448</b>	<b>346</b>
Income tax expense	(6,966)	(5,539)	26
<b>Profit after taxation</b>	<b>182,413</b>	<b>36,909</b>	<b>394</b>
<b>Attributable to:</b>			
Owners of the Company	178,967	33,945	427
Non-controlling interest (NCI)	3,446	2,964	16
<b>Net profit attributable to shareholders</b>	<b>182,413</b>	<b>36,909</b>	<b>394</b>

**1(a)(ii) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
For the year ended 31 December 2010

	<b>GROUP</b>		
	<b>2010</b>	<b>2009</b>	<b>+ / (-)</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>
Net profit for the year	182,413	36,909	394
<b>Other comprehensive income</b>			
Exchange differences arising from translation of foreign operations	(22,443)	(3,309)	(578)
Exchange differences realised to profit or loss on disposal of a subsidiary	33	(22)	248
Fair value changes on available-for-sale financial assets	9,689	6,831	42
Fair value changes on available-for-sale financial assets transferred to profit or loss arising from disposal	(1,607)	(45)	N.M.
Share of other comprehensive income of associates and jointly-controlled entities	2,695	(265)	N.M.
Other comprehensive (loss)/income, net of tax	(11,633)	3,190	(465)
<b>Total comprehensive income</b>	<b>170,780</b>	<b>40,099</b>	326
Total comprehensive income attributable to:			
Shareholders of the Company	170,076	36,994	360
Non-controlling interest	704	3,105	(77)
	<b>170,780</b>	<b>40,099</b>	

	<b>Company</b>		
	<b>2010</b>	<b>2009</b>	<b>+ / (-)</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>
Net profit for the year	105,937	9,965	963
<b>Other comprehensive income</b>			
Fair value changes on available-for-sale financial assets	9,689	6,831	42
Fair value changes on available-for-sale financial assets transferred to profit or loss arising from disposal	(1,607)	(45)	N.M.
Other comprehensive income, net of tax	8,082	6,786	
<b>Total comprehensive income attributable to shareholders of the company</b>	<b>114,019</b>	<b>16,751</b>	581

Note:  
N.M : Not meaningful

## 1(a)(iii) Notes to Income Statement

### a) Additional disclosures

	Twelve months ended 31 December		
	2010 S\$'000	2009 S\$'000	% Change
Interest income	1,064	672	58
Gain on disposal of property, plant and equipment	85	28	204
Gain on disposal of non-current assets held-for-sale	147,581	-	N.M.
Gain on disposal of available-for-sale financial assets	1,607	44	N.M.
Amortisation of deferred gain	26,966	10,194	165
Impairment loss on intangible assets	-	(86)	(100)
Reversal of impairment loss on property, plant and equipment	-	668	(100)
Reversal of impairment loss on deposits paid for land use rights	-	887	(100)
Loss on disposal of a jointly-controlled entity	(22)	-	N.M.
Gain on disposal of an associate	511	-	N.M.
(Loss) / Gain on disposal of subsidiaries	(89)	1,453	(106)
Allowance for doubtful debts	(299)	(73)	310
Bad debts recovered (net)	31	228	(86)
Depreciation and amortisation	(18,158)	(23,952)	(24)
Foreign exchange loss (net)	(2,922)	(158)	N.M.
Property, plant and equipment written off	(173)	(40)	N.M.
Gain / (Loss) on fair value adjustment of a derivative instrument	43	(43)	N.M.

- b) Other Income for FY2010 included the gain of \$147.6m from the sale and leaseback of the CWT Commodity Hub and CWT Cold Hub.
- c) The increase in administrative expenses was due mainly to start up costs incurred for the expanded operations in Europe and business development expenses.
- d) Finance income comprised mainly dividends received from and gain on disposal of available-for-sale financial assets (quoted investment).
- e) The increase in finance costs was due mainly to foreign exchange losses arising from the depreciation of the USD and Euro against the SGD.

Note:

N.M.: Not meaningful

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) **STATEMENT OF FINANCIAL POSITION**  
As at 31 December 2010

	<u>Group</u>		<u>Company</u>	
	31 Dec 2010 S\$'000	31 Dec 2009 S\$'000	31 Dec 2010 S\$'000	31 Dec 2009 S\$'000
<b>Non-current assets</b>				
Property, plant and equipment	217,479	183,544	43,321	45,008
Intangible assets	49,914	45,940	240	226
Subsidiaries	-	-	188,817	174,935
Associates	23,863	21,059	200	200
Jointly-controlled entities	12,076	11,247	5,343	5,060
Financial assets	91,902	17,494	91,857	17,449
Non-current receivables	5,013	1,296	-	-
Deferred tax assets	1,838	1,221	-	-
Other non-current assets	93	93	3	3
	<u>402,178</u>	<u>281,894</u>	<u>329,781</u>	<u>242,881</u>
<b>Current assets</b>				
Inventories	2,566	1,532	388	585
Trade and other receivables	146,093	136,070	93,614	154,406
Cash and cash equivalents	202,865	90,456	73,946	4,968
Tax recoverable	445	353	86	86
	<u>351,969</u>	<u>228,411</u>	<u>168,034</u>	<u>160,045</u>
Non-current assets held-for-sale	-	165,442	-	30,340
<b>Total assets</b>	<u>754,147</u>	<u>675,747</u>	<u>497,815</u>	<u>433,266</u>
<b>Equity attributable to equity holders of the parent</b>				
Share capital	161,965	149,390	161,965	149,390
Reserves	265,415	142,563	128,329	61,535
	<u>427,380</u>	<u>291,953</u>	<u>290,294</u>	<u>210,925</u>
<b>Non-controlling interest</b>	19,824	17,551	-	-
<b>Total equity</b>	<u>447,204</u>	<u>309,504</u>	<u>290,294</u>	<u>210,925</u>
<b>Non-Current Liabilities</b>				
Financial liabilities	2,666	13,792	-	11,151
Deferred tax liabilities	8,847	9,850	302	302
Deferred gain	109,372	34,535	101,583	24,144
	<u>120,885</u>	<u>58,177</u>	<u>101,885</u>	<u>35,597</u>
<b>Current liabilities</b>				
Trade and other payables	140,263	126,031	86,621	35,737
Financial liabilities	15,804	164,975	-	143,009
Current tax payable	7,262	5,026	416	-
Deferred gain	20,857	10,194	18,254	7,592
Provisions	1,872	1,840	345	406
	<u>186,058</u>	<u>308,066</u>	<u>105,636</u>	<u>186,744</u>
<b>Total liabilities</b>	<u>306,943</u>	<u>366,243</u>	<u>207,521</u>	<u>222,341</u>
<b>Total equity and liabilities</b>	<u>754,147</u>	<u>675,747</u>	<u>497,815</u>	<u>433,266</u>

## Notes to Financial Position

- The increase in **Property, plant and equipment** was due mainly to capitalisation of work-in-progress relating to the construction of CWT Hub 3 and Pandan Logistics Hub and the addition of plant and machinery.
- The increase in **Intangible assets** at the Group level and investment in **Subsidiaries** at the Company level relate to the acquisition of a subsidiary in Defense Logistics in Jan 2010.
- **Financial assets** comprised mainly available-for sale financial assets, namely the quoted investment in REIT units.
- **Non-current assets held for sale** comprised mainly CWT Commodity Hub and CWT Cold Hub which sale was completed in 2Q2010.
- The increase in **Deferred gain** relates to recognition of the deferred gains arising from the sale and leaseback of the CWT Commodity Hub and the CWT Cold Hub under Financial Reporting Standard 17 - "Leases". The deferred gains are credited to the profit and loss account over the leaseback period.
- The decrease in **Financial liabilities** relates to repayment of bank loans. Loans totaling \$144m were repaid in 2Q2010.
- The increase in **Trade and other receivables** was due mainly to an overall increase in revenue for the Group compared with 2009.

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

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

As at 31/12/2010		As at 31/12/2009	
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
9,965	5,839	28,037	136,938

#### Amount repayable after one year

As at 31/12/2010		As at 31/12/2009	
Secured (S\$'000)	Unsecured (S\$'000)	Secured (S\$'000)	Unsecured (S\$'000)
2,666	-	13,792	-

**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 ) CONSOLIDATED STATEMENT OF CASH FLOWS**

For the year ended 31 December 2010

	2010 S\$'000	2009 S\$'000
<b>Cash flows from operating activities</b>		
Profit before taxation	189,379	42,448
Adjustments for:		
Interest expense	2,185	3,273
Interest income	(1,064)	(810)
Depreciation of property, plant and equipment	16,559	22,338
Dividend income from available-for-sale financial assets	(4,656)	(2,396)
(Gain) / loss on disposal of:		
- available-for-sale financial assets	(1,607)	(44)
- property, plant and equipment	(85)	(28)
- an associate	(511)	-
- an jointly-controlled entity	22	-
- subsidiaries	89	(1,453)
- non-current assets held for sale	(147,581)	-
Share of profit of:		
- associates	(3,194)	(4,339)
- jointly-controlled entities	(1,589)	(1,348)
Amortisation of:		
- intangible assets	1,599	1,614
- deferred gain	(26,966)	(10,194)
Gain on fair value adjustment of a derivative instrument	(43)	43
Allowance / (reversal) of impairment losses on:		
- intangible assets	-	86
- property, plant and equipment	-	(668)
- land deposits	-	(887)
- bad debts	299	-
Amount written off / (written back) of:		
- property, plant and equipment	173	40
- intangible assets	137	-
- bad debts	(31)	(228)
Operating profit before working capital changes	23,115	47,447
Change in working capital:-		
Inventories	220	382
Trade and other receivables	* (18,517)	(5,114)
Trade and other payables	16,896	(11,304)
Provisions	119	(292)
Cash used in operations	21,833	31,119
Income taxes paid	(5,552)	(6,281)
Net cash from operating activities	16,281	24,838

Note:

\* The net cash outflow of S\$18.5m arising from the net increase in Trade and Other Receivables was due mainly to increase in billings from higher sales volume from existing and new customers, and the effect of foreign currency translation differences. The net increase in Trade and Other Receivables was also consistent with the 20% increase in revenue.

1( c ) **CONSOLIDATED STATEMENT OF CASH FLOWS**  
**For the year ended 31 December 2010**

	<b>2010</b>	<b>2009</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b>Cash flows from investing activities</b>		
Interest received	1,064	672
Acquisition of interest in:		
- subsidiaries, net of cash acquired	(9,500)	-
- an associate	(2,804)	(2)
- jointly-controlled entities	-	(28)
Purchase of:		
- property, plant and equipment	(59,105)	(46,291)
- intangible assets	(8,475)	(538)
- available-for-sale financial assets	(68,732)	-
Inflow proceeds from disposal of:		
- property, plant and equipment	1,039	602
- available-for-sale financial assets	430,116	113
- subsidiaries, net of cash disposal off	(3,767)	1,854
- intangible assets	7	-
Dividends received from:		
- associates	1,067	4,033
- jointly-controlled entities	385	484
- available-for-sale financial assets	4,656	2,396
Refunds of land deposits	-	859
Net cash from / (used in) investing activities	<u>285,951</u>	<u>(35,846)</u>
<b>Cash flows from financing activities</b>		
Interest expense paid	(2,185)	(3,273)
Dividends paid to shareholders	(47,224)	(11,486)
Dividends paid to minority shareholders of subsidiaries	(1,071)	(733)
Capital contribution from minority shareholders of subsidiaries	-	369
Repayment of hire purchase and finance lease obligations	(981)	(1,115)
Repayment of loan granted to minority shareholders of a subsidiary	-	490
Repayment of short-term borrowings	(39,934)	(141,566)
Repayment of long-term borrowings	(120,042)	(27,024)
Proceeds from issuance of new shares	12,575	-
Loan to associates	(4,200)	-
Proceeds from short-term borrowings	11,971	179,984
Proceeds from long-term borrowings	1,012	26,000
Change in pledged fixed deposits	3,342	(3,633)
Net cash (used in) / from financing activities	<u>(186,737)</u>	<u>18,013</u>
Net increase in cash and cash equivalents	115,495	7,005
Cash and cash equivalents at 1 January	83,549	76,555
Effects of exchange rate changes on balances held in foreign currencies	(1,707)	(11)
Cash and cash equivalents at 31 Dec	<u>197,337</u>	<u>83,549</u>

1(d) 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)(i) Statement of Changes in Equity  
For the year ended 31 December 2010

Group	Share capital	Fair value reserve	Currency translation reserve	Hedging reserve	Statutory reserve	Revenue reserve	Total attributable to equity holders of the parent	Non-controlling interest	Total
S\$'000									
At 1 Jan 2009, as previously stated	149,390	5	(2,347)	-	474	119,154	266,676	16,460	283,136
Adjustments to initial accounting for acquisition of an associates	-	-	-	(231)	-	-	(231)	-	(231)
At 1 Jan 2009, as restated	149,390	5	(2,347)	(231)	474	119,154	266,445	16,460	282,905
Profit for the year	-	-	-	-	-	33,945	33,945	2,964	36,909
<b>Other comprehensive income</b>									
Exchange differences arising from translation of foreign operations	-	-	(3,449)	(1)	-	-	(3,450)	141	(3,309)
Exchange differences realised to profit or loss on disposal of a subsidiary	-	-	(22)	-	-	-	(22)	-	(22)
Fair value changes on available-for-sale financial assets	-	6,831	-	-	-	-	6,831	-	6,831
Share of other comprehensive loss of associates and jointly-controlled entities	-	8	(8)	(265)	-	-	(265)	-	(265)
Transfer to income statement on disposal of AFS financial assets	-	(45)	45	(45)	-	-	(45)	-	(45)
Total other comprehensive income	-	6,794	(3,434)	(311)	-	-	3,049	141	3,190
<b>Total comprehensive income for the year</b>	-	6,794	(3,434)	(311)	-	33,945	36,994	3,105	40,099
<b>Contribution by and distributions to owner</b>									
Dividend paid to equity holders	-	-	-	-	-	(11,486)	(11,486)	-	(11,486)
Dividend paid to minority shareholders	-	-	-	-	-	-	-	(733)	(733)
	-	-	-	-	-	(11,486)	(11,486)	(733)	(12,219)
<b>Changes in ownership interest in subsidiaries that do not result in loss of control</b>									
Capital contribution by minority shareholders	-	-	-	-	-	-	-	369	369
Effect of capital reduction by a subsidiary	-	-	-	-	-	-	-	(1,650)	(1,650)
	-	-	-	-	-	-	-	(1,281)	(1,281)
<b>Total transaction with owners</b>	-	-	-	-	-	(11,486)	(11,486)	(2,014)	(13,500)
<b>Transfer of reserves</b>									
Transfer to statutory reserve in compliance with foreign entities' statutory requirements	-	-	-	-	58	(58)	-	-	-
At 31 December 2009	149,390	6,799	(5,781)	(542)	532	141,555	291,953	17,551	309,504



1(d)(i) **Statement of Changes in Equity**  
**For the year ended 31 December 2010**

Group	Share capital	Fair value reserve	Currency translation reserve	Hedging reserve	Statutory reserve	Revenue reserve	Total attributable to equity holders of the parent	Non-controlling interest	Total
S\$'000									
At 1 Jan 2010	149,390	6,799	(5,781)	(542)	532	141,555	291,953	17,551	309,504
Profit for the year	-	-	-	-	-	178,967	178,967	3,446	182,413
<b>Other comprehensive income</b>									
Exchange differences arising from translation of foreign operations	-	19	(19,710)	-	-	-	(19,691)	(2,752)	(22,443)
Exchange differences realised to profit or loss on disposal of a subsidiary	-	-	33	-	-	-	33	-	33
Fair value changes on available-for-sale financial assets	-	9,679	-	-	-	-	9,679	10	9,689
Fair value changes on available-for-sale financial assets reclassified to profit or loss	-	(1,607)	-	-	-	-	(1,607)	-	(1,607)
Share of other comprehensive loss of associates and jointly-controlled entities	-	-	2,697	(2)	-	-	2,695	-	2,695
Total other comprehensive income	-	8,091	(16,980)	(2)	-	-	(8,891)	(2,742)	(11,633)
<b>Total comprehensive income for the year</b>	-	8,091	(16,980)	(2)	-	178,967	170,076	704	170,780
<b>Contribution by and distributions to owner</b>									
Issue of new shares	12,575	-	-	-	-	-	12,575	-	12,575
Dividend paid to equity holders	-	-	-	-	-	(47,224)	(47,224)	-	(47,224)
Dividend paid to minority shareholders	-	-	-	-	-	-	-	(1,071)	(1,071)
	12,575	-	-	-	-	(47,224)	(34,649)	(1,071)	(35,720)
<b>Changes in ownership interest in subsidiaries that do not result in loss of control</b>									
Capital contribution by minority shareholders	-	-	-	-	-	-	-	(95)	(95)
<b>Total transaction with owners</b>	12,575	-	-	-	-	(47,224)	(34,649)	(1,166)	(35,815)
<b>Acquisition of a subsidiary</b>	-	-	-	-	-	-	-	2,735	2,735
<b>Transfer of reserves</b>									
Transfer to statutory reserve in compliance with foreign entities' statutory requirements	-	-	-	-	25	(25)	-	-	-
At 31 December 2010	161,965	14,890	(22,761)	(544)	557	273,273	427,380	19,824	447,204

1(d)(i) **Statement of Changes in Equity**  
**For the year ended 31 December 2010**

Company	Share capital	Fair value reserve	Revenue reserve	Total attributable to equity holders of the parent	Total
S\$'000					
At 1 January 2009	149,390	-	56,270	205,660	205,660
Profit for the year	-	-	9,965	9,965	9,965
<b>Other comprehensive income</b>					
Fair value changes on available-for-sale financial assets	-	6,786	-	6,786	6,786
Total other comprehensive income	-	6,786	-	6,786	6,786
<b>Total comprehensive income for the year</b>	-	6,786	9,965	16,751	16,751
<b>Distributions to owner</b>					
Dividend paid to equity holders	-	-	(11,486)	(11,486)	(11,486)
At 31 December 2009	149,390	6,786	54,749	210,925	210,925
At 1 January 2010	149,390	6,786	54,749	210,925	210,925
Profit for the year	-	-	105,937	105,937	105,937
<b>Other comprehensive income</b>					
Fair value changes on available-for-sale financial assets	-	9,689	-	9,689	9,689
Fair value changes on available-for-sale financial assets reclassified to profit or loss	-	(1,607)	-	(1,607)	(1,607)
Total other comprehensive income	-	8,082	-	8,082	8,082
<b>Total comprehensive income for the year</b>	-	8,082	105,937	114,019	114,019
<b>Contribution by and distributions to owner</b>					
Issue of new shares	12,575	-	-	12,575	12,575
Dividend paid to equity holders	-	-	(47,224)	(47,224)	(47,224)
<b>Total transaction with owners</b>	12,575	-	(47,224)	(34,649)	(34,649)
At 31 December 2010	161,965	14,868	113,462	290,295	290,295

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 year 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 preparation of the financial statements for the current financial year compared with the audited financial statements as at 31 December 2009 except for the adoption of the FRS and INT FRS that are mandatory for financial years beginning on or after 1 January 2010.

The adoption of these FRS and INT FRS has no significant impact to the Group's financial statement except for FRS 103 and FRS 27 as described below:

FRS 103 (revised 2009) and FRS 27 (amended) are effective for the Group's financial statements for the year ending 31 December 2010. FRS 103 (revised 2009) introduces significant changes to the accounting for business combinations, both at the acquisition date and post acquisition, and requires greater use of fair values. The amendments will mainly impact the accounting for transaction costs, step acquisitions, goodwill and non-controlling interests (NCI) (previously minority interests). The revised FRS 103 will be applied prospectively and therefore there will be no impact on prior years in the Group's financial statements for the year ending 31 December 2010.

The amended FRS 27 requires accounting for changes in ownership interests by the Group in a subsidiary, while maintaining control, to be recognised as an equity transaction. When Group loses control of a subsidiary, any interest retained in the former subsidiary will be measured at fair value with the gain or loss recognised in profit or loss. The amendments will be applied prospectively to transactions with NCI and therefore, there will be no impact on prior years in the Group's financial statements for the year ending 31 December 2010.

- 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 year 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 588,814,239 (31 December 2009: 574,304,650) during the financial year under review.

The weighted average number of shares used for the computation for the EPS on basic (a) and fully diluted basis (b) is 588,814,239 (31 December 2009: 574,304,650).

EPS (cents)	Year ended 31 December	
	2010	2009
(a) Basic	30.39	5.91
(b) Diluted	30.39	5.91
Based on weighted average number of ordinary shares in issue (in millions)	588.8	574.3

**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 year reported on; and**  
**(b) immediately preceding financial year**

The NAV per ordinary share for 31 December 2010 was computed based on the share base of 590,304,650 (31 December 2009: 574,304,650).

	31 December 2010	31 December 2009
<b>NAV per ordinary share (cents)</b>		
- Group	75.8	53.9
- Company	49.2	36.7

**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 year 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 year reported on.**

**Group Financial Highlights**

**FY 2010**

Revenue and Gross Profit increased by 20% and 14% respectively. The increase was driven mainly by:

- a) higher business volumes for Freight Logistics, including contribution from new offices in Portugal, Slovenia and Hong Kong;
- b) new Contract Logistics customers and increase in volumes from customers;
- c) growth in Warehousing services, Container Logistics and Engineering Services

PAT was 394% higher than FY 2009 boosted by the gain of S\$147.6m from the sale and leaseback of the CWT Commodity and CWT Cold Hub. Excluding the exceptional gain and other non-recurrent items (namely savings from government resilience budget, sale of investments and assets impairment adjustments), operating profit after tax was \$31.9m, 24% higher than the previous year.

During the year, the Group incurred substantial business development expenses and start-up costs of new operations and new customer accounts. The Group's Steel Logistics business suffered losses as it was adversely affected by the plunge in demand from the marine industry.

#### **Taxation**

In respect of the gain recognized on the sale and leaseback of the CWT Commodity Hub and the CWT Cold Hub, the Group has obtained legal advice that the properties were capital investment assets and the disposal was on capital account and, accordingly, the gain (including the deferred gain) is regarded as capital in nature and therefore, not subject to corporate income tax.

**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.**

**1. Freight Logistics**

During the year, the Group's freight logistics arm, CWT Globelink set up offices in Hong Kong, Indonesia, Portugal, Slovenia and Croatia and extended direct service coverage to Ukraine, Ghana and Nigeria. This is part of our ongoing geographical expansion to cover more trade lane locations and better reach out to customers thereby increasing our global market share.

**2. Commodities Logistics**

In 2010, the Group continued to extend / expand its Commodity Logistics scope, capabilities and market reach, including:

- a) The Group has formed a new Company, Straits Financial LLC, in the USA to clear commodity futures and derivatives trades for its clients. Straits Financial is now awaiting for the outcome of its registration with the National Futures Association as a United States Futures Commission Merchant and its application for clearing membership with the Chicago Mercantile Exchange.

- b) The Group is in the process of completing its acquisition of an African freight forwarding business which is based in South Africa with operations in Zambia, Zimbabwe, Malawi and Mozambique. The acquisition will beef up the Group's operational capabilities in the Southern part of Africa and facilitate trade flows between Africa and China, India, the Middle East and Europe.
- c) The Group has also commenced mining logistics and coal supply chain management in Indonesia. The operations started in the latter half of 2010. With an operations team on the ground, the business unit aims to provide reliable supply of coal from Indonesia to end customers around Asia.
- d) The Group has also established an office in Ulaanbaatar to facilitate commodity logistics and trade services in Mongolia, with the key focus of facilitating domestic distribution as well as developing commodity flows of raw materials from Mongolia to China.

2. Update on Development of CWT Logistics Hub 3

Construction of CWT Hub 3 commenced in Feb 2010 and the construction is on track for completion in the 2<sup>nd</sup> quarter of 2011.

3. Redevelopment of property at 49 Pandan Road

The site at 49 Pandan Road is being developed into a 5-storey ramp-up warehouse called Pandan Logistics Hub and construction is targeted to be completed in the third quarter of 2011.

4. Others

- a. The Group continues to be prudent in its cost management to keep costs constantly in check and to ensure optimization of resources.
- b. The Group does not have any material financial instruments or options that are not accounted for in the financial statements.

## 11 Dividend

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

The Directors proposed a final one-tier cash dividend of 2.5 cents per share (or a total net dividend of \$14,757,616.25) ("Proposed Final Dividend") for the year ended 31 December 2010, payable to all eligible ordinary shareholders. The Proposed Final Dividend will be subject to shareholders' approval in the forthcoming Annual General Meeting of the Company.

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

A final one-tier cash dividend of 2 cents per share or actual net dividend of \$11,806,093 was paid for the financial year ended 31 December 2009.

**(c) Book Closure Date**

Notice is hereby given that the Share Transfer Books and Register of Members of the Company will be closed on 5 May 2011 for the preparation of the proposed final dividend warrants.

Duly completed transfers received by the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623, up to 5.00 p.m. on 4 May 2011 will be registered to determine shareholders' entitlements to the said final dividend. Members whose Securities Accounts with The Central Depository (Pte) Limited are credited with shares as at 5.00p.m. on 4 May 2011 will be entitled to the proposed final dividend.

**(d) Date Payable**

Final dividend shall be payable on 19 May 2011 subject to shareholders' approval at the forthcoming Annual General Meeting on 25 April 2011.

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

Not applicable.

**PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

**(This part is not applicable to Q1, Q2, Q3 or Half Year Results)**

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

The Group adopted FRS 108, **Operating Segments**, with effect from 1 January 2009 and identified the operating segments as follows:

- a. Logistics services;
- b. Engineering services; and
- c. Other services.

Logistics services comprise mainly warehousing, transportation, freight forwarding and cargo consolidation, supply chain management services such as procurement, inventory management, packaging and other value added services and delivery to end customers, collateral management services, surface preparation of metal materials for corrosion control and container depot operations.

Engineering services include management, maintenance and repairs of vehicles, equipment and building facilities.

Other services comprise the Straits Financial Group and the investment in associate, ARA-CWT Trust Management (Cache) Limited.

Segment profit before tax represents operating revenue less expenses. Corporate expenses represent the cost of Group function not allocated to the reportable segments.

Segments assets represent assets directly managed by each segment, and primarily include receivables, property, plant and equipment.

Segment liabilities represent liabilities directly managed by each segment, and primarily include payables and financial liabilities.



Information about reportable segment as at 31 December 2010

	Logistic services		Engineering services		Others		Total	
	2010	2009	2010	2009	2010	2009	2010	2009
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
External revenue	662,993	546,390	84,188	77,539	-	-	747,181	623,929
Inter-segment revenue	58	96	240	226	-	-	298	322
<b>Total reportable segment revenue</b>	<b>663,051</b>	<b>546,486</b>	<b>84,428</b>	<b>77,765</b>	<b>-</b>	<b>-</b>	<b>747,479</b>	<b>624,251</b>
Interest income	1,021	760	134	179	-	-	1,155	939
Interest expense	(2,262)	(3,402)	-	-	(14)	-	(2,276)	(3,402)
Depreciation & amortisation	(17,300)	(23,120)	(844)	(832)	(14)	-	(18,158)	(23,952)
<b>Reportable segment profit / (loss) before tax</b>	<b>186,459</b>	<b>38,805</b>	<b>3,573</b>	<b>3,873</b>	<b>(455)</b>	<b>-</b>	<b>189,577</b>	<b>42,678</b>
Share of profit in associates	2,680	4,339	-	-	514	-	3,194	4,339
Share of profit in jointly-controlled entities	1,224	882	365	466	-	-	1,589	1,348
<u>Other material non-cash items:</u>								
Gain on disposal of property, plant and equipment	81	25	4	3	-	-	85	28
Gain on disposal of non-current asset held-for-sale	147,581	-	-	-	-	-	147,581	-
Reversal of impairment loss on property, plant and equipment	-	1,093	-	-	-	-	-	1,093
Allowance of impairment loss on property, plant and equipment	-	(425)	-	-	-	-	-	(425)
Impairment loss on intangible assets	-	(86)	-	-	-	-	-	(86)
(Loss) / Gain on disposal of subsidiaries	(73)	1,324	(16)	129	-	-	(89)	1,453
Gain on disposal of an associate	511	-	-	-	-	-	511	-
Loss on disposal of jointly-controlled entity	(22)	-	-	-	-	-	(22)	-
Impairment loss on deposits for acquisition of property, plant & equipment reversed	-	887	-	-	-	-	-	887
<b>Reportable segment assets</b>	<b>595,205</b>	<b>438,514</b>	<b>25,951</b>	<b>20,324</b>	<b>2,774</b>	<b>-</b>	<b>623,930</b>	<b>458,838</b>
Investment in jointly-controlled entities	11,516	9,936	560	1,311	-	-	12,076	11,247
Investment in associates	23,005	21,059	-	-	858	-	23,863	21,059
Non-current assets held for sale Cold Hub & CWT Commodity Hub	-	165,442	-	-	-	-	-	165,442
Capital expenditure	59,629	46,968	294	342	51	-	59,974	47,310
<b>Reportable segment liabilities</b>	<b>266,534</b>	<b>326,788</b>	<b>24,210</b>	<b>24,579</b>	<b>91</b>	<b>-</b>	<b>290,835</b>	<b>351,367</b>

**Reconciliations of reportable segment revenues, profit or loss, assets and liabilities and other material items**

	<b>2010</b>	<b>2009</b>
	<b>S\$'000</b>	<b>S\$'000</b>
<b><u>Revenues</u></b>		
Total revenue for reportable segments	747,479	624,251
Elimination of Inter-segment revenue	(298)	(322)
<b>Consolidated revenue</b>	<b><u>747,181</u></b>	<b><u>623,929</u></b>
<b><u>Profit or loss</u></b>		
Total profit or loss for reportable segments	189,577	42,678
Unallocated amounts:		
Corporate expenses	(9,637)	(8,313)
Dividend Income from available-for-sale financial assets	4,656	2,396
Share of profit of associates	3,194	4,339
Share of profit of jointly-controlled entities	1,589	1,348
<b>Consolidated profit and loss</b>	<b><u>189,379</u></b>	<b><u>42,448</u></b>
<b><u>Assets</u></b>		
Total assets for reportable segments	623,930	458,838
Investment in associates	23,863	21,059
Investment in jointly-controlled entities	12,076	11,247
Non-current assets held for sale	-	165,442
Other unallocated assets	94,278	19,161
<b>Consolidated total assets</b>	<b><u>754,147</u></b>	<b><u>675,747</u></b>
<b><u>Liabilities</u></b>		
Total liabilities for reportable segments	290,835	351,367
Other unallocated liabilities	16,108	14,876
<b>Consolidated total liabilities</b>	<b><u>306,943</u></b>	<b><u>366,243</u></b>

**Other material items - 2010**

	<b>Reportable segment S\$'000</b>	<b>Adjustments S\$'000</b>	<b>Consolidated totals S\$'000</b>
Interest income	1,155	(91)	1,064
Interest expense	(2,276)	91	(2,185)
Capital expenditure	59,974	-	59,974
Depreciation and amortisation	(18,158)	-	(18,158)
Gain on disposal of property, plant and equipment	85	-	85
Gain on disposal of non-current assets held- for-sale	147,581	-	147,581
Gain on disposal of available-for-sale financial assets	1,607	-	1,607
Loss on disposal of subsidiaries	(89)	-	(89)
Gain on disposal of an associate	511	-	511
Loss on disposal of a jointly-controlled entity	(22)	-	(22)

**Other material items - 2009**

	<b>Reportable segment S\$'000</b>	<b>Adjustments S\$'000</b>	<b>Consolidated totals S\$'000</b>
Interest income	939	(129)	810
Interest expense	(3,402)	129	(3,273)
Capital expenditure	47,310	-	47,310
Depreciation and amortisation	(23,952)	-	(23,952)
Gain on disposal of property, plant and equipment	28	-	28
Gain on disposal of subsidiaries	1,453	-	1,453
Reversal of impairment loss on property, plant and equipment	1,093	-	1,093
Allowance of impairment loss on property, plant and equipment	(425)	-	(425)
Impairment loss on intangible assets	(86)	-	(86)
Reversal of impairment loss on deposits for acquisition of property, plant & equipment	887	-	887

## NOTES ON OPERATING SEGMENT

### Logistics Service

- Reportable segment revenue - The increase was mainly from:
- Freight Logistics – attributable to higher freight volume and freight rates;
  - Contract and Container Logistics – attributable to higher volume of activities from existing customers and contributions from new customers;
  - Defense Logistics – attributable mainly to contribution from subsidiary acquired in 2010; and
  - Warehousing – from increased capacity.

The increase was partly offset by lower contribution from Commodity Logistics resulting from lower volume of activities for its Europe operations and the impact of slowdown of the marine industry on Steel Logistics operations.

- Depreciation & amortisation - The decrease was due mainly to the disposal of the CWT Cold Hub and CWT Commodity Hub under the sales and leaseback completed in Apr 2010.

- Reportable segment profit before tax - The increase was mainly due to inclusion of the gain of S\$147.6m from the disposal of the CWT Cold Hub and CWT Commodity Hub, higher operating contributions from Warehousing and Contract Logistics and increase in dividend income.

- Reportable segment assets - The increase was mainly due to capitalisation of the CWT Hub 3 and Pandan Logistics Hub construction costs and increase in cash and cash equivalents arising from the proceeds received from the sales and leaseback of the CWT Cold Hub and CWT Commodity Hub.

- Reportable segment liabilities - The decrease was due mainly to repayment of bank loans.

### Engineering Service

- Reportable segment revenue - The increase was mainly from higher contributions from vehicle maintenance, facilities management and product trading activities.

- Reportable segment profit before tax - The decrease was due mainly to reduction in job credit (under the Government Resilience Budget) received for

2010.

## Others

- Reportable segment revenue and profit before tax - Others included the results of the newly set-up Straits Financial Group and the results of associate, ARA-CWT Trust Management (Cache) Limited. The reportable segment loss before tax was due mainly to start-up costs incurred by the Straits Financial Group.
- Reportable segment assets - The increase was mainly due to inclusion of the segment assets from the Straits Financial Group.

## GEOGRAPHICAL INFORMATION

The Logistics Services segment is managed on a worldwide basis and the Group operates principally in Singapore, China, Asia / Australia (excluding Singapore and China), Europe and other regions. Singapore is a major market for Logistics and Engineering Services; Asia / Australia (excluding Singapore and China), China and Europe are also major markets for Logistics Services.

The following geographical information is disclosed:

Revenues from external customers attributed to Singapore (being the Company's country of domicile) and foreign countries from which the Group derives revenue; and

Non-current assets (other than financial instruments and deferred tax assets) located in Singapore (being the Company's country of domicile) and foreign countries in which the Group holds assets.

<b>Geographical information</b>	<b>Revenues</b>	<b>Non - current assets</b>
<b>31 December 2010</b>	<b>S\$'000</b>	<b>S\$'000</b>
Singapore	361,106	180,574
China	145,212	32,554
India	39,189	982
Other asian countries	66,510	7,122
Netherlands	31,242	14,910
Belgium	20,285	31,598
Other European countries	49,364	16,267
Egypt	14,226	-
Australia	14,597	10
Other countries	5,450	24,421
<b>Total</b>	<b>747,181</b>	<b>308,438</b>

  

	<b>Revenues</b>	<b>Non - current assets</b>
<b>31 December 2009</b>	<b>S\$'000</b>	<b>S\$'000</b>
Singapore	305,023	127,760
China	101,936	33,529
India	28,914	1,071
Other asian countries	46,861	7,520
Netherlands	36,026	15,211
Belgium	34,810	38,593
Other European countries	45,286	14,178
Egypt	10,512	2,017
Australia	10,636	21
Other countries	3,925	23,279
<b>Total</b>	<b>623,929</b>	<b>263,179</b>

## NOTES ON GEOGRAPHICAL INFORMATION

- Revenue
- FY2010 revenue from Asian countries increased 26% due mainly to higher business volume and freight rates for Freight Logistics and increase in business volume from existing customers and contributions from new accounts for Contract Logistics.

Revenue from Europe declined by 12% due mainly to lower volume of activities for Commodities Logistics.

- Non-current assets
- Non-current assets from Singapore increased due mainly to capitalisation of construction work-in-progress for CWT Hub 3 and Pandan Logistics Hub and addition of plant and equipment.

**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. See paragraph 8.

**15. A breakdown of sales.**

<b>The Group</b>	<b>2010 \$'000</b>	<b>2009 \$'000</b>
Revenue reported for the first quarter	167,032	153,075
Profit after tax before deducting NCI reported for the first quarter	12,409	10,261
Revenue reported for the second quarter	182,758	146,954
Profit after tax before deducting NCI reported for the second quarter	* 155,452	9,748
Revenue reported for the third quarter	192,717	156,919
Profit after tax before deducting NCI reported for the third quarter	6,281	6,871
Revenue reported for the fourth quarter	204,674	166,981
Profit after tax before deducting NCI reported for the fourth quarter	8,271	10,029

Note:

\* Profit after tax for the 2<sup>nd</sup> quarter included the gain of S\$147.6m from the sale and leaseback of the CWT Cold Hub and CWT Commodity Hub.

- 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**

	<b>Aggregate Value S\$'000</b>
Purchases	
- C&P Capital Pte Ltd	859
- C&P Transport Pte Ltd	349
- Geo Integrated Pte Ltd	100

- 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 FY2010 financial results to be false or misleading in any material aspect.

**BY ORDER OF THE BOARD**

**LYE SIEW HONG – LYNDIA GOH  
COMPANY SECRETARY  
24th February 2011**