

Guthrie GTS Limited**FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT****PART I INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3) HALF-YEAR AND FULL YEAR RESULTS****UNAUDITED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2009**

The Directors of Guthrie GTS Limited advise the following unaudited results of the Group for the second quarter ended 30 June 2009.

1(a)(i) *An income statement (for the Group) together with a comparative statement for the corresponding period of the immediately preceding financial year*

INCOME STATEMENT (in \$'000)

	<u>2Q09</u>	<u>2Q08</u>	<u>% change</u>	<u>1H09</u>	<u>1H08</u>	<u>% change</u>
Revenue	66,492	80,329	-17.2%	159,034	158,188	0.5%
Cost of sales	(44,653)	(61,619)	-27.5%	(115,516)	(119,843)	-3.6%
Gross profit	21,839	18,710	16.7%	43,518	38,345	13.5%
Other gains	797	870	-8.4%	2,131	1,847	15.4%
Fair value (losses)/gains on investment properties	(3,300)	1,478	-323.3%	(9,989)	9,646	-203.6%
Expenses						
Distribution	(483)	(902)	-46.5%	(1,636)	(1,694)	-3.4%
Administrative	(7,210)	(7,356)	-2.0%	(14,519)	(14,510)	0.1%
Finance	(3,230)	(2,288)	41.2%	(6,016)	(4,686)	28.4%
Other operating	(1,342)	(544)	146.7%	(1,583)	(908)	74.3%
Share of (loss)/profit of associates (net of tax)	(62)	43	-244.2%	13,808	58	NM
Profit before income tax	7,009	10,011	-30.0%	25,714	28,098	-8.5%
Income tax (expense)/credit	(1,992)	(2,414)	-17.5%	136	(5,117)	-102.7%
Net profit	5,017	7,597	-34.0%	25,850	22,981	12.5%
Net profit attributable to:						
Equity holders of the Company (See Note below)	5,309	7,514	-29.3%	25,597	22,433	14.1%
Minority interest	(292)	83	-451.8%	253	548	-53.8%
	5,017	7,597	-34.0%	25,850	22,981	12.5%
Analysis of net profit attributable:						
Operations	8,309	5,666	46.6%	17,141	13,760	24.6%
Fair value (losses)/gains on investment properties	(2,877)	1,848	-255.7%	(9,000)	8,673	-203.8%
Share of an associate's fair value gain on an investment property	5	-	NM	14,184	-	NM
Effect on change in tax rate on deferred income tax liabilities	(128)	-	NM	3,272	-	NM
	5,309	7,514	-29.3%	25,597	22,433	14.1%

NM: Not meaningful

Guthrie GTS Limited**FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT**

1(a)(i) *An income statement (for the Group) together with a comparative statement for the corresponding period of the immediately preceding financial year (continued)*

STATEMENT OF COMPREHENSIVE INCOME (in \$'000)

	<u>2Q09</u>	<u>2Q08</u>	<u>1H09</u>	<u>1H08</u>
Net profit	5,017	7,597	25,850	22,981
Other Comprehensive income, after tax:				
Financial assets, available-for-sale				
- Fair value (losses)/gains	(19)	1,443	1,335	2,852
Cash flow hedges				
- Fair value gains/(losses)	802	2,088	1,549	716
Share of other comprehensive income of an associate	111	-	207	-
Currency translation differences	5,795	(1,009)	6,561	(3,469)
Other comprehensive income, net of tax	<u>6,689</u>	<u>2,522</u>	<u>9,652</u>	<u>99</u>
Total comprehensive income for the period	<u>11,706</u>	<u>10,119</u>	<u>35,502</u>	<u>23,080</u>
Total comprehensive income attributable to:				
Equity holders of the Company	10,582	10,267	33,701	23,292
Minority interest	1,124	(148)	1,801	(212)
	<u>11,706</u>	<u>10,119</u>	<u>35,502</u>	<u>23,080</u>

1(a)(ii) *Profit before tax is arrived at after (charging)/crediting the following significant items (in \$'000):*

	<u>2Q09</u>	<u>2Q08</u>	<u>1H09</u>	<u>1H08</u>
Finance income	762	500	1,026	988
Foreign exchange (loss)/gain - net	(1,534)	(58)	(1,029)	32
Amortisation and depreciation	(2,076)	(2,176)	(4,002)	(4,375)
Net allowance for doubtful debts and bad debts written-off	(232)	(236)	(468)	(448)

1(a)(iii) *The income tax expense is arrived at after (charging)/crediting the following significant items (in \$'000):*

	<u>2Q09</u>	<u>2Q08</u>	<u>1H09</u>	<u>1H08</u>
Effect of change in tax rate on deferred income tax liabilities	-	-	3,400	-
Adjustments for net under provision of tax in respect of prior years	-	(593)	-	(593)

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FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT

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.

BALANCE SHEETS (in \$'000)	The Group		The Company	
	30-Jun-09	31-Dec-08	30-Jun-09	31-Dec-08
Current assets				
Cash and cash equivalents	132,594	161,745	17,157	60,594
Trade and other receivables	45,361	65,467	169,296	269,995
Contract work-in-progress and inventories	7,018	7,642	-	-
Derivative financial instruments	5	1	-	-
Financial assets, at fair value through profit or loss	86	55	-	-
Development property	84,532	74,971	-	-
Deposits, prepayments and tax recoverable	1,512	979	20	11,777
	271,108	310,860	186,473	342,366
Non-current assets				
Other receivables, prepayments and deposits	21,864	18,507	335,308	221,734
Financial assets, available-for-sale	76,346	74,168	-	-
Derivative financial instruments	484	-	-	-
Investments in associates	37,571	23,839	2,987	2,987
Investments in joint ventures	-	-	6,255	6,255
Investments in subsidiaries	-	-	77,518	77,285
Investment properties	698,712	704,867	-	-
Development property	-	-	-	-
Property, plant and equipment	73,478	71,637	400	444
Goodwill	2,478	2,478	-	-
Deferred income tax assets	70	405	70	107
	911,003	895,901	422,538	308,812
Total assets	1,182,111	1,206,761	609,011	651,178
Current liabilities				
Trade and other payables	118,091	133,446	177,635	181,274
Current income tax liabilities	8,688	9,752	2,188	2,491
Borrowings	107,522	122,640	2,500	22,500
Bonds	-	157,310	-	-
Derivative financial instruments	653	1,769	-	405
Provisions for warranties	3,567	3,398	-	-
	238,521	428,315	182,323	206,670
Non-current liabilities				
Borrowings	120,337	89,721	42,000	42,000
Bonds	121,569	-	-	-
Other payables and liabilities	19,978	17,289	-	-
Derivative financial instruments	722	889	519	303
Deferred income tax liabilities	55,809	59,315	-	-
	318,415	167,214	42,519	42,303
Total liabilities	556,936	595,529	224,842	248,973
Net assets	625,175	611,232	384,169	402,205
Capital and reserves attributable to equity holders of the Company				
Share capital	244,405	244,405	244,405	244,405
Revaluation and other reserves	27,661	19,557	133,810	133,664
Retained earnings	330,943	326,905	5,954	24,136
	603,009	590,867	384,169	402,205
Minority interest	22,166	20,365	-	-
Total equity	625,175	611,232	384,169	402,205

Guthrie GTS Limited**FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT**

1(b)(ii) *In relation to the aggregate amount of group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year:*

(a) **Amount repayable in one year or less, or on demand (in \$'000)**

	<u>30-Jun-09</u>	<u>31-Dec-08</u>
Secured	105,022	277,450
Unsecured	2,500	2,500
Total	<u>107,522</u>	<u>279,950</u>

(b) **Amount repayable after one year (in \$'000)**

	<u>30-Jun-09</u>	<u>31-Dec-08</u>
Secured	241,906	89,721
Unsecured	-	-
Total	<u>241,906</u>	<u>89,721</u>

(c) **Details of collaterals**

The following assets of the Group were mortgaged to lenders as security for credit facilities for the Company and the Group (in \$'000):

	<u>30-Jun-09</u>	<u>31-Dec-08</u>
Investment properties	692,582	698,737
Property, plant and equipment	41,712	38,629
Development property – current	84,532	74,971
Total	<u>818,826</u>	<u>812,337</u>

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FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT

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

CONSOLIDATED CASHFLOW STATEMENTS (IN \$'000)

	2Q09	2Q08	1H09	1H08
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before income tax	7,009	10,011	25,714	28,098
Non-cash items	7,774	2,223	4,902	(2,031)
Change in operating assets and liabilities, net of effects from acquisition and disposal of subsidiaries:				
- Trade and other receivables	15,819	5,505	19,895	16,630
- Other receivables - non-current	(11)	(2,667)	269	(3,337)
- Contract work-in-progress and inventories	4,125	(126)	625	3,848
- Development property - current	(3,881)	(3,555)	(9,545)	(5,670)
- Financial assets, at fair value through profit or loss	(28)	(11)	(26)	51
- Trade and other payables	(12,778)	11,717	(14,880)	(19,195)
- Other payable - non-current	(369)	1,838	2,947	5,572
- Effect of currency translation differences on consolidation	700	425	47	337
Income tax paid - net	(4,254)	(4,251)	(5,066)	(5,006)
Net cash generated from operating activities	14,106	21,109	24,882	19,297
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from disposal of plant and equipment	14	20	30	57
Purchase of property, plant and equipment	(1,557)	(1,647)	(2,382)	(2,393)
Payment for acquisition of an associate	(28)	-	(28)	-
Loan to an associate	(1,941)	-	(3,781)	-
Repayments (to)/from associates	(322)	-	(325)	4
Dividends received from an associate	-	-	369	221
Payments for financial assets, available-for-sale	(65)	(2,775)	(843)	(3,271)
Expenditure on investment properties	(610)	(647)	(956)	(5,146)
Expenditure on development property - non-current	-	(5,778)	-	(9,826)
Interest received	762	500	1,026	988
Net cash used in investing activities	(3,747)	(10,327)	(6,890)	(19,366)
CASH FLOWS FROM FINANCING ACTIVITIES				
Loans from banks and financial institution	35,013	3,758	37,825	6,523
Repayments of bank loans	(562)	(562)	(21,125)	(1,125)
Net repayment of bonds	(32,500)	-	(32,500)	-
Payment for transaction costs relating to refinancing	(4,344)	-	(4,344)	-
Interest paid	(3,797)	(3,064)	(5,850)	(4,917)
Dividends paid to equity holders	(21,559)	(10,779)	(21,559)	(10,779)
Net cash used in financing activities	(27,749)	(10,647)	(47,553)	(10,298)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS				
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	149,885	134,924	161,286	145,531
Effects of currency translation differences on cash and cash equivalents	99	(343)	869	(448)
CASH AND CASH EQUIVALENTS AS AT END OF PERIOD	132,594	134,716	132,594	134,716

Note: Cash and cash equivalents are net of bank overdraft of \$Nil (30 June 2008: \$102,708).

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1(d)(i) *A statement (for the issuer and the 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.*

STATEMENT OF CHANGES IN EQUITY (in S'000)

Group - 2Q09	Share capital	Fair value reserve	Revaluation and other reserves	Retained earnings	Total	Minority interests	Total equity
Balance at 1 April 2009	244,405	40,553	(18,165)	347,193	613,986	21,042	635,028
Total comprehensive income for the period	-	(19)	5,292	5,309	10,582	1,124	11,706
Dividend relating to 2008 paid	-	-	-	(21,559)	(21,559)	-	(21,559)
Balance at 30 June 2009	244,405	40,534	(12,873)	330,943	603,009	22,166	625,175

Group - 2Q08

Balance at 1 April 2008	244,405	40,339	(11,780)	285,913	558,877	21,604	580,481
Total comprehensive income for the period	-	1,443	1,310	7,514	10,267	(148)	10,119
Dividend relating to 2007 paid	-	-	-	(10,779)	(10,779)	-	(10,779)
Balance at 30 June 2008	244,405	41,782	(10,470)	282,648	558,365	21,456	579,821

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1(d)(i) (continued)

STATEMENT OF CHANGES IN EQUITY (in \$'000)

Group - 1H09	Share capital	Fair value reserve	Revaluation and other reserves	Retained earnings	Total	Minority interests	Total equity
Balance at 1 January 2009	244,405	39,199	(19,642)	326,905	590,867	20,365	611,232
Total comprehensive income for the period	-	1,335	6,769	25,597	33,701	1,801	35,502
Dividends relating to 2008 paid	-	-	-	(21,559)	(21,559)	-	(21,559)
Balance at 30 June 2009	244,405	40,534	(12,873)	330,943	603,009	22,166	625,175
Group - 1H08							
Balance at 1 January 2008	244,405	38,930	(8,477)	270,994	545,852	21,668	567,520
Total comprehensive income for the period	-	2,852	(1,993)	22,433	23,292	(212)	23,080
Dividends relating to 2007 paid	-	-	-	(10,779)	(10,779)	-	(10,779)
Balance at 30 June 2008	244,405	41,782	(10,470)	282,648	558,365	21,456	579,821

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FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT

1(d)(i) *(continued)*

STATEMENT OF CHANGES IN EQUITY (in S'000)

Company - 2Q09	Share capital	Revaluation and other reserves	Retained earnings	Total equity
Balance at 1 April 2009	244,405	133,832	25,739	403,976
Total comprehensive income for the period	-	(22)	1,774	1,752
Dividend relating to 2008 paid	-	-	(21,559)	(21,559)
Balance at 30 June 2009	244,405	133,810	5,954	384,169
Company - 2Q08				
Balance at 1 April 2008	244,405	133,786	30,048	408,239
Total comprehensive income for the period	-	212	1,562	1,774
Dividend relating to 2007 paid	-	-	(10,779)	(10,779)
Balance at 30 June 2008	244,405	133,998	20,831	399,234

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1(d)(i) *(continued)*

STATEMENT OF CHANGES IN EQUITY (in \$'000)

Company - 1H09	Share capital	Revaluation and other reserves	Retained earnings	Total equity
Balance at 1 January 2009	244,405	133,664	24,136	402,205
Total comprehensive income for the period	-	146	3,377	3,523
Dividend relating to 2008 paid	-	-	(21,559)	(21,559)
Balance at 30 June 2009	244,405	133,810	5,954	384,169
Company - 1H08				
Balance at 1 January 2008	244,405	133,943	24,112	402,460
Total comprehensive income for the period	-	55	7,498	7,553
Dividend relating to 2007 paid	-	-	(10,779)	(10,779)
Balance at 30 June 2008	244,405	133,998	20,831	399,234

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

SHARE CAPITAL - No shares were issued during the quarter.

Total outstanding shares under options were nil at 30 June 2009 (30 June 2008: Nil) under the Guthrie GTS Share Option Scheme (2002).

1(d)(iii) The number of issued ordinary shares of the Company as at the date of this announcement and at 31 December 2008 is 1,077,937,731.

1(d) (iv) The company does not hold any treasury shares.

2. *Whether the figures have been audited, or reviewed, and in accordance with which auditing standard or practice.*

AUDIT - The figures have not been audited nor reviewed by the Company's auditors.

3. *Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).*

AUDITORS' REPORT - Not applicable.

4. *Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied*

ACCOUNTING POLICIES – The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those of the financial year ended 31 December 2008 except as disclosed in item 5.

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*

CHANGES IN ACCOUNTING POLICIES

On 1 January 2009, the Group adopted the following new or revised Singapore Financial Reporting Standards (FRS) and Interpretations (INT FRS) that are effective in this financial year.

FRS 1(R)	- Presentation of Financial Statements
FRS 108	- Operating Segments
Revised FRS 23	- Borrowing Costs
Amendment to FRS 40	- Investment Properties

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5 (continued)

FRS 1(R) Presentation of Financial Statements

The revised standard requires:

- (i) All changes in equity arising from transactions with owners in their capacity as owners to be presented separately from components of comprehensive income;
- (ii) Components of comprehensive income not to be included in statement of changes in equity;
- (iii) Items of income and expenses and components of other comprehensive income to be presented either in a single statement of comprehensive income with subtotals, or in two separate statements (a separate statement of profit and loss followed by a statement of comprehensive income);
- (iv) Presentation of restated balance sheet as at the beginning of the comparative period when entities make restatements or reclassifications of comparative information.

The revisions also include changes in the titles of some of the financial statements primary statements.

Comparatives for 2008 have been restated to conform to the requirements for the revised standard.

FRS 108 Operating Segments

FRS 108 supersedes FRS 14 Segment Reporting and requires the Group to report the financial performance of its operating segments based on the information used internally by management for evaluating segment performance and deciding on allocation of resources. Such information may be different from the information included in the financial statements, and the basis of its preparation and reconciliation to the amounts recognised in the financial statements shall be disclosed.

Revised FRS 23 Borrowing Costs

The revised standard removes the option to recognise immediately as an expense borrowing costs that are attributable to qualifying assets, except for those borrowing costs on qualifying assets that are measured at fair value or inventories that are manufactured or produced in large quantities on a repetitive basis.

As the Group has been capitalising the relevant borrowing costs, the revised standard is not expected to have any impact to the Group

Amendment to FRS 40 Investment Properties

The amendment to FRS 40 requires properties under development for future use as investment properties to be accounted for under FRS 40 rather than FRS 16 Property, plant and equipment. On adoption of this amendment, all investment properties under construction at 1 January 2009 are measured at fair value instead of at cost less accumulated impairment losses. The difference between the fair value and the carrying amount are taken to the income statement.

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6. *Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.*

EARNINGS PER ORDINARY SHARE of the Group for the financial period based on profit attributable to equity holders (cents)

	<u>2Q09</u>	<u>2Q08</u>	<u>1H09</u>	<u>1H08</u>
(a) Based on weighted average number of shares	0.49	0.70	2.37	2.08
- Weighted average number of shares ('000)	1,077,938	1,077,938	1,077,938	1,077,938
(b) On a fully diluted basis	0.49	0.70	2.37	2.08
- Adjusted weighted average number of shares ('000)	1,077,938	1,077,938	1,077,938	1,077,938

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

NET ASSET VALUE PER ORDINARY SHARE

	<u>30 June 09</u>		<u>31 December 08</u>	
	<u>Group</u>	<u>Company</u>	<u>Group</u>	<u>Company</u>
Net asset value per ordinary share based on issued capital at the end of the financial period/year (cents)	56	36	55	37

There was no material impact on prior period net asset value per share on adoption of the revised FRS or INT FRS as discussed in item 5.

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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 (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 period reported on.*

2Q09 v. 2Q08

Group revenue for 2Q09 of \$66.5 million was 17.2% lower than 2Q08. Revenue recorded by the Engineering Division decreased 16% resulting from a lower level of completion of its projects. The Property Division reported higher rental income for 2Q09 as compared to 2Q08 but a lower level of project management activities during the period resulted in an 18.4% drop in total revenue for the quarter. The Group's Leisure Division reported a drop of 20.2% in revenue due mainly to the closure of 150 rooms in Nikko Hotel in Jakarta for upgrading.

Gross profit for 2Q09 at \$21.8 million was 16.7% higher as compared to 2Q08. Both the Engineering and Property Divisions reported higher gross profit as a result of significantly better gross profit margins. The Leisure Division reported a lower gross profit for the quarter.

Fair value of investment properties for 2Q09 recorded a decline of \$3.3 million as compared to a gain of \$1.5 million in 2Q08.

Total distribution and administrative expenses decreased by 6.8% as compared to 2Q08 due mainly to lower distribution expenses.

Group finance expenses increased to \$3.2 million in 2Q09 from \$2.3 million in 2Q08 due mainly to the interest incurred by Jurong Point 2 which became operational from December 2008 and the higher interest costs incurred by Jurong Point 1 after a refinancing exercise in April 2009.

For 2Q09, the Group recorded a profit before income tax of \$7.0 million as compared to \$10 million for 2Q08, a decrease of 30.0%.

Profit attributable to equity holders in 2Q09 decreased 29.3% to \$5.3 million, as compared to \$7.5 million in 2Q08. Profit attributable to equity holders before fair value gains/(losses) on investment properties in 2Q09 was higher at \$8.3 million as compared to \$5.7 million in 2Q08.

1H09 v. 1H08

Group revenue for 1H09 of \$159.0 million was 0.5% higher than 1H08. Higher revenue was recorded by the Engineering Division but this was offset by lower revenues reported by the other divisions.

The Group reported a higher gross profit of \$43.5 million for 1H09 as compared to \$38.3 million in 1H08, an increase of 13.5%. This was mainly due to the higher gross profit achieved by the Engineering and Property Divisions but partly offset by the lower gross profit recorded by the Leisure Division.

Fair value of investment properties for 1H09 recorded a decline of about \$10 million as compared to a gain of \$9.6 million in 1H08.

Total distribution and administrative expenses for 1H09 remained at about the same level as in 1H08.

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8. (continued)

Group finance expenses increased to \$6.0 million in 1H09 from \$4.7 million in 1H08 due mainly to the interest incurred by Jurong Point 2 which became operational from December 2008 and the higher interest costs incurred by Jurong Point 1 after a refinancing exercise in April 2009.

The share of profit of associates (net of tax) of \$13.8 million arose mainly from the Group's 20% equity share of the fair value gain of an investment property, Tampines 1, owned by an associate.

For the half year ended 30 June 2009, the Group recorded a profit before income tax of \$25.7 million as compared to \$28.1 million in 1H08, a decrease of 8.5%.

In 1H09, the income tax expense of the Group has been credited with an amount of \$3.4 million due mainly to the effect of changes in tax rates on deferred income tax liabilities. This arose from the reduction in corporate income tax rates in Singapore from 18% to 17% and in Indonesia from 30% to 28%.

Profit attributable to equity holders increased 14.1% in 1H09 to \$25.6 million as compared to \$22.4 million in 1H08.

Balance Sheet

The increase of \$9.6 million in development property between 31 December 2008 and 30 June 2009 was due to the additional expenditures incurred during the period.

Total investment properties as at 30 June 2009 was lower as compared to 31 December 2008 due mainly to the decline in the fair values of the Group's investment properties. Such reduction in values was however offset by a favourable currency translation difference recorded by its Indonesian investment property arising from the stronger Indonesia Rupiah and additional expenditures incurred during the period. The desk-top valuation reports for the major properties are available for inspection during normal office hours at the Company's registered office.

The increase in the Group's investment in associate in 1H09 was mainly due to its 20% share of the fair value gain of an investment property, Tampines 1, owned by an associate.

Cash flows

The Group generated \$24.9 million of cash from its operating activities in 1H09 and expended \$6.9 million and \$47.6 million in its investing and financing activities respectively resulting in a net decrease in cash and cash equivalent of \$29.6 million. Included in its financing activities were a net increase in bank loans of \$16.7 million, net repayment of bonds of \$32.5 million and the payment of dividends to the Company's shareholders of \$21.6 million.

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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 disclose to shareholders a forecast for the current financial period. The results for the quarter ended were largely in line with the commentary made under item 10 in the announcement of results for the financial year ended 31 December 2008 and for the quarter ended 31 March 2009.

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*

For the Singapore economy, the Ministry of Trade and Industry has revised earlier forecasts upwards and the GDP for 2009 is now expected to contract by between 4 and 6 per cent instead of 6 and 9 per cent as previously reported. Although the outlook may seem less bleak, the business environment remains recessionary. In addition, factors such as the rapid spread of Influenza A (H1N1) both locally and globally, as well as the recent bombings in Jakarta have not been conducive to business sentiment. As a result, the operating conditions for the Group remain uncertain and all business divisions in the Group, and in particular the Leisure Division, continue to face tough challenges in the coming quarters.

11. *If a decision regarding dividend has been made.*

DIVIDENDS – Not applicable

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

No dividend has been declared/recommended for the second quarter ended 30 June 2009 (30 June 2008: Nil).

BY ORDER OF THE BOARD

JEROME JANSEN
Company Secretary

13 August 2009

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FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT

CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(4) OF THE LISTING MANUAL

We, being two of the Directors of Guthrie GTS Ltd (“the Company”), do hereby confirm on behalf of the Board of Directors that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the financial statements for the second quarter ended 30 June 2009 to be false or misleading.

ON BEHALF OF THE BOARD OF DIRECTORS

BEN YEO CHEE SEONG

Director

HARRY ONG KIM SENG

Director

13 August 2009