

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

	Continuing Operations		Discontinuing Operations		Group		Change %
	1/4/2004 to 30/9/2004 S\$'000	1/4/2003 to 30/9/2003 S\$'000	1/4/2004 to 30/9/2004 S\$'000	1/4/2003 to 30/9/2003 S\$'000	1/4/2004 to 30/9/2004 S\$'000	1/4/2003 to 30/9/2003 S\$'000	
Revenue	406	1,682	-	3	406	1,685	(76)
Cost of sales	(45)	(1,611)	-	(5)	(45)	(1,616)	(97)
Gross profit/(loss)	361	71	-	(2)	361	69	423
Other Income	31	87	1	71	32	158	(80)
Sales & marketing expenses	(2)	-	-	-	(2)	-	NM
General & administrative expenses	(729)	(711)	6	14	(723)	(697)	4
Other operating expenses	(1,068)	(2,949)	(6)	(31)	(1,074)	(2,980)	(64)
(Loss)/profit from operating activities	(1,407)	(3,502)	1	52	(1,406)	(3,450)	(59)
Share of profit of associated company (Note 1)	1,215	5,567	-	-	1,215	5,567	(78)
(Loss)/profit from ordinary activities before taxation and minority interests	(192)	2,065	1	52	(191)	2,117	NM
Taxation	550	(9)	-	5	550	(4)	NM
Profit from ordinary activities after taxation	358	2,056	1	57	359	2,113	(83)
Minority interests	-	(5)	-	-	-	(5)	NM
Net profit for the period	358	2,051	1	57	359	2,108	(83)

**1 (a) An income statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year. (cont'd)**

	<b>1/4/2004 to 30/9/2004</b>	<b>1/4/2003 to 30/9/2003</b>
<b>Additional information for Group results</b>	<b>S\$'000</b>	<b>S\$'000</b>
(Loss)/profit from ordinary activities before taxation and minority interests is arrived at after charging/(crediting) the following items:		
Amortisation of negative goodwill	(195)	(342)
Bad receivables written off:		
- trade receivables	-	11
- non-trade receivables	-	9
Depreciation of fixed assets	6	28
Fixed assets written off	1	-
Foreign exchange (gain)/loss	(14)	37
Interest income	(1)	(1)
Loss on deemed disposal of associated company	810	2,940
Gain on disposal of fixed assets	-	(2)
Loss on disposal of marketable securities	-	4
Provision for doubtful debts (trade)	65	-
Recovery of debts written off (non-trade)	(22)	(88)
Write-back of provision for doubtful debts (trade)	-	(43)
Write-down of quoted shares to market value	227	-
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NM = Not Meaningful, ( ) = Negative

**1 (a) An income statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year. (cont'd)**

Note 1

The Group equity accounted for its share of profits from its shareholding in Japan Asia Holdings Limited (formerly known as Japan Asia Securities Group Limited) ("JAH") for the period 1 April 2004 to 30 September 2004. From 1 April to 30 June 2004, the Group had 16.35% shareholding in JAH and its corresponding share of profits amounted to S\$1.54 million. However, since 15 July 2004, the Group's interest in JAH was diluted to 15.64% following the latter's issuance of additional shares to its directors and employees. The Group accounted for its share of JAH's results for the period 1 July 2004 to 30 September 2004, which amounted to a loss of S\$0.52 million. Although the dilution occurred in mid-July 2004, the Group accounted for the dilution with effect from 1 July 2004 because JAH's consolidated management accounts as at 15 July 2004 were unavailable to the Group.

Accordingly, the Group's share of profits of JAH, together with amortisation of negative goodwill of S\$0.19 million, amounted to S\$1.21 million.

Although the Company's shareholding in JAH has been diluted to less than 20%, the Company still considers JAH to be an associated company. This is because the Company will continue to exercise significant influence as three of its directors are also directors on the board of JAH.

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.

	Group		Company	
	30/9/2004 S\$'000	31/3/2004 S\$'000	30/9/2004 S\$'000	31/3/2004 S\$'000
<b>Non-Current Assets</b>				
Fixed assets	8	13	3	2
Associated companies	25,246	24,725	15,675	15,362
Other investments	564	792	174	375
	<u>25,818</u>	<u>25,530</u>	<u>15,852</u>	<u>15,739</u>
<b>Current Assets</b>				
Cash and cash equivalents	798	1,946	665	1,848
Trade and other receivables	134	226	73	149
Trading stocks	2	2	-	-
	<u>934</u>	<u>2,174</u>	<u>738</u>	<u>1,997</u>
<b>Current Liabilities</b>				
Trade and other payables	1,196	1,746	275	816
	<u>1,196</u>	<u>1,746</u>	<u>275</u>	<u>816</u>
<b>Net Current (Liabilities)/Assets</b>	(262)	428	463	1,181
<b>Net Assets</b>	<u><u>25,556</u></u>	<u><u>25,958</u></u>	<u><u>16,315</u></u>	<u><u>16,920</u></u>

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. (cont'd)

	Group		Company	
	30/9/2004	31/3/2004	30/9/2004	31/3/2004
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Equity</b>				
Share capital	46,682	46,682	46,682	46,682
Reserves	(21,126)	(20,724)	(30,367)	(29,762)
	<u>25,556</u>	<u>25,958</u>	<u>16,315</u>	<u>16,920</u>

**Note:**

Discontinuing Operations

In 2003, the Group discontinued its sale of products and internet advertising businesses. The carrying amounts of the total assets and liabilities in respect of these businesses as at the end of the respective periods are as follows:-

	30/9/2004	31/3/2004
	S\$'000	S\$'000
Total assets	410	43
Total liabilities	(915)	(869)
	<u>(505)</u>	<u>(826)</u>

**1 (b)(ii) The Group's borrowings and debt securities as at the end of financial period reported on and comparative figures as at the end of most recently announced financial statements.**

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

None noted.

(b) Amount repayable after one year

None noted.

(c) Details of any collaterals

Not applicable.

**1 (c)(i) A cashflow statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

	<b>1/4/2004 to 30/9/2004 S\$'000</b>	<b>1/4/2003 to 30/9/2003 S\$'000</b>
<b>Cashflow from operating activities</b>		
(Loss)/profit from ordinary activities before taxation and minority interests	(191)	2,117
Adjustments for:		
Depreciation of fixed assets	6	28
Dividend income	(313)	-
Fixed assets written off	1	-
Loss on deemed disposal of associated company	810	2,940
Gain on disposal of fixed assets	-	(2)
Write-down of quoted shares to market value	227	-
Interest income	(1)	(1)
Loss on disposal of marketable securities	-	4
Share of profits of an associated company (refer to Note 1 of Section 1(a))	(1,215)	(5,567)
Translation difference	(13)	27
<b>Operating loss before investment in working capital</b>	<u>(689)</u>	<u>(454)</u>
Decrease/(increase) in receivables	92	(194)
Increase in stocks	-	(19)
Decrease in payables	(550)	(864)
<b>Net cash used in operating activities</b>	<u>(1,147)</u>	<u>(1,531)</u>

1 (c)(i) A cashflow statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	1/4/2004 to 30/9/2004 S\$'000	1/4/2003 to 30/9/2003 S\$'000
<b>Cash flows from investing activities</b>		
Dividend income	313	-
Interest income received	1	1
Investment in associated company	(313)	-
Purchase of fixed assets	(2)	-
Proceeds from disposal of fixed assets	-	3
Purchase of club membership	-	(9)
Proceed from disposal of unquoted investment	-	2
<b>Net cash used in investing activities</b>	<u>(1)</u>	<u>(3)</u>
<b>Cash flows from financing activities</b>		
Repayment of HP	-	(4)
Net proceeds from issues of share	-	1,276
<b>Net cash generated from financing activities</b>	<u>-</u>	<u>1,272</u>
Net decrease in cash & cash equivalents	(1,148)	(262)
Cash and cash equivalents at beginning of the period	<u>1,946</u>	<u>1,448</u>
<b>Cash and cash equivalents at end of period</b>	<u><u>798</u></u>	<u><u>1,186</u></u>

**1 (c)(ii) The net cashflows attributable to the sale of products and internet advertising businesses are as follows:**

	<b>1/4/2004 to 30/9/2004 S\$'000</b>	<b>1/4/2003 to 30/9/2003 S\$'000</b>
Discontinuing operating activities	(5)	(14)
Net cash (outflows)	<u>(5)</u>	<u>(14)</u>

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.

<u>Group</u>	Share Capital	Share Premium	S\$'000 Currency translation reserve	Accumulated losses	Total
At 1 April 2004	46,682	11,648	1,057	(33,429)	25,958
Exchange differences on translation of financial statements of overseas associated company	-	-	(761)	-	(761)
Net gains recognised directly in equity	-	-	(761)	-	(761)
Profit for the period: 1 April 2004 to 30 September 2004	-	-	-	359	359
At 30 September 2004	46,682	11,648	296	(33,070)	25,556
At 1 April 2003	30,588	11,648	(88)	(40,527)	1,621
Exchange differences on translation of financial statements of overseas associated company	-	-	735	-	735
Net gains recognised directly in equity	-	-	735	-	735
Issue of ordinary shares	16,094	-	-	-	16,094
Profit for the period: 1 April 2003 to 30 September 2003	-	-	-	2,108	2,108
At 30 September 2003	46,682	11,648	647	(38,419)	20,558

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. (cont'd)

<u>Company</u>	Share Capital	Share Premium	S\$'000 Accumulated losses	Total
At 1 April 2004	46,682	11,648	(41,410)	16,920
Loss for the period: 1 April 2004 to 30 September 2004	-	-	(605)	(605)
At 30 September 2004	<u>46,682</u>	<u>11,648</u>	<u>(42,015)</u>	<u>16,315</u>
At 1 April 2003	30,588	11,648	(39,792)	2,444
Issue of ordinary shares	16,094	-	-	16,094
Loss for the period: 1 April 2003 to 30 September 2003	-	-	(529)	(529)
At 30 September 2003	<u>46,682</u>	<u>11,648</u>	<u>(40,321)</u>	<u>18,009</u>

**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.**

None noted.

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

The figures have not been audited or reviewed by the auditors.

**3. Where the figures have been audited or reviewed, the auditors' 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 and the Company have applied the same accounting policies and methods of computation adopted in the financial statements for the current reporting period as compared to its most recent audited annual financial statements for the 15 month period ended 31 March 2004.

**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.**

	<b>Group</b>	
	<b>1/4/2004 to 30/9/2004</b>	<b>1/4/2003 to 30/9/2003</b>
Earnings per ordinary share of the Group after deducting any provision for preference dividends:-		
<b>6(i)</b> Based on the weighted average number of ordinary shares on issue	0.04 cents	0.32 cents
<b>6(ii)</b> On a fully diluted basis	0.04 cents	0.31 cents

Notes:

Earnings per share on existing issued share capital is calculated based on the above reported earnings and the weighted number of issued ordinary shares of 933,632,326 (2003: 660,045,233) as at 30 September 2004.

There are no potential dilutive ordinary shares outstanding as at end of the financial period.

**3. 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.**

	<b>Group</b>		<b>Company</b>	
	<b>30/9/2004</b>	<b>31/3/2004</b>	<b>30/9/2004</b>	<b>31/3/2004</b>
Net asset value per ordinary share based on issued share capital as at the end of the period reported in cents	2.74	2.78	1.75	1.81

Note:

Net assets per share is calculated based on the number of shares in issue as at 30 September 2004 of 933,632,326 (2003: 933,632,326).

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.**

In line with its new business directives, the Company effected a name change from Japan Asia Limited to Japan Land Limited ("Japan Land") on 29 July 2004.

**A. Decrease in Revenue and Other Income**

The Group recorded a decrease in revenue from S\$1.68 million for the 6 months ended 30 September 2003 ("PE 2003") to S\$0.41 million for the 6 months ended 30 September 2004 ("PE 2004"). During the current period, the Group has been concentrating its efforts on its expansion into the real estate sector. Hence, the Group did not trade in marketable securities in PE 2004 unlike in PE 2003 when S\$1.5 million of revenue was generated from this activity.

The decrease in revenue was partially offset by dividend income of S\$0.31 million received from JAH. The Group had reinvested the dividend income by subscribing for additional shares in this associated company during the period. For further information on the Group's shareholding interest in JAH, please refer to Note 1 of section 1(a).

In view of the above, the Group registered an increase in gross profit from S\$0.07 million in PE 2003 to S\$0.36 million in PE 2004.

The decrease in other income arose from the absence of recovery of loans from affiliated companies. For PE 2003, other income was mainly attributable to the recovery of loans from a company previously affiliated to the Group. There was no such income generated for the period ended 30 September 2004.

**B. Decrease in Loss from Operating Activities**

The Group continued its efforts to streamline its expenses during the period. Operating expenses decreased from S\$3.68 million in PE 2003 to S\$1.80 million in PE 2004. Included in other operating expenses is loss on deemed disposal of associated company of S\$0.81 million (PE 2003: S\$2.9 million). This relates to the dilution of the Company's interest in JAH during the period.

The lower operating expenses and higher gross profit for PE 2004 led to the Group's decreased loss from operating activities.

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. (cont'd)**

**C. Loss from Ordinary Activities Before Taxation and Minority Interests**

The Group reported a loss from ordinary activities before taxation and minority interests of S\$0.19 million, compared to a profit of S\$2.12 million for the preceding period. This is due to a 78% decrease in the Group's share of profits in JAH from S\$5.57 million in PE 2003 to S\$1.22 million. Out of this decreased share of profits in JAH, 29.17% is attributable to the dilution in the Group's shareholding interest in JAH, whilst the remainder is attributable to JAH's decreased profits in the same comparative periods. The Group's interest in JAH as at 30 September 2003 was 20.93%, but this has been diluted to 15.64% at 30 September 2004.

**D. Taxation**

The Group reported a credit of S\$0.55 million in PE 2004 as a result of the Group's equity accounting for its share of JAH's tax credit for the 6 months ended 30 Sep 2004.

**E. Decrease in Net Assets and Net Assets Per Share**

The Group's financial position has decreased slightly from a net assets position of S\$25.96 million as at 31 March 2004 to a net assets position of S\$25.56 million as at 30 September 2004. The decrease was mainly contributed by the loss on deemed disposal of JAH from 16.35% to 15.64% during the period.

Correspondingly, the net asset value per share has decreased from 2.78 cents at 31 March 2004 to 2.74 cents at 30 September 2004.

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. (cont'd)**

**F. Dilution in the Shareholdings in JAH**

During the period, the Group's shareholdings in JAH was reduced from 16.35% as at 31 March 2004 to 15.64% as at 30 September 2004 as a result of JAH's issuance of additional shares to its directors and employees.

The dilution of shareholding in JAH resulted in a loss on deemed disposal of associated company of S\$0.81 million. The Group's share of profit of JAH from 1 April 2004 to 30 September 2004 amounted to S\$1.21 million, after recognising negative goodwill of S\$0.19 million.

The amortisation of negative goodwill by the Company in respect of its acquisition of shares in JAH (as referred to in Note 1 of section 1(a)) is in compliance with Singapore Financial Reporting Standards 22. The negative goodwill is the excess of the fair value of JAH shares acquired over the consideration paid, and is amortized over 11 years. The balance of unamortized Negative Goodwill as at 31 September 2004 amounted to S\$3.63 million.

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

Not applicable.

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.**

(i) Proposed acquisition of shares in Katsumi Housing Corporation

On 21 June 2004, the Company announced that it intends to focus on the real estate and related sector with particular emphasis on the Japanese property market. In September 2004, the Company announced its proposed acquisition of 68% stake in Katsumi Housing Corporation at approximately S\$58.4 million. The acquisition is subject to shareholders' approval at an extraordinary general meeting to be convened. The Company is in the process of conducting legal due diligence on this acquisition and financing structure is being arranged. The Company will be making announcements on this matter in due course.

(ii) Disposal of shares in JAH

The Group currently owns 3,889,582 ordinary shares of US\$1.00 each in the capital of JAH, representing 15.64% of JAH's share capital as at the date of this announcement. On 21 June 2004, Japan Land had announced that JAH intends to seek a listing on the Main Board of the SGX-ST.

The Directors of Japan Land is contemplating the disposal of about 48% of the Company's shareholding in JAH as a vendor share sale in connection with the proposed initial public offering of JAH ("Proposed JAH Disposal"). This is to enable the Group to both realize part of its investment in JAH and to finance its expansion plans into the Japanese real estate sector. The quantum and the valuation of the Proposed JAH Disposal and the Group's potential gains arising therefrom can only be determined at a later stage. The Group's shareholding interest in JAH is expected to decrease to less than 10% of JAH's share capital after the Proposed JAH Disposal. Although certain directors of the Company will continue to sit on the enlarged board of JAH after JAH's proposed initial public offering, the Directors are of the opinion that the Company can no longer demonstrate that it has continuing significant influence on JAH due to the changing circumstances. Consequently, JAH will no longer be an associated company of the Group and the Group will cease to equity account for JAH's results. In this regard, the Company will seek shareholders' approval for the Proposed JAH Disposal as may be required under the Listing Manual. The Company understands that JAH has submitted its listing application to the SGX-ST on 9 November 2004 and the Company will make an announcement containing further details of the Proposed JAH Disposal when appropriate.

**11. Dividend**

**11(a) Any dividend declared for the present financial period?**

None.

**11(b) Any dividend declared for the previous corresponding period?**

None

**11(c) Date payable**

Not applicable.

**11(d) Books closure rate**

Not applicable.

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

None.