

Unaudited Financial Statements For The First Quarter Ended 31st March 2014
**1(a) CONSOLIDATED INCOME STATEMENT
For The First Quarter Ended 31st March 2014**

	THE GROUP		
	1st Quarter Ended 31st March		
	2014	2013	Change
	S\$'000	S\$'000	%
<u>Continuing operations</u>			
Revenue	17,096	60,775	(71.9)
Cost of sales	(3,841)	(44,845)	(91.4)
Gross profit	13,255	15,930	(16.8)
Other operating income	447	51,186	(99.1)
Administrative expenses	(2,505)	(2,259)	10.9
Other operating expenses	(1,963)	(795)	146.9
Profit from operations	9,234	64,062	(85.6)
Finance costs	(2,680)	(1,152)	132.6
	6,554	62,910	(89.6)
Share of (losses)/ profits of :			
Associates	-	(235)	NM
Jointly controlled entities	(791)	5,192	NM
Profit before taxation	5,763	67,867	(91.5)
Income tax expense	(1,518)	(2,885)	(47.4)
Profit from continuing operations	4,245	64,982	(92.9)
<u>Discontinued operation</u>			
(Loss)/Profit from discontinued operation (net of tax)	(187)	1,251	NM
Profit for the period	4,058	66,233	(93.9)
Attributable to:			
Owners of the Company	4,104	52,149	(92.1)
Non-controlling interests	(46)	14,084	NM
Net profit for the period	4,058	66,233	(93.9)
The following items have been included in arriving at profit for the period:			
Other income	275	1,465	(81.2)
Interest income	78	1,260	(93.8)
Foreign exchange gain/(loss)	37	(535)	NM
Gain on sale of available-for-sale investment	-	46,985	NM
Gain on sale of other financial assets	-	7	NM
Dividend income	-	16	NM
Net changes in fair value of financial assets through profit & loss	58	1,460	(96.0)
Depreciation of property, plant & equipment	(219)	(94)	133.0
Allowance for doubtful debts	-	(1)	NM

NM: Not Meaningful

1(b)(i) STATEMENTS OF FINANCIAL POSITION AS AT 31ST MARCH 2014

ASSETS	The Group		The Company	
	31-03-2014	31-12-2013	31-03-2014	31-12-2013
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current Assets				
Property, Plant & Equipment	21,030	21,054	2,296	2,430
Investment Properties (Note 1)	1,913,557	1,540,709	-	-
Investments in Subsidiaries	-	-	70,639	70,639
Interests in Associates	433,850	444,842	437,055	437,055
Interests in Jointly Controlled Entities (Note 2)	347,927	202,554	372,850	225,500
Other Assets	150	150	-	-
Financial Assets	4,337	4,518	-	-
Amount Due From Subsidiaries, Jointly Controlled Entities, Associates & Investee Company (Note 3)	259,065	400,788	683,246	412,832
Deferred Tax Assets	473	473	-	-
	2,980,389	2,615,088	1,566,086	1,148,456
Current Assets				
Development Properties	209,353	203,619	-	-
Properties Held For Sale	4,287	4,321	-	-
Trade & Other Receivables	27,077	33,118	380	18,740
Inventories	-	21	-	-
Amount Due From Subsidiaries, Jointly Controlled Entities, Associates & Investee Company	18,632	18,760	21,700	18,760
Cash & Cash Equivalents	27,192	117,557	6,688	85,683
	286,541	377,396	28,768	123,183
TOTAL ASSETS	3,266,930	2,992,484	1,594,854	1,271,639
EQUITIES & LIABILITIES				
Equity Attributable To Shareholders				
Share Capital	156,048	156,048	156,048	156,048
Treasury Shares	(60,284)	(54,265)	(60,284)	(54,265)
Capital Reserve	2,230	2,230	187	187
Currency Translation Reserve	(3,149)	7,935	-	-
Accumulated Profits	2,222,931	2,218,827	1,087,708	1,028,697
Share Capital and Reserves	2,317,776	2,330,775	1,183,659	1,130,667
Non-controlling Interests	16,030	16,976	-	-
Total Equity	2,333,806	2,347,751	1,183,659	1,130,667
Non-current Liabilities				
Long-term Borrowings (Note 4)	405,848	98,831	-	-
Other Non-current Liabilities	15,213	15,213	-	-
Deferred Tax Liabilities	1,515	1,515	-	-
Deferred Income	12,698	819	-	-
	435,274	116,378	-	-
Current Liabilities				
Trade & Other Payables	97,100	113,226	65,007	45,955
Short-term Borrowings (Note 5)	346,074	370,703	346,074	94,903
Deferred Income	12,979	1,003	-	-
Current Tax Payable	41,697	43,423	114	114
	497,850	528,355	411,195	140,972
Total Liabilities	933,124	644,733	411,195	140,972
TOTAL EQUITY & LIABILITIES	3,266,930	2,992,484	1,594,854	1,271,639

NOTES TO STATEMENTS OF FINANCIAL POSITION AS AT 31ST MARCH 2014

- Note 1: The increase in Investment Properties was due to the acquisition of 1 St Martin's Le Grand in London which amounted to S\$373 million.
- Notes 2&3: The increase in Interests on Jointly Controlled Entities and decrease in Amount Due From Subsidiaries, Jointly Controlled Entities, Associates & Investee Company were the result of capitalisation of shareholders' loans amounting to S\$147 million in the Cape Royale project at Sentosa Cove into Redeemable Preference Shares.
- Note 4: The increase in long-term borrowings was due to The Metropolis project loan which matured in February 2014 and was refinanced under a 5-year term loan.
- Note 5: The short-term borrowings pertain mainly to the bridging loan of S\$251 million for the acquisition of 1 St Martin's Le Grand which will be subsequently refinanced under a 5-year term loan.

1(b)(ii) AGGREGATE AMOUNT OF GROUP'S BORROWINGS AND DEBT SECURITIES

Amount repayable in one year or less, or on demand

As at 31-03-2014		As at 31-12-2013	
Secured	Unsecured	Secured	Unsecured
S\$346,074,000	-	S\$370,703,000	-

Amount repayable after one year

As at 31-03-2014		As at 31-12-2013	
Secured	Unsecured	Secured	Unsecured
S\$405,848,000	-	S\$98,831,000	-

Details of any collateral

All secured borrowings of the Group are generally secured by first legal mortgage and assignment of rental and sale proceeds over investment properties and development properties of the borrowing entity within the Group.

1(c) CONSOLIDATED STATEMENT OF CASH FLOWS

	Period Ended 31st March	
	2014 S\$'000	2013 S\$'000
Cash flows from operating activities		
Profit for the period	4,058	66,233
Adjustments for:-		
Depreciation of property, plant & equipment	219	94
Loss on disposal of property, plant & equipment	1	-
(Gain)/Loss in foreign exchange	(2,191)	927
Gain on sale of available-for-sale investment	-	(46,985)
Gain on sale of other financial assets	-	(7)
Dividend income	-	(16)
Finance costs	2,680	1,152
Interest income	(78)	(1,260)
Net changes in fair value of financial assets through profit & loss	(58)	(1,460)
Share of losses/(profits) of jointly controlled entities	791	(5,192)
Share of losses of associates	-	235
Income tax expense	1,518	3,141
Operating profit before changes in working capital	6,940	16,862

	Period Ended 31st March	
	2014 S\$'000	2013 S\$'000
Changes in working capital		
Inventories	21	(12)
Development properties	(4,155)	42,184
Trade & other receivables	6,040	33
Trade & other payables	7,730	(4,864)
Cash generated from operations	16,576	54,203
Income taxes paid	(3,238)	(5,130)
Net cash inflow from operating activities	13,338	49,073
Cash flows from investing activities		
Net dividend received	-	20,001
Interest income received	78	182
Investment in associate	-	(5,321)
Additional costs incurred on investment properties under development	-	(26,561)
Advance to jointly controlled entities	(2,205)	(13,142)
Other investment	(2,716)	-
Repayment of amount due from investee company	-	30,628
Proceeds from sale of available-for-sale investment	-	48,310
Proceeds from sale of other financial assets	-	114
Purchase of investment properties	(373,073)	-
Purchase of property, plant & equipment	(127)	(1,585)
Purchase of other financial assets	-	(94)
Distribution income of other financial assets	218	139
Net cash (outflow)/ inflow from investing activities	(377,825)	52,671
Cash flows from financing activities		
Repayment to non-controlling interests	-	(5,384)
Interest paid	(2,680)	(2,837)
Proceeds from term loans	335,951	-
Purchase of treasury shares	(6,019)	(28,251)
Repayment of bank loans	(52,309)	(68,199)
Dividend paid to non-controlling interest	(800)	(15,600)
Net cash inflow/(outflow) from financing activities	274,143	(120,271)
Net decrease in cash and cash equivalents	(90,344)	(18,527)
Effect of foreign exchange rate changes on consolidation	(21)	(3)
Cash and cash equivalents at beginning of period	117,557	162,508
Cash and cash equivalents at end of period	27,192	143,978

1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For The First Quarter Ended 31st March 2014

	1st Quarter Ended 31st March		
	2014 S\$'000	2013 S\$'000	Change %
Profit for the period	4,058	66,233	(93.9)
Other comprehensive (expense)/income:			
Share of foreign currency translation difference of associate	(10,992)	10,219	NM
Exchange differences on consolidation of foreign subsidiary	(192)	919	NM
Net loss on hedge of net investment in foreign operations	-	(1,144)	NM
Total comprehensive income/(expense) for the period	(7,126)	76,227	NM
Attributable to:			
Owners of the Company	(6,980)	62,214	NM
Non-controlling interests	(146)	14,013	NM
	(7,126)	76,227	NM

1(e)(i) STATEMENT OF CHANGES IN EQUITY

GROUP	Share Capital S\$'000	Reserve For Own Shares S\$'000	Revaluation Reserve S\$'000	Other Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Non-controlling Interests S\$'000	Total Equity S\$'000
Balance at 1st Jan 2013	205,133	(60,500)	94,676	(18,833)	1,566,214	1,786,690	19,512	1,806,202
Total comprehensive income for the period	-	-	-	10,065	52,149	62,214	14,013	76,227
Dividend paid	-	-	-	-	-	-	(15,600)	(15,600)
Cancellation of treasury shares	(49,085)	49,085	-	-	-	-	-	-
Purchase of treasury shares	-	(28,251)	-	-	-	(28,251)	-	(28,251)
Balance at 31st Mar 2013	156,048	(39,666)	94,676	(8,768)	1,618,363	1,820,653	17,925	1,838,578

GROUP	Share Capital S\$'000	Reserve For Own Shares S\$'000	Revaluation Reserve S\$'000	*Other Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Non-controlling Interests S\$'000	Total Equity S\$'000
Balance at 1st Jan 2014	156,048	(54,265)	-	10,165	2,218,827	2,330,775	16,976	2,347,751
Total comprehensive income/(expense) for the period	-	-	-	(11,084)	4,104	(6,980)	(146)	(7,126)
Dividend paid	-	-	-	-	-	-	(800)	(800)
Purchase of treasury shares	-	(6,019)	-	-	-	(6,019)	-	(6,019)
Balance at 31st Mar 2014	156,048	(60,284)	-	(919)	2,222,931	2,317,776	16,030	2,333,806

*Other Reserves at 31 March 2014 comprise Capital Reserve of S\$2,230,000 and Currency Translation Reserve of (S\$3,149,000).

COMPANY	Share Capital S\$'000	Reserve For Own Shares S\$'000	Capital Reserve S\$'000	Accum. Profits S\$'000	Total S\$'000
Balance at 1st Jan 2013	205,133	(60,500)	187	679,578	824,398
Total comprehensive income for the period	-	-	-	55,521	55,521
Cancellation of treasury shares	(49,085)	49,085	-	-	-
Purchase of treasury shares	-	(28,251)	-	-	(28,251)
Balance at 31st Mar 2013	156,048	(39,666)	187	735,099	851,668

COMPANY	Share Capital S\$'000	Reserve For Own Shares S\$'000	Capital Reserve S\$'000	Accum. Profits S\$'000	Total S\$'000
Balance at 1st Jan 2014	156,048	(54,265)	187	1,028,697	1,130,667
Total comprehensive income for the period	-	-	-	59,011	59,011
Purchase of treasury shares	-	(6,019)	-	-	(6,019)
Balance at 31st Mar 2014	156,048	(60,284)	187	1,087,708	1,183,659

1(e)(ii) DETAILS OF CHANGES IN THE COMPANY'S ISSUED SHARE CAPITAL

	1st Quarter Ended 31st Mar 2014		Full Year Ended 31st Dec 2013	
	No. of Ordinary Shares	S\$'000	No. of Ordinary Shares	S\$'000
Balance at beginning of period	703,338,000	156,048	703,338,000	156,048
Balance at end of period	703,338,000	156,048	703,338,000	156,048

There were 35,777,000 and 32,895,000 treasury shares held by the Company as at 31st Mar 2014 and 31st Dec 2013 respectively and these were included in the above number of issued ordinary shares. There were no sale, transfer, disposal, cancellation and/or use of treasury shares for the financial period ended 31st March 2014.

2. AUDIT

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

3. ACCOUNTING POLICIES AND METHODS OF COMPUTATION

The same accounting policies and methods of computation have been applied in the financial statements for the current financial period compared to the audited financial statements for the year ended 31st December 2013.

4. CHANGES IN ACCOUNTING POLICIES

There are no changes in accounting policies and methods of computation.

5. EARNINGS PER ORDINARY SHARE

Weighted average number of shares
(excluding treasury shares)
Earnings per ordinary share for the period
i) Based on weighted average number of
ordinary shares (excluding treasury shares)
ii) On a fully diluted basis

Period Ended 31st March	
2014	2013
668,522,000	681,451,000
0.6 cts	7.7 cts
0.6 cts	7.7 cts

Basic earnings per share and earnings per share on a fully diluted basis for the financial quarter ended 31st March 2014 were computed based on net profit attributable to owners of the Company of S\$4,104,000 (2013: S\$52,149,000) and weighted average number of ordinary shares of 668,522,000 (2013: 681,451,000).

There were no dilutive potential ordinary shares for the current and previous periods.

6. NET ASSET VALUE PER ORDINARY SHARE

	Group		Company	
	31st Mar 2014	31st Dec 2013	31st Mar 2014	31st Dec 2013
Net asset value per ordinary share	S\$3.47	S\$3.48	S\$1.77	S\$1.69

The calculation of net asset value per ordinary share of the Group and the Company was based on the net assets of the Group and the Company as at 31st Mar 2014 and 31st Dec 2013 after adjusting for non-controlling interests and 667,561,000 shares and 670,443,000 shares (excluding treasury shares) as at 31st Mar 2014 and 31st Dec 2013 respectively.

7. PERFORMANCE REVIEW OF THE GROUP

1st Qtr 2014 vs 1st Qtr 2013

Group turnover for the 1st quarter of 2014 amounted to S\$17.1 million, 72% lower than the corresponding period in 2013. This was due primarily to no recognition of revenue for development projects as there was no new sale and all units previously sold have been fully recognised as at the end of last year.

Rental income from all the Group's industrial and commercial properties, which was 93% of total turnover, rose 495% from S\$2.7 million in the 1st quarter 2013 to S\$15.9 million. This was mainly contributed by the rentals of the office buildings, The Metropolis in Singapore and Rose Court in London. Rentals of residential properties accounted for the remaining 7% of total turnover.

Profit before tax and non-controlling interests decreased 92% from S\$67.9 million in the same period last year to S\$5.8 million. In the 1st quarter of 2013, the Group reported a gain of S\$47 million on the sale of available-for-sale investment.

Profit attributable to owners of the company declined 92% from S\$52.1 million to S\$4.1 million. This translates to an earnings per share of 0.6 cents compared to 7.7 cents in the same period last year.

Total shareholders' fund as at 31st March 2014 amounted to S\$2.32 billion, representing a net asset value of S\$3.47 per share.

8. VARIANCE BETWEEN ACTUAL RESULTS FOR THE CURRENT PERIOD AND PROSPECT STATEMENT PREVIOUSLY DISCLOSED

The results for the period under review are in line with the prospect statement previously disclosed in the Company's announcement of results for the year ended 31st December 2013.

9. COMMENTARY ON THE GROUP PROSPECTS

In March 2014, the Group acquired another commercial building in London, 1 St Martin's Le Grand as an investment property. Together with Rose Court and The Metropolis, total rental income from these three commercial properties will contribute significantly to the Group's earnings for the next few years.

10. DIVIDEND

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on? None

(b) Corresponding Period of the Immediately Preceding Financial Year

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

11. INTERESTED PERSON TRANSACTIONS

The Company does not have a shareholders' mandate for interested person transactions.

BY ORDER OF THE BOARD

Desmond Woon
Executive Director
28/04/2014

CONFIRMATION PURSUANT TO RULE 705(5) OF THE LISTING MANUAL

To the best of our knowledge, nothing has come to the attention of the board of directors of the Company which may render the unaudited interim financial statements of the Group and the Company for the 1st quarter ended 31st March 2014 to be false or misleading in any material aspect.

ON BEHALF OF THE BOARD

Chua Thian Poh
Chairman & CEO

Desmond Woon
Executive Director

28/04/2014