

Unaudited Financial Statements For The Second Quarter Ended 30th June 2016
**1(a) CONSOLIDATED INCOME STATEMENT
For The Second Quarter Ended 30th June 2016**

	THE GROUP					
	2nd Quarter Ended 30th June			1st Half Ended 30th June		
	2016	2015	Change	2016	2015	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue						
Sale of development properties	136,356	-	NM	136,356	-	NM
Rental income	36,434	30,632	18.9	73,636	61,658	19.4
	172,790	30,632	464.1	209,992	61,658	240.6
Other operating income	2,738	481	469.2	3,227	1,052	206.7
	175,528	31,113	464.2	213,219	62,710	240.0
Less:						
Cost of sale of development properties including marketing expenses	(108,407)	(756)	NM	(108,837)	(1,175)	NM
Direct rental expenses	(4,727)	(3,891)	21.5	(8,880)	(8,461)	5.0
Staff cost & directors' remuneration	(1,290)	(4,172)	(69.1)	(4,909)	(5,438)	(9.7)
(Loss)/Gain on foreign exchange	(8,019)	2,949	NM	(14,173)	1,068	NM
Other operating expenses	(1,163)	(913)	27.4	(2,726)	(2,599)	4.9
Profit from operations	51,922	24,330	113.4	73,694	46,105	59.8
Net finance costs	(8,176)	(4,773)	71.3	(17,586)	(9,518)	84.8
	43,746	19,557	123.7	56,108	36,587	53.4
Share of profits/(losses) of:						
Associates	7,612	(729)	NM	16,900	(2,046)	NM
Jointly controlled entities	548	(615)	NM	640	(878)	NM
Profit before taxation	51,906	18,213	185.0	73,648	33,663	118.8
Income tax expense	(9,854)	(1,710)	476.3	(13,220)	(5,655)	133.8
Profit from continuing operations	42,052	16,503	154.8	60,428	28,008	115.8
Attributable to:						
Owners of the Company	42,026	16,692	151.8	60,486	28,247	114.1
Non-controlling interests	26	(189)	NM	(58)	(239)	(75.7)
Net profit for the period	42,052	16,503	154.8	60,428	28,008	115.8
The following items have been included in arriving at profit for the period:						
Dividend income	1	1	-	21	1	NM
Other income	3,533	451	683.4	4,002	907	341.2
Gain on sale of property, plant & equipment	-	14	NM	-	98	NM
Interest income	129	292	(55.8)	931	570	63.3
Net changes in fair value of financial assets through profit & loss	(39)	46	NM	(209)	(58)	260.3
Depreciation of property, plant & equipment	(188)	(243)	(22.6)	(405)	(485)	(16.5)

NM : Not Meaningful

1(b)(i) STATEMENTS OF FINANCIAL POSITION AS AT 30TH JUNE 2016

ASSETS	The Group		The Company	
	30-06-2016	31-12-2015	30-06-2016	31-12-2015
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current Assets				
Property, Plant & Equipment	22,192	22,406	1,489	1,843
Investment Properties (Note1)	2,871,310	3,049,518	-	-
Investments in Subsidiaries	-	-	203,468	203,468
Interests in Associates	466,808	482,711	437,055	437,055
Interests in Jointly Controlled Entities	307,407	306,568	278,135	278,135
Other Assets	150	150	-	-
Financial Assets	2,863	3,337	-	-
Amounts Due From Subsidiaries & Jointly Controlled Entities	281,841	285,425	520,458	521,691
	3,952,571	4,150,115	1,440,605	1,442,192
Current Assets				
Development Properties	78,320	165,151	-	-
Properties Held For Sale	185,455	155,758	-	-
Trade & Other Receivables	24,096	51,862	91	793
Amounts Due From Subsidiaries, Jointly Controlled Entities & Corporate Shareholder of Associate	18	20,941	90,169	109,933
Cash & Cash Equivalents	87,445	14,569	21,737	381
	375,334	408,281	111,997	111,107
TOTAL ASSETS	4,327,905	4,558,396	1,552,602	1,553,299
EQUITIES & LIABILITIES				
Equity Attributable To Shareholders				
Share Capital	156,048	156,048	156,048	156,048
Treasury Shares	(62,859)	(62,859)	(62,859)	(62,859)
Capital Reserve	2,043	2,043	-	-
Hedging Reserve	(4,554)	2,415	-	-
Foreign Currency Translation Reserve (Note2)	(39,215)	33,307	-	-
Accumulated Profits	2,703,337	2,689,487	1,181,705	1,241,295
Share Capital and Reserves	2,754,800	2,820,441	1,274,894	1,334,484
Non-controlling Interests	12,761	13,459	-	-
Total Equity	2,767,561	2,833,900	1,274,894	1,334,484
Non-current Liabilities				
Long-term Borrowings (Note 3)	1,348,205	1,195,023	99,290	114,554
Other Non-current Liabilities	27,631	28,103	-	-
Deferred Tax Liabilities	157	157	-	-
Deferred Income	620	348	-	-
	1,376,613	1,223,631	99,290	114,554
Current Liabilities				
Trade & Other Payables	46,916	50,339	98,483	15,373
Short-term Borrowings (Note 3)	100,427	383,956	79,935	88,888
Deferred Income	5,465	18,962	-	-
Current Tax Payable	30,923	47,608	-	-
	183,731	500,865	178,418	104,261
Total Liabilities	1,560,344	1,724,496	277,708	218,815
TOTAL EQUITY & LIABILITIES	4,327,905	4,558,396	1,552,602	1,553,299

NOTES TO STATEMENTS OF FINANCIAL POSITION AS AT 30TH JUNE 2016

- Note 1: The decrease in investment properties (S\$178.2 million) was due to the drop in GBP exchange rate from 2.096 :1 to 1.8167 :1 as at end of June 2016.
- Note 2: The deficit in foreign currency translation reserve was due to the weakening of the GBP, AUD and RMB in which the Group has investments.
- Note 3: The decrease in total long-term & short-term borrowings (S\$130.3 million) was due mainly to the drop in GBP exchange rate from 2.096 :1 to 1.8167 :1 as at end of June 2016.

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

Amount repayable in one year or less, or on demand

As at 30-06-2016		As at 31-12-2015	
Secured	Unsecured	Secured	Unsecured
S\$94,614,000	-	S\$383,956,000	-

Amount repayable after one year

As at 30-06-2016		As at 31-12-2015	
Secured	Unsecured	Secured	Unsecured
S\$1,354,018,000	-	S\$1,195,023,000	-

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 For The Second Quarter Ended 30th June 2016

	2nd Quarter Ended 30th June		1st Half Ended 30th June	
	2016 S\$'000	2015 S\$'000	2016 S\$'000	2015 S\$'000
Cash flows from operating activities				
Profit for the period	42,052	16,503	60,428	28,008
<i>Adjustments for:</i>				
Depreciation of property, plant & equipment	188	243	405	485
Gain on sale of property, plant & equipment	-	(14)	-	(98)
Loss/(Gain) in foreign exchange	4,438	(5,731)	10,204	(3,229)
Dividend income	(1)	(1)	(21)	(1)
Distribution income from financial assets at fair value through profit & loss	(56)	(15)	(56)	(46)
Finance costs	8,305	5,065	18,517	10,088
Interest income	(129)	(292)	(931)	(570)
Net change in fair value of financial assets through profit & loss	39	(46)	209	58
Share of (profits)/losses of jointly controlled entities	(548)	615	(640)	878
Share of (profits)/losses of associates	(7,612)	729	(16,900)	2,046
Income tax expense	9,854	1,710	13,220	5,655
Operating profit before changes in working capital	56,530	18,766	84,435	43,274

	2nd Quarter Ended 30th June		1st Half Ended 30th June	
	2016 S\$'000	2015 S\$'000	2016 S\$'000	2015 S\$'000
Changes in working capital				
Development properties	79,732	(17,849)	50,593	(26,054)
Trade & other receivables	21,126	(2,964)	20,797	(2,961)
Trade & other payables	(9,600)	8,366	(17,121)	(1,717)
Cash generated from operations	147,788	6,319	138,704	12,542
Income tax paid	(14,148)	(1,218)	(28,941)	(1,790)
Net cash inflow from operating activities	133,640	5,101	109,763	10,752
Cash flows from investing activities				
Interest received	230	77	286	142
Repayment from/(Advances to) jointly controlled entities	1,020	(8,890)	1,432	(14,345)
Dividend received	1	-	21	-
Repayment from corporate shareholder of associate	19,973	-	19,973	-
Proceeds from sale of property, plant & equipment	-	30	-	186
Proceeds from disposal of jointly controlled entity	-	-	-	12
Purchase of property, plant & equipment	(244)	(296)	(244)	(921)
Purchase of investment properties	-	153	-	153
Purchase of other financial assets	-	(2)	(4)	(2)
Distribution income of other financial assets	89	381	189	441
Net cash inflow/(outflow) from investing activities	21,069	(8,547)	21,653	(14,334)
Cash flows from financing activities				
Proceeds from term loans	92,443	50,471	128,057	122,647
Interest paid	(8,777)	(5,065)	(18,517)	(10,088)
Purchase of treasury shares	-	-	-	(799)
Repayment of term loans	(115,791)	(3,959)	(121,453)	(70,017)
Dividends paid	(46,636)	(33,357)	(46,636)	(33,357)
Net cash (outflow)/inflow from financing activities	(78,761)	8,090	(58,549)	8,386
Net increase in cash and cash equivalents	75,948	4,644	72,867	4,804
Effect of foreign exchange rate changes on consolidation	(5)	(22)	9	(9)
Cash and cash equivalents at beginning of period	11,502	10,126	14,569	9,953
Cash and cash equivalents at end of period	87,445	14,748	87,445	14,748

1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For The Second Quarter Ended 30th June 2016

	2nd Quarter Ended 30th June			1st Half Ended 30th June		
	2016	2015	Change	2016	2015	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Profit for the period	42,052	16,503	154.8	60,428	28,008	115.8
Other comprehensive (expense)/income:						
Share of foreign currency translation difference of associate	(12,516)	(8,239)	51.9	(32,802)	3,008	NM
Exchange differences on consolidation of foreign subsidiary	(16,287)	3,014	NM	(40,360)	3,042	NM
Effective portion of changes in fair value of cash flow hedges	(3,354)	(45)	NM	(6,969)	692	NM
Total comprehensive income/(expense) for the period	9,895	11,233	(11.9)	(19,703)	34,750	NM
Attributable to:						
Owners of the Company	9,848	11,587	(15.0)	(19,005)	34,767	NM
Non-controlling interests	47	(354)	NM	(698)	(17)	NM
	9,895	11,233	(11.9)	(19,703)	34,750	NM

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

GROUP	Share Capital S\$'000	Reserve For Own Shares S\$'000	Capital & Other Reserves S\$'000	Currency Translation Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Non-controlling Interests S\$'000	Total Equity S\$'000
Balance at 1st Jan 2015	156,048	(60,284)	2,394	22,359	2,480,600	2,601,117	14,691	2,615,808
Total comprehensive income for 1st qtr 2015	-	-	737	10,888	11,555	23,180	337	23,517
Purchase of treasury shares	-	(799)	-	-	-	(799)	-	(799)
Balance at 31st Mar 2015	156,048	(61,083)	3,131	33,247	2,492,155	2,623,498	15,028	2,638,526
Total comprehensive income/(expense) for 2nd qtr 2015	-	-	(45)	(5,060)	16,692	11,587	(354)	11,233
Dividends paid	-	-	-	-	(33,357)	(33,357)	-	(33,357)
Balance at 30th Jun 2015	156,048	(61,083)	3,086	28,187	2,475,490	2,601,728	14,674	2,616,402

GROUP	Share Capital S\$'000	Reserve For Own Shares S\$'000	Capital & Other Reserves S\$'000	Currency Translation Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Non-controlling Interests S\$'000	Total Equity S\$'000
Balance at 1st Jan 2016	156,048	(62,859)	4,458	33,307	2,689,487	2,820,441	13,459	2,833,900
Total comprehensive (expense)/income for the 1st quarter 2016	-	-	(3,615)	(43,698)	18,460	(28,853)	(745)	(29,598)
Balance at 31st Mar 2016	156,048	(62,859)	843	(10,391)	2,707,947	2,791,588	12,714	2,804,302
Total comprehensive income/(expense) for 2nd qtr 2016	-	-	(3,354)	(28,824)	42,026	9,848	47	9,895
Dividends paid	-	-	-	-	(46,636)	(46,636)	-	(46,636)
Balance at 30th Jun 2016	156,048	(62,859)	(2,511)	(39,215)	2,703,337	2,754,800	12,761	2,767,561

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 2015	156,048	(60,284)	-	1,058,005	1,153,769
Total comprehensive expense for 1st qtr 2015	-	-	-	(2,532)	(2,532)
Purchase of treasury shares	-	(799)	-	-	(799)
Balance at 31st Mar 2015	156,048	(61,083)	-	1,055,473	1,150,438
Total comprehensive income for 2nd qtr 2015	-	-	-	3,902	3,902
Dividends paid	-	-	-	(33,357)	(33,357)
Balance at 30th Jun 2015	156,048	(61,083)	-	1,026,018	1,120,983

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 2016	156,048	(62,859)	-	1,241,295	1,334,484
Total comprehensive expense for 1st qtr 2016	-	-	-	(7,126)	(7,126)
Balance at 31st Mar 2016	156,048	(62,859)	-	1,234,169	1,327,358
Total comprehensive expense for 2nd qtr 2016	-	-	-	(5,828)	(5,828)
Dividends paid	-	-	-	(46,636)	(46,636)
Balance at 30th Jun 2016	156,048	(62,859)	-	1,181,705	1,274,894

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

	2nd Quarter Ended 30th Jun 2016		2nd Quarter Ended 30th Jun 2015		Full Year Ended 31st Dec 2015	
	No. of Ordinary Shares	S\$'000	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	703,338,000	156,048
Balance at end of period	703,338,000	156,048	703,338,000	156,048	703,338,000	156,048

There were 37,103,200 treasury shares held by the Company as at 30th June 2016 and 31st December 2015 (30th June 2015: 36,186,100) 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 30th June 2016.

2. AUDIT

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

3. ACCOUNTING POLICIES AND METHODS OF COMPUTATION

The Group has applied the same accounting policies and methods of computation in the consolidated financial statements for the current financial period as in the audited consolidated financial statements for the year ended 31st December 2015.

4. CHANGES IN ACCOUNTING POLICIES

The Group adopted various new/revised Financial Reporting Standards (FRS) and Interpretations of FRSs (INT FRS) which took effect for the financial year beginning 1 January 2016. These new/revised standards include, amendments to FRS 111 *Accounting for Acquisitions of Interest in Joint Operations*, amendments to FRS 27 *Equity Methods in Separate Financial Statements*, amendments to FRS 16 and FRS 38 *Clarification of Acceptable Methods of Depreciation and Amortisation*, amendments to FRS 1 *Disclosure Initiatives*, amendments to FRS 110 and FRS 28 *Sales or Contribution of Assets between an Investor and its Associate or Joint Venture*, amendments to FRS 110, FRS 112, and FRS 28 *Investment Entities: Applying the Consolidation Exception* and Improvements to FRSs (November 2014). The adoption of these new/revised FRSs did not result in significant impact on the financial statements of the Group.

5. EARNINGS PER ORDINARY SHARE

	2nd Qtr Ended 30th June		1st Half Ended 30th June	
	2016	2015	2016	2015
Weighted average number of shares (excluding treasury shares)	666,234,800	667,151,900	666,234,800	667,220,000
Earnings per ordinary share for the period				
i) Based on weighted average number of ordinary shares (excluding treasury shares)	6.31 cts	2.50 cts	9.08 cts	4.23 cts
ii) On a fully diluted basis	6.31 cts	2.50 cts	9.08 cts	4.23 cts

Basic earnings per share and earnings per share on a fully diluted basis for the financial period ended 30th June 2016 were computed based on net profit attributable to owners of the Company of S\$42,026,000 for the 2nd quarter 2016 (2Q2015: S\$16,692,000), S\$60,486,000 for 1st half 2016 (1H2015: S\$28,247,000) and weighted average number of ordinary shares of 666,234,800 for the 2nd quarter 2016 (2Q2015: 667,151,900), 666,234,800 for 1st half 2016 (1H2015: 667,220,000). There were no dilutive potential ordinary shares for the current and previous periods.

6. NET ASSET VALUE PER ORDINARY SHARE

	Group		Company	
	30th Jun 2016	31st Dec 2015	30th Jun 2016	31st Dec 2015
Net asset value per ordinary share	\$4.13	S\$4.23	\$1.91	S\$2.00

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 30th June 2016 and 31st December 2015 after adjusting for non-controlling interests and 666,234,800 ordinary shares (excluding treasury shares) as at 30th June 2016 and 31st December 2015.

7. PERFORMANCE REVIEW OF THE GROUP

2nd Qtr 2016 vs 2nd Qtr 2015

Group revenue for the 2nd quarter of 2016 rose markedly by 464% from S\$30.6 million in the same quarter last year to S\$172.8 million. This was due mainly to the sales recognition of two residential development projects in Melbourne and Gold Coast, Australia which were recently completed.

During the quarter, the Group incurred a foreign exchange loss of S\$8 million as a result of the weakening of the Australia dollar and Sterling pound.

Share of profits from associates amounted to S\$7.6 million, compared to a loss of S\$0.7 million in the corresponding period last year. This profit was mainly from our joint venture project in Shanghai.

Profit before tax and non-controlling interests increased 185% from the same period last year to S\$51.9 million. After accounting for income tax, profit attributable to owners of the Company rose 152% to S\$42 million, translating to an earnings of 6.3 cents per share.

1st Half 2016 vs 1st Half 2015

For the six months ended 30th June, Group revenue for the current year was up 241%, from S\$61.7 million in the preceding year to S\$210.0 million.

During the first half year, the Group incurred a foreign exchange loss of S\$14 million as a result of the weakening of the Australia dollar and Sterling pound.

Our joint venture project in Shanghai was the main contributor to the share of profits from associates which amounted to S\$16.9 million, compared to a loss of S\$2.0 million in the corresponding period last year.

Profit at pre-tax level was S\$73.6 million, 119% higher than the S\$33.7 million recorded last year.

Correspondingly, profit attributable to owners of the Company rose 114% from S\$28.2 million in the same period last year to S\$60.5 million. Earnings per share for the period under review was 9.08 cents against 4.23 cents in the preceding year.

Total shareholders' fund as at end of June 2016 amounted to S\$2.75 billion, representing a net asset value of S\$4.13 per share. The drop in shareholders' fund was due to foreign exchange translation loss resulting from the weakening Sterling pound, RMB and Australia dollar.

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

The actual results of the current quarter are in line with the prospect statement disclosed in the previous quarter results announcement.

9. COMMENTARY ON THE GROUP PROSPECTS

Despite the continuing tough operating environment, the Group remains profitable. This is because of the strong and sustainable recurring income that the Group has built up in Singapore and the United Kingdom over the last few years.

The recent UK Referendum on Brexit has created uncertainties and the weakening of the Sterling pound. Nevertheless, the Group is well-positioned to minimize the impact on the Group's performance. This is because of the Group's policy of funding its U.K. investments with borrowings in Sterling pound as well as the long tenure of our leases. We still believe in the long term fundamentals of London as a global financial city. The current uncertainties will provide us with opportunities for further investments.

10. DIVIDEND

(a) Current financial period reported on

Any dividend recommended for the current financial period reported on? **No**

(b) Corresponding period of the immediately preceding financial year

Any dividend declared for the corresponding period of the immediately preceding financial year? **No**

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
12/08/2016

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 2nd quarter ended 30th June 2016 to be false or misleading in any material aspect.

CONFIRMATION PURSUANT TO RULE 720(1) OF THE LISTING MANUAL

The Company has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 of the Listing Manual.

ON BEHALF OF THE BOARD

Chua Thian Poh
Chairman & CEO

Desmond Woon
Executive Director

12/08/2016