



Unaudited Financial Statements For The Second Quarter Ended 30th June 2013

**1(a) CONSOLIDATED INCOME STATEMENT
For The Second Quarter Ended 30th June 2013**

	THE GROUP					
	2nd Quarter Ended 30th June			1st Half Ended 30th June		
	2013	2012	Change	2013	2012	Change
S\$'000	S\$'000	%	S\$'000	S\$'000	%	
Continuing operations						
Revenue	6,091	144,319	(95.8)	66,866	180,402	(62.9)
Cost of sales	(1,925)	(81,016)	(97.6)	(46,770)	(107,038)	(56.3)
Gross profit	4,166	63,303	(93.4)	20,096	73,364	(72.6)
Other operating income	27,817	19,463	42.9	78,468	25,495	207.8
Administrative expenses	(6,660)	(2,038)	226.8	(8,919)	(4,083)	118.4
Other operating expenses	(489)	(299)	63.5	(749)	(608)	23.2
Profit from operations	24,834	80,429	(69.1)	88,896	94,168	(5.6)
Finance costs	(877)	(819)	7.1	(2,029)	(1,611)	25.9
	23,957	79,610	(69.9)	86,867	92,557	(6.1)
Share of profits/(losses) of:						
Associates	(221)	(45)	391.1	(456)	(131)	248.1
Jointly controlled entities	2,641	3,962	(33.3)	7,833	7,221	8.5
Profit before taxation	26,377	83,527	(68.4)	94,244	99,647	(5.4)
Income tax expense	(894)	(10,981)	(91.9)	(3,779)	(12,588)	(70.0)
Profit from continuing operations	25,483	72,546	(64.9)	90,465	87,059	3.9
Discontinued operation						
Profit from discontinued operation (net of tax)	1,092	766	42.6	2,343	1,643	42.6
Profit for the period	26,575	73,312	(63.8)	92,808	88,702	4.6
Attributable to:						
Owners of the Company	26,227	72,902	(64.0)	78,376	88,683	(11.6)
Non-controlling interests	348	410	(15.1)	14,432	19	NM
Net profit for the period	26,575	73,312	(63.8)	92,808	88,702	4.6
The following items have been included in arriving at profit for the period:						
Other income	101	1,911	(94.7)	1,559	1,948	(20.0)
Dividend income	-	3	NM	16	4	300.0
Interest income	1,316	1,146	14.8	2,576	2,536	1.6
Gain on sale of investment properties	-	17,946	NM	-	17,946	NM
Gain/(Loss) on disposal of associate company	-	(99)	NM	-	2,166	NM
Gain on sale of available-for-sale investment	-	-	-	46,985	-	NM
Gain on sale of other financial asset	-	-	-	7	-	NM
Gain on disposal of hotel	25,927	-	NM	25,927	-	NM
Foreign exchange gain/(loss)	373	(1,444)	NM	(162)	895	NM
Net changes in fair value of financial assets through profit & loss	100	18	455.6	1,560	(23)	NM
Depreciation of property, plant & equipment	(74)	(545)	(86.4)	(168)	(1,089)	(84.6)
Allowance for doubtful debts	1	-	NM	-	8	NM

NM : Not Meaningful

1(b)(i) STATEMENTS OF FINANCIAL POSITION AS AT 30TH JUNE 2013

ASSETS	The Group		The Company	
	30-06-2013	31-12-2012	30-06-2013	31-12-2012
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current Assets				
Property, Plant & Equipment	18,577	16,656	283	322
Investment Properties (Note 1)	295,365	156,900	-	-
Investment Properties under Development	663,676	604,282	-	-
Investments in Subsidiaries	-	-	38,772	39,758
Interests in Associates	441,244	413,291	437,055	431,733
Interests in Jointly Controlled Entities (Note 2)	(14,862)	5,244	1,500	1,500
Other Assets	150	150	-	-
Financial Assets	5,054	3,438	-	-
Amount Due From Subsidiaries, Jointly Controlled Entities, Associates & An Investee Company	621,680	601,834	741,445	594,277
Deferred Tax Assets	613	582	-	-
	2,031,497	1,802,377	1,219,055	1,067,590
Current Assets				
Development Properties	230,690	277,255	-	-
Properties Held For Sale	4,023	4,927	-	-
Trade & Other Receivables	28,035	26,139	19,080	18,157
Assets Held For Sale	-	135,700	-	-
Inventories	46	44	-	-
Financial Assets	-	1,433	-	58
Amount Due From Subsidiaries, Jointly Controlled Entities, Associates & An Investee Company	16	30,644	-	12,563
Cash & Cash Equivalents	129,976	162,508	90,488	125,462
	392,786	638,650	109,568	156,240
TOTAL ASSETS	2,424,283	2,441,027	1,328,623	1,223,830
EQUITIES & LIABILITIES				
Equity Attributable To Shareholders				
Share Capital	156,048	205,133	156,048	205,133
Treasury Shares	(41,534)	(60,500)	(41,534)	(60,500)
Capital Reserve	2,230	2,230	187	187
Currency Translation Reserve	2,004	(21,063)	-	-
Revaluation Reserve	-	94,676	-	-
Accumulated Profits	1,705,428	1,566,214	698,437	679,578
Share Capital and Reserves	1,824,176	1,786,690	813,138	824,398
Non-controlling Interests	18,304	19,512	-	-
Total Equity	1,842,480	1,806,202	813,138	824,398
Non-current Liabilities				
Long-term Borrowings	275,800	275,800	-	-
Other Non-current Liabilities	26,993	29,287	-	-
Deferred Tax Liabilities	5,367	12,536	-	-
Deferred Income	1,310	1,801	-	-
	309,470	319,424	-	-
Current Liabilities				
Trade & Other Payables	68,310	82,292	355,144	259,285
Short-term Borrowings	159,776	186,106	159,776	139,937
Deferred Income	982	982	-	-
Current Tax Payable	43,265	46,021	565	210
	272,333	315,401	515,485	399,432
Total Liabilities	581,803	634,825	515,485	399,432
TOTAL EQUITY & LIABILITIES	2,424,283	2,441,027	1,328,623	1,223,830

NOTES TO THE STATEMENTS OF FINANCIAL POSITION AS AT 30TH JUNE 2013

Note 1: The increase in Investment Properties was due to the acquisition of Rose Court which amounted to S\$138.5 million.

Note 2: Interests in Jointly Controlled Entities was negative as a result of distribution of dividends from the Parvis project and the aggregate share of profit /loss on the Sentosa Cove projects, Seascape and Cape Royale and the projects in China.

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

Amount repayable in one year or less, or on demand

As at 30-06-2013		As at 31-12-2012	
Secured	Unsecured	Secured	Unsecured
S\$159,776,000	-	S\$186,106,000	-

Amount repayable after one year

As at 30-06-2013		As at 31-12-2012	
Secured	Unsecured	Secured	Unsecured
S\$275,800,000	-	S\$275,800,000	-

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, development properties and properties held for sale of the borrowing entity within the Group.

1(c) CONSOLIDATED STATEMENT OF CASH FLOWS For The Second Quarter Ended 30th June 2013

	2nd Quarter Ended 30th June		1st Half Ended 30th June	
	2013 S\$'000	2012 S\$'000	2013 S\$'000	2012 S\$'000
Cash flows from operating activities				
Profit for the period	26,575	73,312	92,808	88,702
<i>Adjustments for</i>				
Depreciation of property, plant & equipment	74	545	168	1,089
Gain on sale of investment properties	-	(17,946)	-	(17,946)
Gain on disposal of hotel	(25,927)	-	(25,927)	-
Gain on sale of available-for-sale investment	-	-	(46,985)	-
Gain on sale of other financial asset	-	-	(7)	-
(Gain)/Loss in foreign exchange	(5,638)	2,161	(4,711)	(943)
(Gain)/Loss on sale of associate	-	99	-	(2,166)
Dividend income	-	(3)	(16)	(4)
Finance costs	877	819	2,029	1,611
Interest income	(1,316)	(1,146)	(2,576)	(2,536)
Net change in fair value of financial assets through profit & loss	(100)	(18)	(1,560)	23
Share of profits of jointly controlled entities	(2,641)	(3,962)	(7,833)	(7,221)
Share of losses of associates	221	45	456	131
Income tax expense	1,118	11,325	4,259	13,112
Operating profit/(loss) before changes in working capital	(6,757)	65,231	10,105	73,852

	2nd Quarter Ended 30th June		1st Half Ended 30th June	
	2013 S\$'000	2012 S\$'000	2013 S\$'000	2012 S\$'000
Changes in working capital				
Inventories	10	-	(2)	(10)
Development properties	5,349	4,896	47,533	16,911
Trade & other receivables	(1,236)	(1,902)	(1,203)	(370)
Trade & other payables	(5,817)	(9,056)	(10,681)	(848)
Cash (used in)/generated from operations	(8,451)	59,169	45,752	89,535
Income tax paid	(9,075)	(6,942)	(14,205)	(12,780)
Net cash inflow/(outflow) from operating activities	(17,526)	52,227	31,547	76,755
Cash flows from investing activities				
Interest received	209	54	391	183
Dividend received (net)	6,500	3	26,501	4
Investment in associate company	-	(13,471)	(5,321)	(26,690)
Advances to an investee company	-	(1,371)	-	(1,371)
Advances to jointly controlled entities	(506)	(25,280)	(13,648)	(29,750)
Proceeds from disposal of associate	-	(99)	-	6,819
Proceeds from disposal of hotel	161,836	-	161,836	-
Proceeds from sale of investment properties	-	46,717	-	46,717
Proceeds from sale of available-for-sale investment	-	-	78,938	-
Proceeds from sale of property, plant & equipment	271	-	271	-
Proceeds from sale of equity	-	-	114	-
Purchase of property, plant & equipment	(919)	(3,470)	(2,504)	(3,478)
Additional costs incurred on investment properties under development	(30,221)	(20,358)	(56,782)	(33,185)
Purchase of investment properties	(138,465)	-	(138,465)	-
Purchase of other financial assets	(2)	(198)	(96)	(280)
Distribution income of other financial assets	104	745	243	816
Net cash (outflow)/inflow from investing activities	(1,193)	(16,728)	51,478	(40,215)
Cash flows from financing activities				
Advances from/(repayment to) non-controlling interests	-	510	(5,384)	570
Proceeds from term loans	89,512	13,531	89,512	29,031
Interest paid	(2,506)	(3,927)	(5,343)	(5,813)
Purchase of treasury shares	(1,868)	-	(30,119)	-
Repayment of term loans	(46,639)	(46,100)	(114,838)	(58,218)
Dividends paid to non-controlling interests	-	(1,000)	(15,600)	(1,000)
Dividends paid	(33,838)	(28,136)	(33,838)	(28,136)
Net cash inflow/ (outflow) from financing activities	4,661	(65,122)	(115,610)	(63,566)
Net decrease in cash and cash equivalents	(14,058)	(29,623)	(32,585)	(27,026)
Effect of foreign exchange rate changes on consolidation	56	(18)	53	(16)
Cash and cash equivalents at beginning of period	143,978	59,846	162,508	57,247
Cash and cash equivalents at end of period	129,976	30,205	129,976	30,205

1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For The Second Quarter Ended 30th June 2013

	2nd Quarter Ended 30th June			1st Half Ended 30th June		
	2013	2012	Change	2013	2012	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Profit for the period	26,575	73,312	(63.8)	92,808	88,702	4.6
Other comprehensive income/(expenses):						
Share of foreign currency translation difference of an associate	12,869	(3,071)	NM	23,088	(13,239)	NM
Exchange differences on consolidation of foreign subsidiary	1,594	1,094	45.7	2,513	(1,874)	NM
Net gain on hedge of net investment in foreign operations	(1,430)	-	NM	(2,574)	-	NM
Total comprehensive income for the period	39,608	71,335	(44.5)	115,835	73,589	57.4
Attributable to:						
Owners of the Company	39,229	70,708	(44.5)	101,443	73,941	37.2
Non-controlling interests	379	627	(39.6)	14,392	(352)	NM
	39,608	71,335	(44.5)	115,835	73,589	57.4

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 2012	205,133	(43,977)	68,599	8,204	1,407,285	1,645,244	21,001	1,666,245
Total comprehensive income / (expense) for 1st qtr 2012	-	-	-	(12,548)	15,781	3,233	(979)	2,254
Balance at 31st Mar 2012	205,133	(43,977)	68,599	(4,344)	1,423,066	1,648,477	20,022	1,668,499
Total comprehensive income / (expense) for 2nd qtr 2012	-	-	-	(2,194)	72,902	70,708	627	71,335
Dividends paid	-	-	-	-	(28,136)	(28,136)	(1,000)	(29,136)
Balance at 30th Jun 2012	205,133	(43,977)	68,599	(6,538)	1,467,832	1,691,049	19,649	1,710,698

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 1st qtr 2013	-	-	-	10,065	52,149	62,214	14,013	76,227
Dividends 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
Total comprehensive income for 2nd qtr 2013	-	-	-	13,002	26,227	39,229	379	39,608
Dividends paid	-	-	-	-	(33,838)	(33,838)	-	(33,838)
Purchase of treasury shares	-	(1,868)	-	-	-	(1,868)	-	(1,868)
Reversal of revaluation reserve	-	-	(94,676)	-	94,676	-	-	-
Balance at 30th Jun 2013	156,048	(41,534)	-	4,234	1,705,428	1,824,176	18,304	1,842,480

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

<u>COMPANY</u>	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 2012	205,133	(43,977)	187	581,037	742,380
Total comprehensive income for 1st qtr 2012	-	-	-	8,636	8,636
Balance at 31st Mar 2012	<u>205,133</u>	<u>(43,977)</u>	<u>187</u>	<u>589,673</u>	<u>751,016</u>
Total comprehensive income for 2nd qtr 2012	-	-	-	8,124	8,124
Dividends paid	-	-	-	(28,136)	(28,136)
Balance at 30th Jun 2012	<u>205,133</u>	<u>(43,977)</u>	<u>187</u>	<u>569,661</u>	<u>731,004</u>

<u>COMPANY</u>	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 1st qtr 2013	-	-	-	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	<u>156,048</u>	<u>(39,666)</u>	<u>187</u>	<u>735,099</u>	<u>851,668</u>
Total comprehensive expense for 2nd qtr 2013	-	-	-	(2,824)	(2,824)
Dividends paid	-	-	-	(33,838)	(33,838)
Purchase of treasury shares	-	(1,868)	-	-	(1,868)
Balance at 30th Jun 2013	<u>156,048</u>	<u>(41,534)</u>	<u>187</u>	<u>698,437</u>	<u>813,138</u>

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

	2nd Quarter Ended 30th Jun 2013		2nd Quarter Ended 30th Jun 2012		Full Year Ended 31st Dec 2012	
	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	737,338,000	205,133	737,338,000	205,133
Balance at end of period	703,338,000	156,048	737,338,000	205,133	737,338,000	205,133

There were 26,635,000 treasury shares held by the Company as at 30th June 2013 (30th June 2012: 33,931,000) and 44,561,000 treasury shares as at 31st December 2012. These were included in the above number of issued ordinary shares. There was a cancellation of 34,000,000 treasury shares but no sale, transfer, disposal and/or use of treasury shares for the financial period ended 30th June 2013.

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 2012.

4. CHANGES IN ACCOUNTING POLICIES

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

5. EARNINGS PER ORDINARY SHARE

	2nd Qtr Ended 30th June		1st Half Ended 30th June	
	2013	2012	2013	2012
Weighted average number of shares (excluding treasury shares)	676,740,000	703,407,000	679,095,000	703,407,000
Earnings per ordinary share for the period				
i) Based on weighted average number of ordinary shares (excluding treasury shares)	3.9 cts	10.4 cts	11.5 cts	12.6 cts
ii) On a fully diluted basis	3.9 cts	10.4 cts	11.5 cts	12.6 cts

Basic earnings per share and earnings per share on a fully diluted basis for the financial period ended 30th June 2013 were computed based on net profit attributable to owners of the Company of S\$26,227,000 for the 2nd quarter 2013 (2Q2012: S\$72,902,000), S\$78,376,000 for 1st half 2013 (1H2012: S\$88,683,000) and weighted average number of ordinary shares of 676,740,000 for the 2nd quarter 2013 (2Q2012: 703,407,000), 679,095,000 for 1st half 2013 (1H 2012: 703,407,000).

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

6. NET ASSET VALUE PER ORDINARY SHARE

	Group		Company	
	30th Jun 2013	31st Dec 2012	30th Jun 2013	31st Dec 2012
Net asset value per ordinary share	S\$2.70	S\$2.58	S\$1.04	S\$1.19

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 2013 and 31st December 2012 after adjusting for non-controlling interests and 676,703,000 shares and 692,777,000 shares (excluding treasury shares) as at 30th June 2013 and 31st December 2012 respectively.

7. PERFORMANCE REVIEW OF THE GROUP

2nd Qtr 2013 vs 2nd Qtr 2012

Group turnover (excluding Hotel Windsor) for the 2nd quarter of 2013 amounted to S\$6.1 million, 96% lesser than the corresponding period last year. This was due mainly to the lower revenue recognition for the Group's development properties.

The sale of Hotel Windsor was completed in May 2013. A net gain of S\$25.9 million was recognised in the income statement for the 2nd quarter and the revaluation reserve amounting to S\$94.7 million was transferred to unappropriated profit upon completion. Total gain on the sale of the hotel was S\$120.6 million.

Share of profit of jointly controlled entities was lower, at S\$2.6 million compared to S\$4 million in 2Q2012.

Profit before tax and non-controlling interests amounted to S\$26.4 million, 68% lower than the same period last year. Profit from the discontinued hotel operation increased 43% from S\$0.8 million to S\$1.1 million.

Profit attributable to owners of the Company decreased by 64% to S\$26.2 million, translating to an earnings per share of 3.9 cents.

1st Half 2013 vs 1st Half 2012

For the six months ended 30th June, Group turnover for the current year was S\$66.9 million, 63% lesser than the S\$180.4 million achieved in the preceding year. This was attributed to the drop in revenue recognition for the Group's development properties in the 2nd quarter of 2013.

Share of profit of jointly controlled entities amounted to S\$7.8 million, 8% higher than the same period last year.

Profit at pre-tax level was 5% lower, at S\$94.2 million against S\$99.6 million last year. Correspondingly, profit attributable to shareholders decreased 12% from S\$88.7 million in the same period last year to S\$78.4 million. Earnings per share for the period under review was 11.5 cents against 12.6 cents in the preceding year.

Total shareholders' fund as at end of June 2013 amounted to S\$1.824 billion, or a net asset value of S\$2.70 per share, an increase of about 5% from the end of last year.

Property Development

Revenue from property development decreased 98% for the 2nd quarter of 2013 to S\$3.3 million. This was due to the full recognition of the Orange Grove project and the completion of One Pemimpin in the same period last year.

For the six-month period, revenue from property development for 2013 was S\$61.4 million, 65% lower than the S\$174.7 million recorded last year. This was primarily due to the lower recognition of revenue for One Pemimpin industrial project as the bulk of it was recognised on completion in 2012.

Property Investment

Revenue from property investment for the 2nd quarter of this year was S\$2.8 million, similar to the corresponding period last year.

On a half-year basis, revenue for 2013 was S\$5.4 million, 4% lower than the S\$5.7 million achieved in the preceding year.

Hotel Operation

Average hotel occupancy for the 2nd quarter of 2013 was 86%, with total revenue of S\$2.7 million. This was similar to the same quarter of 2012. For the 1st half of this year, revenue was S\$5.3 million, compared to S\$5.4 million in the same period last year.

The sale of the hotel was completed in May 2013 and the Group has signed an agreement with the purchaser to continue with the hotel operation for a period of six months.

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

A combination of cooling measures and impending supply has resulted in an uncertain and challenging environment in the Singapore residential market. However, the Group has diversified into China, Australia and the United Kingdom.

The Group has also strategically expanded its investment portfolio which includes Rose Court in London and The Metropolis in One North. The Metropolis comprising 1.08 million sq ft of lettable commercial space will be fully completed in October 2013. To-date, more than 82% of the space has been pre-committed. Together with our acquisition of Rose Court office building in London, the rental income will underpin our bottom line for the next few years with the expected slowdown in the residential market.

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
12/08/2013

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 2013 to be false or misleading in any material aspect.

ON BEHALF OF THE BOARD

Chua Thian Poh
Chairman & CEO

Desmond Woon
Executive Director

12/08/2013
Singapore