

Unaudited Financial Statements For The Third Quarter Ended 30th September 2015
**1(a) CONSOLIDATED INCOME STATEMENT
For The Third Quarter Ended 30th September 2015**

	THE GROUP					
	3rd Quarter Ended 30th Sept			Nine Months Ended 30th Sept		
	2015	2014	Change	2015	2014	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
<u>Continuing operations</u>						
Revenue - Rental income	32,505	26,816	21.2	94,163	70,720	33.1
Other operating income	7,551	764	888.4	8,603	1,674	413.9
	40,056	27,580	45.2	102,766	72,394	42.0
Less:						
Sales and marketing expenses	(1,497)	-	NM	(2,672)	-	NM
Write back of accrual upon finalisation of construction cost for development projects	-	7,629	NM	-	7,629	NM
Direct rental expenses	(5,321)	(6,843)	(22.2)	(13,782)	(15,498)	(11.1)
Staff cost & directors' remuneration	(1,521)	(1,252)	21.5	(4,470)	(3,818)	17.1
Gain/(Loss) on foreign exchange	1,157	(2,900)	NM	2,225	(1,698)	NM
Other operating expenses	(3,045)	(1,173)	159.6	(8,133)	(4,444)	83.0
Profit from operations	29,829	23,041	29.5	75,934	54,565	39.2
Net finance costs	(5,800)	(4,119)	40.8	(15,318)	(13,456)	13.8
	24,029	18,922	27.0	60,616	41,109	47.5
Share of losses of:						
Associates	(906)	(486)	86.4	(2,952)	(1,131)	161.0
Jointly controlled entities	(388)	(1,127)	(65.6)	(1,266)	(2,224)	(43.1)
Profit before taxation	22,735	17,309	31.3	56,398	37,754	49.4
Income tax expense	(2,539)	(3,871)	(34.4)	(8,194)	(7,895)	3.8
Profit from continuing operations	20,196	13,438	50.3	48,204	29,859	61.4
<u>Discontinued operation</u>						
Loss from discontinued operation (net of tax)	-	-	-	-	(187)	NM
Profit for the period	20,196	13,438	50.3	48,204	29,672	62.5
Attributable to:						
Owners of the Company	20,280	13,453	50.7	48,527	29,753	63.1
Non-controlling interests	(84)	(15)	460.0	(323)	(81)	298.8
Net profit for the period	20,196	13,438	50.3	48,204	29,672	62.5
The following items have been included in arriving at profit for the period:						
Other income	639	721	(11.4)	1,592	1,631	(2.4)
Dividend income	5	43	(88.4)	6	43	(86.0)
Interest income	289	297	(2.7)	859	1,134	(24.3)
Gain on sale of investment property	6,907	-	NM	6,907	-	NM
Gain on sale of property, plant & equipment	-	-	-	98	-	NM
Net changes in fair value of financial assets through profit & loss	70	(72)	NM	12	(367)	NM
Depreciation of property, plant & equipment	(243)	(265)	(8.3)	(728)	(720)	1.1

NM : Not Meaningful

1(b)(i) STATEMENTS OF FINANCIAL POSITION AS AT 30TH SEPTEMBER 2015

ASSETS	The Group		The Company	
	30-09-2015	31-12-2014	30-09-2015	31-12-2014
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current Assets				
Property, Plant & Equipment	22,393	21,667	2,028	2,195
Investment Properties (Note 1)	2,679,371	2,283,127	-	-
Investments in Subsidiaries	-	-	201,312	114,712
Interests in Associates	470,539	456,330	437,055	437,055
Interests in Jointly Controlled Entities	345,213	346,095	314,259	311,889
Other Assets	150	150	-	-
Financial Assets	3,789	4,051	-	-
Amount Due From Subsidiaries, Jointly Controlled Entities, Associates & Investee Company (Non-trade)	285,626	270,374	511,937	505,269
Deferred Tax Assets	98	473	-	-
	3,807,179	3,382,267	1,466,591	1,371,120
Current Assets				
Development Properties	129,951	79,832	-	-
Properties Held For Sale	149,913	149,714	-	-
Trade & Other Receivables	50,765	42,980	846	567
Amount Due From Subsidiaries, Jointly Controlled Entities, Associates & Investee Company	21,131	19,682	28,173	25,921
Cash & Cash Equivalents	12,422	9,953	381	337
	364,182	302,161	29,400	26,825
TOTAL ASSETS	4,171,361	3,684,428	1,495,991	1,397,945
EQUITIES & LIABILITIES				
Equity Attributable To Shareholders				
Share Capital	156,048	156,048	156,048	156,048
Treasury Shares	(62,859)	(60,284)	(62,859)	(60,284)
Capital Reserve	2,043	2,043	-	-
Hedging Reserve	2,097	351	-	-
Currency Translation Reserve	47,189	22,359	-	-
Accumulated Profits	2,495,770	2,480,600	1,027,170	1,058,005
Share Capital and Reserves	2,640,288	2,601,117	1,120,359	1,153,769
Non-controlling Interests	15,216	14,691	-	-
Total Equity	2,655,504	2,615,808	1,120,359	1,153,769
Non-current Liabilities				
Long-term Borrowings (Note 2)	1,225,066	751,516	118,101	-
Other Non-current Liabilities	15,213	15,213	-	-
Deferred Tax Liabilities	157	287	-	-
Deferred Income	1,516	8,175	-	-
	1,241,952	775,191	118,101	-
Current Liabilities				
Trade & Other Payables	93,676	81,990	201,848	90,447
Short-term Borrowings	116,487	163,644	55,567	153,729
Deferred Income	23,649	13,250	-	-
Current Tax Payable	40,093	34,545	116	-
	273,905	293,429	257,531	244,176
Total Liabilities	1,515,857	1,068,620	375,632	244,176
TOTAL EQUITY & LIABILITIES	4,171,361	3,684,428	1,495,991	1,397,945

NOTES TO STATEMENTS OF FINANCIAL POSITION AS AT 30TH SEPTEMBER 2015

Note 1: The increase in investment properties was due to the acquisition of 39 Victoria Street and 110 Park Street in London which amounted to S\$426.7 million.

Note 2: The increase in long-term borrowings was due mainly to financing of the above acquisitions.

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

Amount repayable in one year or less, or on demand

As at 30-09-2015		As at 31-12-2014	
Secured	Unsecured	Secured	Unsecured
S\$116,487,000	-	S\$163,644,000	-

Amount repayable after one year

As at 30-09-2015		As at 31-12-2014	
Secured	Unsecured	Secured	Unsecured
S\$1,225,066,000	-	S\$751,516,000	-

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 Third Quarter Ended 30th September 2015

	3rd Quarter Ended 30th Sept		Nine Months Ended 30th Sept	
	2015 S\$'000	2014 S\$'000	2015 S\$'000	2014 S\$'000
Cash flows from operating activities				
Profit for the period	20,196	13,438	48,204	29,672
<i>Adjustments for</i>				
Depreciation of property, plant & equipment	243	265	728	720
Loss/(Gain) on disposal of property, plant & equipment	-	-	(98)	1
Gain on sale of investment properties	(6,907)	-	(6,907)	-
Interest income	(289)	(297)	(859)	(1,134)
Dividend income	(5)	(43)	(6)	(43)
Distribution income	(94)	(122)	(140)	(122)
Finance costs	6,089	4,416	16,177	11,777
Unrealised foreign exchange (gain)/loss	(1,613)	6,141	(4,842)	(2,686)
Net change in fair value of financial assets through profit & loss	(70)	72	(12)	367
Share of losses of associates	906	486	2,952	1,131
Share of losses of jointly controlled entities	388	1,127	1,266	2,224
Income tax expense	2,539	3,871	8,194	7,895
Operating profit before changes in working capital	21,383	29,354	64,657	49,802

	3rd Quarter Ended 30th Sept		Nine Months Ended 30th Sept	
	2015 S\$'000	2014 S\$'000	2015 S\$'000	2014 S\$'000
Changes in working capital				
Inventories	-	-	-	21
Development properties	(29,421)	(7,511)	(55,475)	(19,064)
Trade & other receivables	662	(4,526)	(2,299)	26
Trade & other payables	16,493	(13,258)	14,776	(7,463)
Cash generated from operations	9,117	4,059	21,659	23,322
Income tax paid	(785)	(6,643)	(2,575)	(17,087)
Net cash inflow/(outflow) from operating activities	8,332	(2,584)	19,084	6,235
Cash flows from investing activities				
Interest received	27	17	169	116
Dividend received	6	-	6	-
Repayment from/(Advances to) jointly controlled entities	1,262	(1,135)	(13,083)	(3,017)
Other investments	-	(3,485)	-	(8,951)
Proceeds from sale of property, plant & equipment	2	-	188	-
Proceeds from disposal of investment properties	65,845	-	65,845	-
Proceeds from disposal of jointly controlled entity	-	-	12	-
Purchase of property, plant & equipment	(739)	(1,155)	(1,660)	(1,605)
Purchase of investment properties	(426,730)	-	(426,577)	(374,416)
Purchase of other financial assets	-	(37)	(2)	(45)
Distribution income of other financial assets	238	91	679	428
Net cash outflow from investing activities	(360,089)	(5,704)	(374,423)	(387,490)
Cash flows from financing activities				
Repayment to non-controlling interests (non-trade)	-	(590)	-	-
Proceeds from term loans	492,689	17,000	615,336	663,247
Interest paid	(6,089)	(4,416)	(16,177)	(11,777)
Purchase of treasury shares	(1,776)	-	(2,575)	(6,019)
Repayment of term loans	(135,390)	(9,412)	(205,407)	(314,132)
Dividends paid to non-controlling interests	-	-	-	(800)
Dividends paid	-	-	(33,357)	(53,405)
Net cash inflow from financing activities	349,434	2,582	357,820	277,114
Net (decrease)/increase in cash and cash equivalents	(2,323)	(5,706)	2,481	(104,141)
Effect of foreign exchange rate changes on consolidation	(3)	24	(12)	1
Cash and cash equivalents at beginning of period	14,748	19,099	9,953	117,557
Cash and cash equivalents at end of period	12,422	13,417	12,422	13,417

1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For The Third Quarter Ended 30th September 2015

	3rd Quarter Ended 30th Sept			Nine Months Ended 30th Sept		
	2015	2014	Change	2015	2014	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Profit for the period	20,196	13,438	50.3	48,204	29,672	62.5
Other comprehensive income/(expense):						
Share of foreign currency translation difference of associate	14,153	13,676	3.5	17,161	(1,399)	NM
Exchange differences on consolidation of foreign operations	5,675	(739)	NM	8,717	(779)	NM
Effective portion of changes in fair value of cash flow hedges	1,054	1,003	5.1	1,746	(1)	NM
Total comprehensive income for the period	41,078	27,378	50.0	75,828	27,493	175.8
Attributable to:						
Owners of the Company	40,336	27,120	48.7	75,103	27,513	173.0
Non-controlling interests	742	258	187.6	725	(20)	NM
	41,078	27,378	50.0	75,828	27,493	175.8

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

GROUP	Share Capital S\$'000	Reserve For Own Shares S\$'000	Capital & Other Reserve 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 2014	156,048	(54,265)	2,230	7,935	2,218,827	2,330,775	16,976	2,347,751
Total comprehensive income/(expense) for 1st half 2014	-	-	(1,004)	(14,903)	16,300	393	(278)	115
Dividends paid	-	-	-	-	(53,405)	(53,405)	(800)	(54,205)
Purchase of treasury shares	-	(6,019)	-	-	-	(6,019)	-	(6,019)
Balance at 30th Jun 2014	156,048	(60,284)	1,226	(6,968)	2,181,722	2,271,744	15,898	2,287,642
Total comprehensive income for 3rd qtr 2014	-	-	1,003	12,664	13,453	27,120	258	27,378
Balance at 30th Sept 2014	156,048	(60,284)	2,229	5,696	2,195,175	2,298,864	16,156	2,315,020

GROUP	Share Capital S\$'000	Reserve For Own Shares S\$'000	Capital & Other Reserve 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/(expense) for 1st half 2015	-	-	692	5,828	28,247	34,767	(17)	34,750
Dividends paid	-	-	-	-	(33,357)	(33,357)	-	(33,357)
Purchase of treasury shares	-	(799)	-	-	-	(799)	-	(799)
Balance at 30th Jun 2015	156,048	(61,083)	3,086	28,187	2,475,490	2,601,728	14,674	2,616,402
Total comprehensive income for 3rd qtr 2015	-	-	1,054	19,002	20,280	40,336	742	41,078
Dividends paid	-	-	-	-	-	-	(200)	(200)
Purchase of treasury shares	-	(1,776)	-	-	-	(1,776)	-	(1,776)
Balance at 30th Sept 2015	156,048	(62,859)	4,140	47,189	2,495,770	2,640,288	15,216	2,655,504

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 1st half 2014	-	-	-	59,052	59,052
Purchase of treasury shares	-	(6,019)	-	-	(6,019)
Dividends paid	-	-	-	(53,405)	(53,405)
Balance at 30th Jun 2014	156,048	(60,284)	187	1,034,344	1,130,295
Total comprehensive expense for 3rd qtr 2014	-	-	-	(4,221)	(4,221)
Balance at 30th Sept 2014	156,048	(60,284)	187	1,030,123	1,126,074

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 income for 1st half 2015	-	-	-	1,370	1,370
Purchase of treasury shares	-	(799)	-	-	(799)
Dividends paid	-	-	-	(33,357)	(33,357)
Balance at 30th Jun 2015	156,048	(61,083)	-	1,026,018	1,120,983
Total comprehensive income for 3rd qtr 2015	-	-	-	1,152	1,152
Purchase of treasury shares	-	(1,776)	-	-	(1,776)
Balance at 30th Sept 2015	156,048	(62,859)	-	1,027,170	1,120,359

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

	3rd Quarter Ended 30th Sept 2015		3rd Quarter Ended 30th Sept 2014		Full Year Ended 31st Dec 2014	
	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 September 2015 (30th September 2014: 35,777,000) and 35,777,000 treasury shares as at 31st December 2014. 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 September 2015.

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 2014.

4. CHANGES IN ACCOUNTING POLICIES

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

5. EARNINGS PER ORDINARY SHARE

	3rd Quarter Ended		Nine Months Ended	
	30th Sept 2015	30th Sept 2014	30th Sept 2015	30th Sept 2014
Weighted average number of shares (excluding treasury shares)	666,540,500	667,561,000	666,948,100	667,881,000
Earnings per ordinary share for the period				
i) Based on weighted average number of ordinary shares (excluding treasury shares)	3.0 cts	2.0 cts	7.3 cts	4.5 cts
ii) On a fully diluted basis	3.0 cts	2.0 cts	7.3 cts	4.5 cts

Basic earnings per share and earnings per share on a fully diluted basis for the financial quarter and nine months ended 30th September 2015 were computed based on net profit attributable to owners of the Company of S\$20,280,000 (3Q2014: S\$13,453,000) and S\$48,527,000 (nine months ended 30th September 2014: S\$29,753,000) respectively, and weighted average number of ordinary shares of 666,540,500 for the 3rd quarter 2015 (3Q2014: 667,561,000) and 666,948,100 for nine months ended 30th September 2015 (nine months ended 30th September 2014: 667,881,000).

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

6. NET ASSET VALUE PER ORDINARY SHARE

	Group		Company	
	30th Sept 2015	31st Dec 2014	30th Sept 2015	31st Dec 2014
Net asset value per ordinary share	S\$3.96	S\$3.90	S\$1.68	S\$1.73

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 September 2015 and 31st December 2014 after adjusting for non-controlling interests and 666,234,800 shares and 667,561,000 shares (excluding treasury shares) as at 30th September 2015 and 31st December 2014 respectively.

7. PERFORMANCE REVIEW OF THE GROUP

3rd Qtr 2015 vs 3rd Qtr 2014

Group turnover for the 3rd quarter of 2015 rose 21% from S\$26.8 million in the corresponding quarter last year to S\$32.5 million. This was due mainly to the higher rental contributions from the Group's investment properties, The Metropolis in Singapore and rental income from the newly acquired 39 Victoria Street in London.

Profit before tax and non-controlling interests increased 31% to S\$22.7 million as a result of higher turnover and the S\$6.9 million gain from disposal of Forte industrial building.

Profit attributable to owners of the Company amounted to S\$20.3 million, an increase of 51% as compared to the same period last year. This translates to an earnings of 3.0 cents per share.

Nine Months Ended 30th Sept 2015 vs Nine Months Ended 30th Sept 2014

For the nine months ended 30th September 2015, Group turnover for the current year was S\$94.2 million, a rise of 33% over the S\$70.7 million achieved in the preceding year. This was again due to the higher rental contributions from the Group's investment properties in Singapore and London.

Profit at pre-tax level was S\$56.4 million, 49% higher than the S\$37.8 million recorded last year.

Correspondingly, profit attributable to owners of the Company increased 63% from S\$29.8 million in the same period last year to S\$48.5 million. Earnings per share rose from 4.5 cents in the preceding year to 7.3 cents.

Total shareholders' fund as at end of September 2015 amounted to S\$2.64 billion, representing a net asset value of S\$3.96 per share.

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

Not applicable.

9. COMMENTARY ON THE GROUP PROSPECTS

Despite slower economic growth and a more difficult operating environment, the Group is pleased to announce a better overall performance compared to last year. This can be attributed to the Group's strategic decision to grow the rental income stream over the last five years. The strong rental income will continue to underpin the Group's earnings for the rest of the year.

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

(c) Date payable

Not applicable

(d) Books closure date

Not applicable.

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 November 2015

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 3rd quarter ended 30th September 2015 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 November 2015