

**Unaudited Financial Statements For The Third Quarter Ended 30th September 2018**
**1(a) CONSOLIDATED INCOME STATEMENT  
For The Third Quarter Ended 30th September 2018**

<b>THE GROUP</b>							
		<b>3rd Quarter Ended 30 Sept</b>			<b>Nine Months Ended 30 Sept</b>		
		<b>2018</b>	<b>2017</b>	<b>Change</b>	<b>2018</b>	<b>2017</b>	<b>Change</b>
<b>Notes</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>	
<b>Revenue</b>							
		1,951	4,452	(56.2)	16,281	14,025	16.1
		50,382	39,267	28.3	128,107	109,464	17.0
		<b>52,333</b>	<b>43,719</b>	<b>19.7</b>	<b>144,388</b>	<b>123,489</b>	<b>16.9</b>
		-	-	NM	28,328	-	NM
		6,608	8,710	(24.1)	10,931	23,710	(53.9)
		<b>58,941</b>	<b>52,429</b>	<b>12.4</b>	<b>183,647</b>	<b>147,199</b>	<b>24.8</b>
<b>Less:</b>							
		(1,431)	(3,752)	(61.9)	(9,898)	(11,831)	(16.3)
		(4,957)	(4,776)	3.8	(14,043)	(13,335)	5.3
		(4,407)	(4,167)	5.8	(13,948)	(15,129)	(7.8)
		(1,098)	2,427	NM	(4,539)	4,070	NM
		(1,324)	(1,478)	(10.4)	(5,861)	(4,347)	34.8
		<b>45,724</b>	<b>40,683</b>	<b>12.4</b>	<b>135,358</b>	<b>106,627</b>	<b>26.9</b>
		(12,925)	(6,428)	NM	(28,350)	(18,334)	54.6
		<b>32,799</b>	<b>34,255</b>	<b>(4.3)</b>	<b>107,008</b>	<b>88,293</b>	<b>21.2</b>
<b>Share of profits of:</b>							
		44,210	28,718	53.9	98,449	73,612	33.7
		88	2,567	(96.6)	4,354	7,594	(42.7)
		<b>77,097</b>	<b>65,540</b>	<b>17.6</b>	<b>209,811</b>	<b>169,499</b>	<b>23.8</b>
		(9,376)	(10,752)	(12.8)	(20,626)	(21,492)	(4.0)
		<b>67,721</b>	<b>54,788</b>	<b>23.6</b>	<b>189,185</b>	<b>148,007</b>	<b>27.8</b>
<b>Attributable to:</b>							
		67,753	54,390	24.6	188,642	146,816	28.5
		(32)	398	NM	543	1,191	(54.4)
		<b>67,721</b>	<b>54,788</b>	<b>23.6</b>	<b>189,185</b>	<b>148,007</b>	<b>27.8</b>
<b>The following items have been included in arriving at profit for the period:</b>							
		255	111	NM	290	185	56.8
		454	7,977	(94.3)	3,457	12,474	(72.3)
		5,899	621	NM	7,184	2,579	NM
		-	1	(100.0)	-	1	(100.0)
		-	-	-	-	7,352	(100.0)
		-	-	-	-	485	(100.0)
		1	-	NM	-	-	-
		757	587	29.0	1,954	1,575	24.1
		(184)	(84)	NM	(231)	(521)	(55.7)
		(164)	(279)	(41.2)	(547)	(770)	(29.0)

NM: Not Meaningful

**NOTES TO CONSOLIDATED INCOME STATEMENT FOR THE THIRD QUARTER ENDED 30TH  
SEPTEMBER 2018**

- Note 1: The increase in rental income is largely attributable to a full quarter of rental income from Ropemaker Place, 25 Ropemaker Street, London EC2 (“**Ropemaker Place**”), which was acquired on 15 June 2018.
- Note 2: Net finance cost has increased largely due to the increase in borrowings of approximately £645.3 million (approximately S\$1.15 billion). The additional borrowings funded the acquisition of Ropemaker Place. Interest rates for Singapore dollar and Pound Sterling borrowings have also increased year-on-year (“**y-o-y**”), thereby increasing the Group’s cost of borrowings on floating rate loans.
- Note 3: The Group’s share of profits from associates has increased significantly due to higher sales and profit recognition from residential development projects in Shanghai and Zhuhai.
- Note 4: The Group’s share of profits of jointly controlled entities was lower due to lower sales and higher sales and marketing costs from the residential development project in Tangshan during the period.

**1(b)(i) STATEMENTS OF FINANCIAL POSITION AS AT 30TH SEPTEMBER 2018**

	Notes	The Group		The Company	
		30-09-2018	31-12-2017	30-09-2018	31-12-2017
		S\$'000	S\$'000	S\$'000	S\$'000
<b>Non-current Assets</b>					
Property, Plant & Equipment		28,030	26,700	444	564
Investment Properties	1	4,292,775	3,113,754	-	-
Investments in Subsidiaries		-	-	178,878	178,789
Interests in Associates		584,578	535,741	395,805	423,925
Interests in Jointly Controlled Entities		318,760	312,761	265,388	265,388
Other Assets		150	150	-	-
Financial Assets	2	69,991	3,893	68,727	2,615
Amounts Due from Subsidiaries & Jointly Controlled Entities		257,440	258,006	1,732,503	584,801
Deferred Tax Assets		249	-	-	-
		<b>5,551,973</b>	<b>4,251,005</b>	<b>2,641,745</b>	<b>1,456,082</b>
<b>Current Assets</b>					
Development Properties		45,280	56,563	-	-
Properties Held For Sale		184,495	184,701	-	-
Trade & Other Receivables		17,473	28,436	107	45
Amounts Due From Subsidiaries & Jointly Controlled Entities		18	17	69,284	107,387
Cash & Cash Equivalents		108,428	97,111	473	2,493
		<b>355,694</b>	<b>366,828</b>	<b>69,864</b>	<b>109,925</b>
<b>TOTAL ASSETS</b>		<b>5,907,667</b>	<b>4,617,833</b>	<b>2,711,609</b>	<b>1,566,007</b>
<b>Current Liabilities</b>					
Trade & Other Payables		42,748	47,148	107,234	92,724
Borrowings	3	1,323,168	172,965	1,281,348	130,785
Deferred Income		1,940	240	-	-
Current Tax Payable		42,504	42,381	-	-
		<b>1,410,360</b>	<b>262,734</b>	<b>1,388,582</b>	<b>223,509</b>
<b>Net current (liabilities)/assets</b>	<b>3</b>	<b>(1,054,666)</b>	<b>104,094</b>	<b>(1,318,718)</b>	<b>(113,584)</b>
<b>Non-current Liabilities</b>					
Borrowings		1,176,290	1,181,496	-	-
Other non-current liabilities		33,948	31,581	-	-
Deferred Income	4	47,693	260	-	-
		<b>1,257,931</b>	<b>1,213,337</b>	<b>-</b>	<b>-</b>
<b>TOTAL LIABILITIES</b>		<b>2,668,291</b>	<b>1,476,071</b>	<b>1,388,582</b>	<b>223,509</b>
<b>Net assets</b>		<b>3,239,376</b>	<b>3,141,762</b>	<b>1,323,027</b>	<b>1,342,498</b>
<b>Represented by:</b>					
<b>Equity Attributable To Shareholders</b>					
Share Capital		156,048	156,048	156,048	156,048
Treasury Shares		(65,079)	(63,930)	(65,079)	(63,930)
Capital Reserve		2,043	2,043	-	-
Fair value Reserve		1	-	-	-
Hedging Reserve		(419)	(1,832)	-	-
Foreign Currency Translation Reserve		(33,368)	(7,964)	-	-
Accumulated Profits		3,165,267	3,043,197	1,232,058	1,250,380
<b>Share Capital and Reserves</b>		<b>3,224,493</b>	<b>3,127,562</b>	<b>1,323,027</b>	<b>1,342,498</b>
<b>Non-controlling Interests</b>		<b>14,883</b>	<b>14,200</b>	<b>-</b>	<b>-</b>
<b>Total Equity</b>		<b>3,239,376</b>	<b>3,141,762</b>	<b>1,323,027</b>	<b>1,342,498</b>

\*restated - refer to paragraph 4

## **NOTES TO STATEMENTS OF FINANCIAL POSITION AS AT 30TH SEPTEMBER 2018**

Note 1: On 15 June 2018, the Group completed the acquisition of Ropemaker Place by acquiring the entire issued share capital of Frasia Properties S.à.r.l. (the “**Acquisition**”). The fair value of Ropemaker Place is approximately S\$1.16 billion. Please refer to the Group’s SGX announcement dated 17 June 2018 for the details of the Acquisition.

The Acquisition is the key reason for the increase in the Group’s Investment Properties as at 30 September 2018.

Note 2: The Group’s Financial Assets as at 30 September 2018 of S\$70.0 million represent its year-to-date investments into CS Real Estate SICAV-SIF I – Credit Suisse (Lux) European Property Fund II and notes issued by Clouse S.A., Compartment 29. More details on these investments can be found in the Company’s SGX announcement dated 26 March 2018.

Note 3: The Group was in net current liabilities of S\$1.1 billion as of 30 September 2018. This was mainly due to the increase in short-term borrowings of approximately S\$1.15 billion of bridging loans granted by banks in June 2018 to finance the Acquisition described in Note 1 above. Banking facilities for long term bank borrowings have been secured and will be completed by end of FY2018.

Note 4: During 2QFY2018, the Group completed the sale of a 30-year leasehold interest in a petrol station site located along Bukit Timah Road, an investment property with 999-year tenure held by the Group. In accordance with the accounting standard, the sale of the 30-year leasehold interest has been recorded as an operating lease in the Group’s financial statements.

The sales proceeds is recorded in Deferred Income and the y-o-y increase in Deferred Income (non-current) as at 30 September 2018 represents the deferred rental income for the period 1 October 2019 till 1 April 2048.

### **1(b)(ii) AGGREGATE AMOUNT OF GROUP’S BORROWINGS AND DEBT SECURITIES**

#### **Amount repayable in one year or less, or on demand**

As at 30-09-2018		As at 31-12-2017	
Secured	Unsecured	Secured	Unsecured
S\$1,323,168,000	-	S\$172,965,000	-

#### **Amount repayable after one year**

As at 30-09-2018		As at 31-12-2017	
Secured	Unsecured	Secured	Unsecured
S\$1,176,290,000	-	S\$1,181,496,000	-

#### **Details of any collateral**

All secured borrowings of the Group are generally secured by first legal mortgage and assignment of rental and sales 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 2018**

	Third quarter ended 30 September		Nine months ended 30 September	
	2018	2017	2018	2017
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Cash flows from operating activities</b>				
<b>Profit for the period</b>	<b>67,721</b>	<b>54,788</b>	<b>189,185</b>	<b>148,007</b>
<b>Adjustments for:</b>				
Depreciation of property, plant & equipment	164	279	547	770
Property, plant & equipment written off	-	15	-	20
Fair value gain on investment property	-	-	(28,328)	-
Gain on sale of investment property	-	-	-	(7,352)
Gain on sale of quoted equity investment	-	-	-	(485)
Gain on sale of property, plant & equipment	(1)	-	-	-
Interest income	(757)	(587)	(1,954)	(1,575)
Dividend income	-	(1)	-	(1)
Distribution income	(255)	(111)	(290)	(185)
Finance costs	13,682	7,015	30,304	19,909
Unrealised loss/(gain) on foreign exchange	(1,186)	(3,162)	11,249	(2,334)
Net change in fair value of financial assets through profit & loss	184	84	231	521
Share of profits of associates	(44,210)	(28,718)	(98,449)	(73,612)
Share of profits of jointly controlled entities	(88)	(2,567)	(4,354)	(7,594)
Income tax expense	9,376	10,752	20,626	21,492
	<b>44,630</b>	<b>37,787</b>	<b>118,767</b>	<b>97,581</b>
<b>Changes in working capital</b>				
Development properties	919	3,599	8,510	9,670
Trade & other receivables	17,368	931	11,065	6,441
Trade & other payables	(10,507)	(3,343)	47,280	(7,061)
<b>Cash generated from operations</b>	<b>52,410</b>	<b>38,974</b>	<b>185,622</b>	<b>106,631</b>
Income tax paid	(6,061)	(4,744)	(19,496)	(17,587)
<b>Net cash inflow from operating activities</b>	<b>46,349</b>	<b>34,230</b>	<b>166,126</b>	<b>89,044</b>
<b>Cash flows from investing activities</b>				
Interest received	427	309	1,082	753
Dividend received	-	27,170	-	27,170
Repayment from jointly controlled entities	500	950	4,250	1,485
Investment in jointly controlled entity	(295)	-	(2,731)	-
Repayment from investee company	-	-	-	23,707
Distribution from associates (Capital reduction)	14,157	-	30,225	-
Proceeds from disposal of investment property	-	-	-	167,237
Proceeds from sale of quoted equity investment	-	-	-	4,259
Proceeds from sale of property, plant and equipment	1	-	1	-
Purchase of investment properties	-	-	(1,162,850)	(231,705)
Purchase of property, plant & equipment	(15)	(883)	(2,123)	(2,712)
Purchase of financial assets	(110)	-	(67,336)	(4)
Distribution income of other financial assets	76	183	207	338
<b>Net cash inflow/(outflow) from investing activities</b>	<b>14,741</b>	<b>27,729</b>	<b>(1,199,275)</b>	<b>(9,472)</b>
<b>Cash flows from financing activities</b>				
Proceeds from term loans	-	-	1,207,650	174,639
Interest paid	(13,682)	(7,015)	(30,304)	(19,909)
Purchase of treasury shares	(1,149)	-	(1,149)	-
Repayment of term loans	(39,177)	(16,279)	(60,858)	(118,221)
Dividend paid to non-controlling interests	-	-	(200)	-
Dividends paid	-	-	(66,572)	(39,943)
<b>Net cash (outflow)/inflow from financing activities</b>	<b>(54,008)</b>	<b>(23,294)</b>	<b>1,048,567</b>	<b>(3,434)</b>
<b>Net increase in cash and cash equivalents</b>	<b>7,082</b>	<b>38,665</b>	<b>15,418</b>	<b>76,138</b>
Effect of foreign exchange rate fluctuations on cash held	(1,565)	832	(4,101)	1,319
Cash and cash equivalents at beginning of period	102,911	92,220	97,111	54,260
<b>Cash and cash equivalents at end of period</b>	<b>108,428</b>	<b>131,717</b>	<b>108,428</b>	<b>131,717</b>

**1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**For The Third Quarter Ended 30th September 2018**

	3rd Quarter Ended 30 Sept			Nine Months Ended 30 Sept		
	2018	2017	Change	2018	2017	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
<b>Profit for the period</b>	67,721	54,788	23.6	189,185	148,007	27.8
<b>Other comprehensive income/(loss)</b>						
<b>Items that will not be reclassified to profit and loss:</b>						
Net change in fair value of financial assets at fair value through other comprehensive income ("FVOCI")	1	-	NM	1	-	NM
<b>Items that may be reclassified subsequently to profit and loss:</b>						
Share of foreign currency translation difference of associates	(20,474)	3,292	NM	(21,492)	(9,063)	NM
Exchange differences on consolidation of foreign operations	(1,957)	2,874	NM	(3,572)	1,642	NM
Net gain on hedge of interest rate swaps	149	830	(82.0)	1,413	392	NM
<b>Total comprehensive income for the period</b>	<b>45,440</b>	<b>61,784</b>	<b>(26.5)</b>	<b>165,535</b>	<b>140,978</b>	<b>17.4</b>
<b>Attributable to:</b>						
Owners of the Company	45,415	61,595	(26.3)	164,652	140,700	17.0
Non-controlling interests	25	189	(86.8)	883	278	NM
	<b>45,440</b>	<b>61,784</b>	<b>(26.5)</b>	<b>165,535</b>	<b>140,978</b>	<b>17.4</b>

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

GROUP	Share Capital S\$'000	Treasury Shares S\$'000	Capital & Other Reserves S\$'000	Foreign Currency Translation Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Non-controlling Interests S\$'000	Total Equity S\$'000
<b>Balance at 1st Jan 2017</b>	156,048	(63,930)	(717)	(restated)*	(restated)*	2,925,281	13,939	2,939,220
Total comprehensive income/(loss) for 1H2017	-	-	(438)	(12,883)	92,426	79,105	89	79,194
Dividends paid	-	-	-	-	(39,943)	(39,943)	-	(39,943)
<b>Balance at 30th Jun 2017</b>	<b>156,048</b>	<b>(63,930)</b>	<b>(1,155)</b>	<b>(12,883)</b>	<b>2,886,363</b>	<b>2,964,443</b>	<b>14,028</b>	<b>2,978,471</b>
Total comprehensive income for 3Q2017	-	-	830	6,375	54,390	61,595	189	61,784
<b>Balance at 30th Sept 2017</b>	<b>156,048</b>	<b>(63,930)</b>	<b>(325)</b>	<b>(6,508)</b>	<b>2,940,753</b>	<b>3,026,038</b>	<b>14,217</b>	<b>3,040,255</b>

GROUP	Share Capital S\$'000	Treasury Shares S\$'000	Capital & Other Reserves S\$'000	Foreign Currency Translation Reserves S\$'000	Accum. Profits S\$'000	Total S\$'000	Non-controlling Interests S\$'000	Total Equity S\$'000
<b>Balance at 1st Jan 2018</b>	156,048	(63,930)	211	(restated)*	(restated)*	3,127,562	14,200	3,141,762
Total comprehensive income/(loss) for 1H2018	-	-	1,264	(7,964)	120,889	119,237	858	120,095
Dividends paid	-	-	-	-	(66,572)	(66,572)	(200)	(66,772)
<b>Balance at 30th Jun 2018</b>	<b>156,048</b>	<b>(63,930)</b>	<b>1,475</b>	<b>(10,880)</b>	<b>3,097,514</b>	<b>3,180,227</b>	<b>14,858</b>	<b>3,195,085</b>
Total comprehensive income/(loss) for 3Q2018	-	-	150	(22,488)	67,753	45,415	25	45,440
Purchase of treasury shares	-	(1,149)	-	-	-	(1,149)	-	(1,149)
<b>Balance at 30th Sept 2018</b>	<b>156,048</b>	<b>(65,079)</b>	<b>1,625</b>	<b>(33,368)</b>	<b>3,165,267</b>	<b>3,224,493</b>	<b>14,883</b>	<b>3,239,376</b>

\*restated - refer to paragraph 4

**1(e)(i) STATEMENT OF CHANGES IN EQUITY (cont'd)**

	<b>Share Capital S\$'000</b>	<b>Treasury Shares S\$'000</b>	<b>Capital Reserve S\$'000</b>	<b>Accum. Profits S\$'000</b>	<b>Total Equity S\$'000</b>
<b>COMPANY</b>					
<b>Balance at 1st Jan 2017</b>	<b>156,048</b>	<b>(63,930)</b>	-	<b>1,244,324</b>	<b>1,336,442</b>
Total comprehensive loss for 1H2017	-	-	-	(4,670)	(4,670)
Dividends paid	-	-	-	(39,943)	(39,943)
<b>Balance at 30th Jun 2017</b>	<b>156,048</b>	<b>(63,930)</b>	-	<b>1,199,711</b>	<b>1,291,829</b>
Total comprehensive income for 3Q2017	-	-	-	26,709	26,709
<b>Balance at 30th Sept 2017</b>	<b>156,048</b>	<b>(63,930)</b>	-	<b>1,226,420</b>	<b>1,318,538</b>

	<b>Share Capital S\$'000</b>	<b>Treasury Shares S\$'000</b>	<b>Capital Reserve S\$'000</b>	<b>Accum. Profits S\$'000</b>	<b>Total Equity S\$'000</b>
<b>COMPANY</b>					
<b>Balance at 1st Jan 2018</b>	<b>156,048</b>	<b>(63,930)</b>	-	<b>1,250,380</b>	<b>1,342,498</b>
Total comprehensive (loss) for 1H2018	-	-	-	(8,751)	(8,751)
Dividends paid	-	-	-	(66,572)	(66,572)
<b>Balance at 30th Jun 2018</b>	<b>156,048</b>	<b>(63,930)</b>	-	<b>1,175,057</b>	<b>1,267,175</b>
Total comprehensive income for 3Q2018	-	-	-	57,001	57,001
Purchase of treasury shares	-	(1,149)	-	-	(1,149)
<b>Balance at 30th Sept 2018</b>	<b>156,048</b>	<b>(65,079)</b>	-	<b>1,232,058</b>	<b>1,323,027</b>

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

	<b>3rd Quarter Ended 30-Sep-18</b>		<b>3rd Quarter Ended 30-Sep-17</b>		<b>Full Year Ended 31-Dec-17</b>	
	<b>No. of Ordinary Shares</b>	<b>S\$'000</b>	<b>No. of Ordinary Shares</b>	<b>S\$'000</b>	<b>No. of Ordinary Shares</b>	<b>S\$'000</b>
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 38,107,400 treasury shares held by the Company as at 30th September 2018 (31st December 2017 and 30th September 2017: 37,617,400) and this represents 5.73% of the total number of issued ordinary shares excluding treasury shares as at 30th September 2018 (31st December 2017 and 30th September 2017: 5.65%). The treasury shares were included in the above number of issued ordinary shares. There were no sale, transfer, cancellation and/or use of treasury shares for the financial period ended 30th September 2018.

The Company has no subsidiary holdings as at 30th September 2018 and 30th September 2017. There was no sale, transfer, cancellation and/or use of subsidiary holdings for the financial period ended 30th September 2018.

**2. AUDIT**

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

**3. ACCOUNTING POLICIES AND METHODS OF COMPUTATION**

Refer to paragraph 4.

#### 4. CHANGES IN ACCOUNTING POLICIES

In December 2017, the Accounting Standards Council (ASC) issued the Singapore Financial Reporting Standards (International) (SFRS(I)). SFRS(I) comprises standards and interpretations that are equivalent to International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) at 31 December 2017 that are applicable for annual period beginning on 1 January 2018. The Group's financial statements for the financial year ending 31 December 2018 will be prepared in accordance with SFRS(I).

In adopting the new framework, the Group will be required to apply the specific transition requirements in SFRS(I) 1 *First-time Adoption of Singapore Financial Reporting Standards (International)*. In addition to the adoption of the new framework, the Group will also concurrently apply the following SFRS(I)s, interpretations of SFRS(I)s and requirements of SFRS(I)s which are mandatorily effective from the same date.

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as that of the audited financial statements for the year ended 31 December 2017, except for the adoption of the SFRS(I) framework as described above and the new/revised SFRS(I) applicable for the period beginning 1 January 2018 as follows:

##### 4(i) SFRS(I) 1

Foreign currency translation reserve (FCTR)

The Group elected the optional exemption in SFRS(I) 1 to reset its cumulative FCTR for all foreign operations to nil at the date of transition, and reclassified the cumulative FCTR of \$25,727,000 as at 1 January 2017 determined in accordance with FRS at that date to retained earnings.

After the date of transition, any gain or loss on disposal of any foreign operations will exclude translation differences that arose before the date of transition.

##### 4(ii) SFRS(I) 9

For financial assets currently held at fair value, the Group will continue measuring all of these assets at fair value under SFRS(I) 9. The Group elected to present in OCI the changes in fair value of its Available-for-sale (AFS) equity securities that are held by the Group because these investments are not held for trading.

#### 5. EARNINGS PER ORDINARY SHARE

	3rd Quarter Ended 30 Sept		Nine Months Ended 30 Sept	
	2018	2017	2018	2017
Profit attributable to owners of the Company (S\$'000)	67,753	54,390	188,642	146,816
Weighted average number of shares (excluding treasury shares)	665,246,578	665,720,600	665,560,856	665,720,600
<b>Earnings per ordinary share for the period (cents)</b>				
i) Based on weighted average number of ordinary shares (excluding treasury shares)	10.18	8.17	28.34	22.05
ii) On a fully diluted basis	10.18	8.17	28.34	22.05

Basic earnings per share and earnings per share on a fully diluted basis were computed using the profit attributable to owners of the Company and the weighted average number of ordinary shares as disclosed above for each period.

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



## 6. NET ASSET VALUE PER ORDINARY SHARE

	GROUP		COMPANY	
	30-09-2018	31-12-2017	30-09-2018	31-12-2017
Net assets after adjusting for non-controlling interests (S\$'000)	3,224,493	<i>(restated)</i> 3,127,562	1,323,027	<i>(restated)</i> 1,342,498
Ordinary shares at end of period (excluding treasury shares)	665,230,600	665,720,600	665,230,600	665,720,600
<b>Net asset value per ordinary shares</b>	<b>\$4.85</b>	<b>\$4.70</b>	<b>\$1.99</b>	<b>\$2.02</b>

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 2018 and 31st December 2017 after adjusting for non-controlling interests and 665,230,600 ordinary shares (excluding treasury shares) as at 30th September 2018 and 665,720,600 ordinary shares (excluding treasury shares) as at 31st December 2017.

## 7. PERFORMANCE REVIEW OF THE GROUP

### 3QFY2018 vs 3QFY2017

Group revenue for 3QFY2018 amounted to S\$52.3 million, representing a 20% year-on-year increase from S\$43.7 million in 3QFY2017. The increase was due mainly to higher rental revenue from Ropemaker Place which was acquired on 15 June 2018. The increase in rental revenue was partially offset by lower sales recognition from two residential projects in Melbourne and Gold Coast in Australia.

Other operating income for 3QFY2018 comprised mainly a one-off “right of light” compensation of £3 million (approximately S\$5.3 million) received in relation to one of the Group’s investment properties in London. In 3QFY2017, other operating income comprised mainly distribution income from Eporo Tower, a jointly controlled residential development project in Melbourne, Australia.

The Group recorded an exchange loss in 3QFY2018 due to its net exposure in the Australian Dollar, which has weakened relative to the Singapore Dollar.

Profit from operations increased 12% to S\$45.7 million in 3QFY2018 compared to S\$40.7 million in 3QFY2017.

Higher finance costs were incurred in 3QFY2018 largely due to the additional bank borrowings to fund the acquisition of Ropemaker Place, as well as the increase in interest rates for the Group’s Singapore dollar and Pound Sterling borrowings.

The Group’s share of profit in associates, contributed by the development projects in Shanghai and Zhuhai increased by S\$15.5 million to S\$44.2 million in 3QFY2018. The Group’s share of profits in jointly controlled entities was lower in 3QFY2018 largely due to lower sales and higher sales and marketing expenses for the residential development project in Tangshan during the period.

Profit before taxation rose 18% from S\$65.5 million in 3QFY2017 to S\$77.1 million in 3QFY2018.

Profit attributable to owners of the Company in 3QFY2018 was S\$67.8 million, 25% higher than 3QFY2017. This translates to an earnings per share of 10.18 cents, compared to 8.17 cents in 3QFY2017.

## **7. PERFORMANCE REVIEW OF THE GROUP (cont'd)**

### **Nine Months Ended 30th Sept 2018 vs Nine Months Ended 30th Sept 2017**

In 9M FY2018, Group revenue amounted to S\$144.4 million, representing a 17% increase from S\$123.5 million in 9M FY2017. The increase was due to higher sales and rental income from development properties in Australia, as well as higher rental income contributed by Ropemaker Place as it was acquired in June 2018.

The Group's other operating income in 9M FY2018 amounted to S\$10.9 million, a decrease of 54% over the S\$23.7 million recorded in 9M FY2017. The main reasons for the decrease were the gain from the sale of an investment property, Rose Court, amounting to S\$7.4 million in FY2017, and lower distribution income from Eporo Tower in FY2018.

The Group recorded a fair value gain of S\$28.3 million relating to its 999-year investment property on Bukit Timah Road in 9M FY2018. The valuation exercise was undertaken in conjunction with the Group's sale of a 30-year leasehold interest relating to this site in 2QFY2018.

The Group suffered an exchange loss of S\$4.6 million in 9M FY2018. This was largely attributable to the Group's net asset exposures in Euro and Australian Dollar, which have weakened against the Singapore Dollar in 9M FY2018.

Profit from operations increased 27% to S\$135.4 million in 9M FY2018 compared to S\$106.6 million in 9M FY2017. Net finance cost was S\$28.4 million, 55% higher than the same period last year, mainly due to additional bank borrowings to fund the acquisitions of Lombard Street and Ropemaker Place, and the increase in interest rates for the Group's Singapore dollar and Pound Sterling borrowings.

The Group's share of profit in associates, contributed by the projects in Shanghai and Zhuhai, increased by S\$24.8 million to S\$98.4 million in 9M FY2018.

Profit before taxation increased 24% to S\$209.8 million in 9M FY2018. Income tax expense decreased by approximately S\$0.9 million.

Profit attributable to owners of the Company in 9M FY2018 was S\$188.6 million, 29% higher than 9M FY2017. This translates to an earnings per share of 28.34 cents, compared to 22.05 cents in 9M FY2017.

Total shareholders' fund as at 30th September 2018 amounted to S\$3.2 billion, representing a net asset value of S\$4.85 per share.

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

Not applicable.

## **9. COMMENTARY ON THE GROUP PROSPECTS**

The cooling measures in Singapore and China have dampened demand for residential properties. In the U.K., there is heightened uncertainty surrounding Brexit. We remain confident in the long-term prospects of the London office property market.

Overall, with our portfolio of investment properties and strong recurring income, we are able to cushion any adverse financial impact arising from these headwinds. We are well positioned to grow the Group's business in a sustainable manner.

**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

8 November 2018

**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 2018 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

8 November 2018