

**PART I INFORMATION REQUIRED FOR QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR ANNOUNCEMENTS**

1(a)(i) **An income statement and statement of comprehensive income, or a statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.**

**Consolidated Statement of Comprehensive Income**

	3 months ended 30 June			6 months ended 30 June		
	2015	2014	Increase / (Decrease) %	2015	2014	Increase / (Decrease) %
	<b>S\$'000</b>	<b>S\$'000</b>		<b>S\$'000</b>	<b>S\$'000</b>	
Sales	<b>56,599</b>	67,289	(15.9)	<b>160,378</b>	143,333	11.9
Cost of sales	<b>(43,657)</b>	(47,802)	(8.7)	<b>(127,940)</b>	(104,276)	22.7
Gross profit	<b>12,942</b>	19,487	(33.6)	<b>32,438</b>	39,057	(16.9)
Other income	<b>1,131</b>	831	36.1	<b>2,539</b>	1,836	38.3
Other (losses)/gains – net	<b>(2,084)</b>	1,398	nm	<b>(8,351)</b>	6,297	nm
Expenses						
- Distribution and marketing	<b>(3,042)</b>	(2,790)	9.0	<b>(6,211)</b>	(5,798)	7.1
- Administrative	<b>(8,135)</b>	(7,070)	15.1	<b>(15,484)</b>	(14,506)	6.7
- Finance	<b>(964)</b>	(968)	(0.4)	<b>(1,984)</b>	(1,913)	3.7
- Other	<b>(57)</b>	(131)	(56.5)	<b>(63)</b>	(654)	(90.4)
Share of results of						
- joint ventures	<b>6,168</b>	(3,268)	nm	<b>8,102</b>	(1,031)	nm
- associated companies	<b>602</b>	637	(5.5)	<b>1,251</b>	1,291	(3.1)
Profit before income tax	<b>6,561</b>	8,126	(19.3)	<b>12,237</b>	24,579	(50.2)
Income tax credit/(expense)	<b>82</b>	(2,611)	nm	<b>(2,122)</b>	(5,017)	(57.7)
<b>Net profit</b>	<b>6,643</b>	5,515	20.5	<b>10,115</b>	19,562	(48.3)
<b>Other comprehensive income/(loss):</b>						
<i>Items that may be reclassified subsequently to profit or loss:</i>						
Share of other comprehensive income/(loss) of:						
- joint ventures	<b>346</b>	(394)	nm	<b>(26)</b>	(300)	(91.3)
- associated companies	<b>(64)</b>	321	nm	<b>(64)</b>	232	nm
Currency translation (losses)/gains arising from consolidation	<b>(132)</b>	1,597	nm	<b>(8,839)</b>	6,174	nm
	<b>150</b>	1,524	(90.2)	<b>(8,929)</b>	6,106	nm
<i>Items that will not be reclassified subsequently to profit or loss:</i>						
Share of other comprehensive income of joint venture	<b>2,257</b>	3,377	(33.2)	<b>2,257</b>	3,377	(33.2)
Tax on revaluation gains	<b>(677)</b>	-	nm	<b>(677)</b>	-	nm
Other comprehensive income/(loss), net of tax	<b>1,730</b>	4,901	(64.7)	<b>(7,349)</b>	9,483	nm
Total comprehensive income	<b>8,373</b>	10,416	(19.6)	<b>2,766</b>	29,045	(90.5)
<b>Net profit attributable to:</b>						
Equity holders of the Company	<b>5,479</b>	5,541	(1.1)	<b>9,280</b>	17,414	(46.7)
Non-controlling interest	<b>1,164</b>	(26)	nm	<b>835</b>	2,148	(61.1)
	<b>6,643</b>	5,515	20.5	<b>10,115</b>	19,562	(48.3)
<b>Total comprehensive income attributable to:</b>						
Equity holders of the Company	<b>6,460</b>	9,097	(29.0)	<b>3,824</b>	24,148	(84.2)
Non-controlling interest	<b>1,913</b>	1,319	45.0	<b>(1,058)</b>	4,897	nm
	<b>8,373</b>	10,416	(19.6)	<b>2,766</b>	29,045	(90.5)

nm : not meaningful

**1(a)(ii) Other profit and loss items disclosure**

	3 months ended 30 June			6 months ended 30 June		
	2015	2014	Increase / (Decrease) %	2015	2014	Increase / (Decrease) %
	S\$'000	S\$'000		S\$'000	S\$'000	
The following items were credited/(charged) to the income statement:						
<u>Other income</u>						
Interest income						
- Bank deposits	243	471	(48.4)	390	1,011	(61.4)
- Advances to joint ventures	879	222	>100	1,739	441	>100
<u>Cost of sales and administrative expenses</u>						
Depreciation of property, plant and equipment	(2,380)	(2,583)	(7.9)	(4,398)	(4,943)	(11.0)
Amortisation of intangible assets	(919)	(940)	(2.2)	(1,838)	(1,906)	(3.6)
<u>Other (losses)/gains – net</u>						
Impairment losses of country club membership	-	-	-	-	(40)	nm
(Loss)/gain on disposal of:						
- Country club membership	(5)	-	nm	(5)	-	nm
- Property, plant and equipment	(2)	19	nm	(2)	(34)	(94.1)
Net currency translation (losses)/gains	(2,077)	1,379	nm	(8,344)	6,371	nm
<u>Finance expenses</u>						
Interest expense						
- Bank borrowings	(633)	(637)	(0.6)	(1,326)	(1,254)	5.7
- Advances from non-controlling interest	(331)	(331)	-	(658)	(659)	(0.2)
<u>Income tax expense</u>						
Over/(under) provision of income tax in prior financial years - net	1,816	(262)	nm	1,870	(509)	nm

nm : not meaningful

**1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.**
**Statements of financial position**

	<b>Group</b>		<b>Company</b>	
	<b>30.06.2015</b>	<b>31.12.2014</b>	<b>30.06.2015</b>	<b>31.12.2014</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	105,580	98,386	54,440	56,031
Trade and other receivables	80,650	81,376	166,449	167,003
Inventories	649	666	38	36
Development properties	472	38,691	-	-
Properties held for sale	123,863	123,863	-	-
	<b>311,214</b>	<b>342,982</b>	<b>220,927</b>	<b>223,070</b>
<b>Non-current assets</b>				
Investments in associated companies	9,613	8,424	696	696
Investments in joint ventures	239,661	241,107	300	300
Investments in subsidiaries	-	-	509,154	509,154
Other receivables	234,556	221,131	485,054	480,052
Investment properties	314,271	315,598	120,066	120,066
Property, plant and equipment	583,649	592,537	360,702	361,156
Intangible assets	149,062	151,506	-	-
Deferred income tax assets	526	1,413	-	-
	<b>1,531,338</b>	<b>1,531,716</b>	<b>1,475,972</b>	<b>1,471,424</b>
<b>Total assets</b>	<b>1,842,552</b>	<b>1,874,698</b>	<b>1,696,899</b>	<b>1,694,494</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	120,110	127,408	13,784	15,624
Current income tax liabilities	8,696	7,519	494	494
Borrowings	93,594	86,264	9,525	-
Provisions	5,202	5,923	-	-
	<b>227,602</b>	<b>227,114</b>	<b>23,803</b>	<b>16,118</b>
<b>Non-current liabilities</b>				
Other payables	403,022	406,687	606,173	605,295
Deferred income tax liabilities	25,296	27,481	548	548
Borrowings	-	19,476	-	-
Provisions	9,236	12,706	-	-
	<b>437,554</b>	<b>466,350</b>	<b>606,721</b>	<b>605,843</b>
<b>Total liabilities</b>	<b>665,156</b>	<b>693,464</b>	<b>630,524</b>	<b>621,961</b>
<b>NET ASSETS</b>	<b>1,177,396</b>	<b>1,181,234</b>	<b>1,066,375</b>	<b>1,072,533</b>
<b>EQUITY</b>				
<b>Capital and reserves attributable to equity holders of the Company</b>				
Share capital	457,046	439,617	457,046	439,617
Revaluation and other reserves	334,547	340,003	329,629	329,629
Retained profits	375,043	389,796	279,700	303,287
	<b>1,166,636</b>	<b>1,169,416</b>	<b>1,066,375</b>	<b>1,072,533</b>
<b>Non-controlling interest</b>	<b>10,760</b>	<b>11,818</b>	<b>-</b>	<b>-</b>
<b>TOTAL EQUITY</b>	<b>1,177,396</b>	<b>1,181,234</b>	<b>1,066,375</b>	<b>1,072,533</b>

**1(b)(ii) Aggregate amount of the group's borrowings and debt securities**

	As at 30.06.2015		As at 31.12.2014	
	Secured	Unsecured	Secured	Unsecured
	S\$'000	S\$'000	S\$'000	S\$'000
Amount repayable in one year or less, or on demand (net of transaction costs)	84,069	9,525	86,264	-
Amount repayable after one year (net of transaction costs)	-	-	19,476	-
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**Details of any collaterals**

The non-current bank borrowings as at 31 December 2014 included the Group's share of joint operations' bank borrowings of \$19,476,000 which are secured over the Group's share of joint operations' development properties. The remaining bank borrowings of the Group are secured over an investment property and certain property, plant and equipment.

**1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**
**Consolidated Statements of Cash Flows**

	3 months ended 30 June		6 months ended 30 June	
	2015 S\$'000	2014 S\$'000	2015 S\$'000	2014 S\$'000
<b>Cash flows from operating activities</b>				
Net profit	6,643	5,515	10,115	19,562
Adjustments for:				
Income tax (credit)/expense	(82)	2,611	2,122	5,017
Depreciation of property, plant and equipment	2,380	2,583	4,398	4,943
Amortisation of intangible assets	919	940	1,838	1,906
Impairment loss on a country club membership	-	-	-	40
Interest income	(1,122)	(693)	(2,129)	(1,452)
Interest expense	964	968	1,984	1,913
Loss/(gain) on disposal of property, plant and equipment	2	(19)	2	34
Loss on disposal of a country club membership	5	-	5	-
Share of results of joint ventures	(6,168)	3,268	(8,102)	1,031
Share of results of associated companies	(602)	(637)	(1,251)	(1,291)
Unrealised currency translation losses/(gains)	1,859	(1,306)	8,082	(6,269)
	4,798	13,230	17,064	25,434
Change in working capital:				
Trade and other receivables	3,949	331	190	(3,185)
Inventories	(48)	(291)	(25)	(678)
Development properties and properties held for sale	262	517	37,624	4,389
Trade and other payables	(9,532)	(3,712)	(8,948)	(13,268)
Provisions	(1,428)	(4,094)	(2,876)	(4,792)
Cash generated from operations	(1,999)	5,981	43,029	7,900
Income tax paid - net	(2,190)	(1,299)	(2,264)	(2,387)
<b>Net cash (used in)/provided by operating activities</b>	<b>(4,189)</b>	<b>4,682</b>	<b>40,765</b>	<b>5,513</b>
<b>Cash flows from investing activities</b>				
Additions to property, plant and equipment	(1,721)	(4,196)	(5,090)	(6,197)
Disposal of property, plant and equipment	-	13	272	289
Dividends received from a joint venture	7,306	2,881	7,306	2,881
Investment in joint ventures	(1,560)	-	(5,450)	-
Advances to joint ventures	(327)	(62,869)	(11,906)	(63,769)
Advances from a joint venture	-	7,200	-	10,920
Interest received	259	627	383	1,387
<b>Net cash provided by/(used in) investing activities</b>	<b>3,957</b>	<b>(56,344)</b>	<b>(14,485)</b>	<b>(54,489)</b>
<b>Cash flows from financing activities</b>				
Proceeds from borrowings	9,037	3,834	10,873	7,023
Repayment of borrowings	-	(630)	(19,500)	(4,180)
Interest paid	(1,756)	(1,184)	(3,059)	(2,164)
Dividend paid to shareholders	(6,604)	(4,392)	(6,604)	(4,392)
<b>Net cash provided by/(used in) financing activities</b>	<b>677</b>	<b>(2,372)</b>	<b>(18,290)</b>	<b>(3,713)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>445</b>	<b>(54,034)</b>	<b>7,990</b>	<b>(52,689)</b>
Cash and cash equivalents at beginning of financial period	105,364	267,165	98,386	264,975
Effects of currency translation on cash and cash equivalents	(229)	212	(796)	1,057
<b>Cash and cash equivalents at end of financial period</b>	<b>105,580</b>	<b>213,343</b>	<b>105,580</b>	<b>213,343</b>

Included in cash and cash equivalents of the Group is the Group's share of its joint operation's bank balances and deposits amounting to \$2,784,000 (30 June 2014: \$9,519,000) held under the development project rules in Singapore and the use of which is governed by these rules.

1(d)(i) **A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

**Consolidated Statement of Changes in Equity**

	← Attributable to equity holders of the Company →						Total	Non-controlling interest	Total equity	
	Share capital	Capital reserve	Asset revaluation reserve	Currency translation reserve	Fair value reserve	Hedging reserve				Retained profits
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
<b>Balance at 1 Apr 2015</b>	439,617	10,557	345,023	(20,214)	(625)	(1,175)	393,597	1,166,780	8,847	1,175,627
Shares issued in-lieu of dividend	17,429	-	-	-	-	-	(17,429)	-	-	-
Dividend paid to shareholders in cash	-	-	-	-	-	-	(6,604)	(6,604)	-	(6,604)
Total comprehensive income for the period	-	-	1,095	(369)	(64)	319	5,479	6,460	1,913	8,373
<b>Balance at 30 Jun 2015</b>	<b>457,046</b>	<b>10,557</b>	<b>346,118</b>	<b>(20,583)</b>	<b>(689)</b>	<b>(856)</b>	<b>375,043</b>	<b>1,166,636</b>	<b>10,760</b>	<b>1,177,396</b>

	← Attributable to equity holders of the Company →						Total	Non-controlling interest	Total equity	
	Share capital	Capital reserve	Asset revaluation reserve	Currency translation reserve	Fair value reserve	Hedging reserve				Retained profits
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
<b>Balance at 1 Apr 2014</b>	420,616	10,557	342,516	(4,525)	(653)	(266)	389,564	1,157,809	13,020	1,170,829
Shares issued in-lieu of dividend	19,001	-	-	-	-	-	(19,001)	-	-	-
Dividend paid to shareholders in cash	-	-	-	-	-	-	(4,392)	(4,392)	-	(4,392)
Total comprehensive income for the period	-	-	2,364	1,143	321	(272)	5,541	9,097	1,319	10,416
<b>Balance at 30 Jun 2014</b>	<b>439,617</b>	<b>10,557</b>	<b>344,880</b>	<b>(3,382)</b>	<b>(332)</b>	<b>(538)</b>	<b>371,712</b>	<b>1,162,514</b>	<b>14,339</b>	<b>1,176,853</b>

**Company's Statement of Changes in Equity**

	Share capital	Asset revaluation reserve	Retained profits	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 1 Apr 2015</b>	439,617	329,629	303,750	1,072,996
Shares issued in-lieu of dividend	17,429	-	(17,429)	-
Dividend paid to shareholders in cash	-	-	(6,604)	(6,604)
Total comprehensive loss for the period	-	-	(17)	(17)
<b>Balance at 30 Jun 2015</b>	<b>457,046</b>	<b>329,629</b>	<b>279,700</b>	<b>1,066,375</b>
	Share capital	Asset revaluation reserve	Retained profits	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 1 Apr 2014</b>	420,616	339,686	287,023	1,047,325
Shares issued in-lieu of dividend	19,001	-	(19,001)	-
Dividend paid to shareholders in cash	-	-	(4,392)	(4,392)
Total comprehensive income for the period	-	-	2,037	2,037
<b>Balance at 30 Jun 2014</b>	<b>439,617</b>	<b>339,686</b>	<b>265,667</b>	<b>1,044,970</b>

- 1(d)(ii) **Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

	3 months ended	
	30.06.2015	31.03.2015
	'000	'000
<u>Ordinary shares fully paid</u>		
Number of shares at beginning of financial period	400,587	400,587
Number of shares issued in-lieu of dividend	10,253	-
Number of shares at end of financial period	<b>410,840</b>	400,587

The Company does not have any convertibles.  
The Company does not have any treasury shares.

- 1(d)(iii) **To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

	As at 30.06.2015	As at 31.12.2014
	'000	'000
Number of issued shares excluding treasury shares	<b>410,840</b>	400,587

The Company does not have any treasury shares.

- 1(d)(iv) **A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable as the Company does not have any treasury shares.

**2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited nor reviewed by the Company's auditors.

**3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).**

Not applicable. Refer to item 2 above.

**4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The financial information has been prepared in accordance with the same accounting policies and methods of computation adopted in the most recent audited annual financial statements, except where new or amended Financial Reporting Standards ("FRS") and Interpretations to FRS ("INT FRS") became effective from the current financial year.

The adoption of the new or amended FRS and INT FRS did not result in substantial changes to the Group's accounting policies and had no material effect on the financial information.

Certain comparative figures have been reclassified to conform to current period's presentation.

**5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Please refer to item 4 above.

**6 Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.**

	3 months ended 30 June		6 months ended 30 June	
	2015 cents	2014 cents	2015 cents	2014 cents
Earnings per ordinary share (EPS) for the period based on net profits attributable to shareholders after deducting any provision for preference dividends: -				
(i) Based on weighted average number of ordinary shares in issue	1.37	1.42	2.32	4.47
(ii) On a fully diluted basis	1.37	1.42	2.32	4.47

**7 Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on and (b) immediately preceding financial year.**

	Group		Company	
	As at 30.06.2015	As at 31.12.2014	As at 30.06.2015	As at 31.12.2014
Net asset value (NAV) per ordinary share based on total number of issued shares excluding treasury shares as at the end of the period/year	\$ 2.87	\$ 2.95	\$ 2.60	\$ 2.68

The Company does not have any treasury shares.



**8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-**

- (a) any significant factors that affected the turnover, costs and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

**(a) Group performance review for the 3-month period ended 30 June 2015 ("Q2 FY15")**

**Revenue**

Revenue of the Group for Q2 FY15 of \$56.6 million showed a decline of 15.9% against Q2 FY14. This was despite the stable revenue contribution from the hospitality division, and the decline was mainly due to lower progressive revenue recognised for the euHabitat residential development project.

**Gross profit**

The Group's gross profit for Q2 FY15 was \$12.9 million which was 33.6% lower than Q2 FY14. This was mainly due to the lower revenue as mentioned above.

**Other income**

Other income of the Group for Q2 FY15 was \$1.1 million which was 36.1% higher than Q2 FY14. This was mainly due to the increase in interest income on the advances to the development joint venture for the Woods Square project.

**Other net losses**

The Group's other net losses for Q2 FY15 of \$2.1 million was due to the currency translation losses arising from the translation of the monetary assets and liabilities denominated in foreign currencies arising from the strengthening of the Singapore Dollar. Other net gains of \$1.4 million for Q2 FY14 related to the currency translation gains.

**Share of results of joint ventures**

The Group's share of results of joint ventures mainly relates to the joint ventures with Toga Pty Ltd ("Toga") for the hospitality businesses which are predominantly in Australia. The share of profits seen in Q2 FY15 of \$6.2 million included the Group's share of the profit arising from the sale of the Adina Apartment Hotel Brisbane that was completed in April 2015, while the share of losses in Q2 FY14 was contributed by Group's share of the revaluation decrease of the joint venture's land and buildings.

**Income tax credit/expense**

Income tax credit of the Group for Q2 FY15 of \$0.1 million was due to an over-provision of income tax in prior financial year.

**Net profit**

Net profit of the Group for Q2 FY15 was \$6.6 million which was 20.5% higher than Q2 FY14. This was mainly due to the higher share of results of joint ventures offset by the lower contribution from the euHabitat project and the currency translation losses.

**(b) Cash flow, working capital, assets or liabilities of the Group**

**Cash flow and working capital**

The Group generated a net increase in cash and cash equivalents for Q2 FY15 of \$0.4 million compared to a net decrease of \$54.0 million in Q2 FY14.

Net cash outflows from operating activities of the Group for Q2 FY15 were \$4.2 million as compared to net cash inflows of \$4.7 million for Q2 FY14. Net cash inflows from investing activities of the Group for Q2 FY15 were \$4.0 million as compared to net cash outflows of \$56.3 million for Q2 FY14. The increase was mainly due to the decrease in advances provided to the development project joint ventures and higher dividend from joint venture. Net cash inflows from financing activities of the Group for Q2 FY15 were \$0.7 million as compared to net cash outflows of \$2.4 million for Q2 FY14. The increase was mainly due to the proceeds of bank borrowings offset by higher dividend paid to shareholders.

**Assets**

The Group's total assets as at 30 June 2015 were \$1,842.6 million. As compared to 31 December 2014, the total assets declined by \$32.1 million mainly due to the decrease in development properties as a result of the sale of 7 and 11 Bassein Road.

**Liabilities**

The Group's total liabilities as at 30 June 2015 were \$665.2 million which \$28.3 million lower than 31 December 2014. This was mainly due to the repayment of borrowings using the proceeds from the sale of 7 and 11 Bassein Road.

**9 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

The results are in line with comments previously disclosed to shareholders.

**10 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

**Hospitality**

In May 2015, the Reserve Bank of Australia lowered its expectations for economic growth outlook to mid-2017. Nationally, room rates are forecasted to grow modestly. Sydney and Melbourne are expected to lead the room rate growth. Meanwhile the demand in Perth and Brisbane will continue to be suppressed by the decline of the mining sector.

In Singapore, the relative strength of the Singapore Dollar and the continued decline in the tourism arrivals will continue to affect the hospitality demand in 2015. The figures released by the Singapore Tourism Board showed that the tourism arrivals between January and May 2015 were 4.1% lower than the same period a year ago.

The Group will continue to grow its hospitality businesses by increasing the number of management contracts, acquiring strategic assets and divesting properties to recycle capital for re-deployment towards higher yielding growth opportunities when appropriate.

**Property development**

In May 2015, the Group expanded its existing overseas property development portfolio by entering into agreements to acquire four properties located in Newcastle upon Tyne, England, United Kingdom. The acquisitions will be completed when the conditions precedent are met based on the terms of the respective agreements. The four properties included two land sites for development, an existing student accommodation, and another under development. The latter is expected to be completed in the second half of 2015. Meanwhile, the Group's joint venture with Toga to develop a mixed-use residential and retail/commercial harbourfront project in Sydney, Australia is on track with its development schedule.

In Singapore, the Group's various joint venture projects are progressing well. These included residential projects like euHabitat and RiverTrees Residences as well as commercial projects like SBF Center and Woods Square. In particular, euHabitat which is 99.9% sold is expected to obtain its temporary occupancy certificate in Q4 FY15. We expect that the various cooling measures will continue to dampen home-buying demand. The prices of private residential properties are expected to remain subdued in 2015.

The Group will continue to seek suitable property development opportunities that fit our strategy for our property development business.

**11 Dividend**

**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on?

None.

**(b) Corresponding Period of the Immediately Preceding Financial Year**

None.

**(c) Date payable**

Not applicable.

**(d) Book closure date**

Not applicable.

**12 If no dividend has been declared/recommended, a statement to that effect**

Not applicable.

**13 If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Company had obtained approval for a shareholders' mandate for interested person transactions under Rule 920(1)(a)(ii) as set out in the circular to shareholders dated 24 June 2013.

Name of interested person	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than \$100,000)	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)
	6 months ended 30 June 2015 S\$'000	S\$'000
Dollar Land Singapore Private Limited Hospitality management income	194	-
Far East Hospitality Real Estate Investment Trust Rental expense on operating leases - offices - hotels and serviced residences	(558) (12,293)	- -
Far East Management (Private) Limited Management service fees Hospitality services Rental income on operating leases - offices	(1,045) (839) 153	- - -
Far East Organization Centre Pte Ltd Hospitality management income	1,278	-
Golden Development Private Limited Hospitality management income	1,498	-
Golden Landmark Pte Ltd Hospitality management income	709	-
Orchard Mall Pte Ltd Hospitality management income	466	-
Orchard Parksuites Pte Ltd Hospitality management income	841	-
Oxley Hill Properties Pte Ltd Hospitality management income	308	-
Riverland Pte Ltd Hospitality management income	242	-
Serene Land Pte Ltd Hospitality management income	933	-
Transurban Properties Pte Ltd Hospitality management income	909	-

The Company's wholly-owned subsidiary, OPH Marymount Limited entered into a sale and purchase agreement to dispose of its interest in 7 and 11 Bassein Road to Transurban Properties Pte Ltd as announced on 29 January 2015.

**By Order of the Board**

Mr Lui Chong Chee  
Director  
5 August 2015

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

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of Far East Orchard Limited which may render the unaudited financial statements for the period ended 30 June 2015 to be false or misleading in any material respect.

On behalf of the Board of Directors

Koh Boon Hwee  
Chairman

Lui Chong Chee  
Group CEO & Managing Director

5 August 2015

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.