

**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 31 March		Increase / (Decrease) %
	2016	2015	
	<b>S\$'000</b>	S\$'000	
Sales	51,088	103,779	(50.8)
Cost of sales	<b>(34,226)</b>	(84,181)	(59.3)
Gross profit	<b>16,862</b>	19,598	(14.0)
Other income	<b>2,123</b>	1,408	50.8
Other losses – net	<b>(207)</b>	(6,297)	(96.7)
Expenses			
- Distribution and marketing	<b>(2,575)</b>	(3,169)	(18.7)
- Administrative	<b>(7,433)</b>	(7,421)	0.2
- Finance	<b>(1,072)</b>	(1,020)	5.1
- Other	<b>(192)</b>	(6)	>100
Share of profit of			
- joint ventures	<b>20,860</b>	1,934	>100
- associated companies	<b>667</b>	649	2.8
Profit before income tax	<b>29,033</b>	5,676	>100
Income tax expense	<b>(7,043)</b>	(2,204)	>100
<b>Total profit</b>	<b>21,990</b>	3,472	>100
<b>Other comprehensive income:</b>			
Items that may be reclassified subsequently to profit or loss:			
Share of other comprehensive loss of joint ventures	<b>(53)</b>	(372)	(85.8)
Currency translation gains/(losses) arising from consolidation	<b>1,730</b>	(8,707)	nm
<b>Other comprehensive gain/(loss), net of tax</b>	<b>1,677</b>	(9,079)	nm
<b>Total comprehensive income/(loss)</b>	<b>23,667</b>	(5,607)	nm
<b>Total profit attributable to:</b>			
Equity holders of the Company	<b>16,875</b>	3,801	>100
Non-controlling interest	<b>5,115</b>	(329)	nm
	<b>21,990</b>	3,472	>100
<b>Total comprehensive income/(loss) attributable to:</b>			
Equity holders of the Company	<b>18,340</b>	(2,636)	nm
Non-controlling interest	<b>5,327</b>	(2,971)	nm
	<b>23,667</b>	(5,607)	nm

nm : not meaningful

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

	3 months ended		Increase / (Decrease) %
	2016	2015	
	<b>S\$'000</b>	S\$'000	
The following items were credited/(charged) to the income statement:			
<u>Other income</u>			
Interest income from:			
- Bank deposits	<b>415</b>	147	>100
- Advances to joint ventures	<b>883</b>	860	2.7
<u>Cost of sales and administrative expenses</u>			
Depreciation of property, plant and equipment	<b>(2,192)</b>	(2,018)	8.6
Amortisation of intangible assets	<b>(908)</b>	(919)	(1.2)
Write-off of property, plant and equipment	<b>(15)</b>	-	nm
<u>Other losses – net</u>			
Impairment loss on property, plant and equipment	-	(30)	nm
Currency exchange losses - net	<b>(207)</b>	(6,267)	(96.7)
<u>Finance expenses</u>			
Interest expense for:			
- Bank borrowings	<b>(745)</b>	(693)	7.5
- Advances from non-controlling interest	<b>(327)</b>	(327)	-
<u>Income tax expense</u>			
Over provision of income tax in prior financial years - net	<b>338</b>	54	>100

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**

	Group		Company	
	31.3.2016 S\$'000	31.12.2015 S\$'000	31.3.2016 S\$'000	31.12.2015 S\$'000
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	152,488	127,072	105,909	74,854
Trade and other receivables	52,495	75,284	204,384	204,248
Inventories	571	592	7	10
Properties held for sale	124,030	124,030	-	-
	<b>329,584</b>	<b>326,978</b>	<b>310,300</b>	<b>279,112</b>
<b>Non-current assets</b>				
Investments in associated companies	10,457	9,790	696	696
Investments in joint ventures	268,822	247,677	300	300
Investments in subsidiaries	-	-	511,691	509,154
Other receivables	216,419	223,538	481,983	507,578
Investment properties	416,756	408,630	126,743	126,743
Property, plant and equipment	568,533	567,117	334,360	334,522
Intangible assets	141,355	142,258	-	-
Deferred income tax assets	99	99	-	-
	<b>1,622,441</b>	<b>1,599,109</b>	<b>1,455,773</b>	<b>1,478,993</b>
<b>Total assets</b>	<b>1,952,025</b>	<b>1,926,087</b>	<b>1,766,073</b>	<b>1,758,105</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	114,893	122,486	11,686	13,231
Current income tax liabilities	9,619	9,442	494	494
Borrowings	126,883	121,809	82,496	74,271
Provisions	2,865	3,438	-	-
	<b>254,260</b>	<b>257,175</b>	<b>94,676</b>	<b>87,996</b>
<b>Non-current liabilities</b>				
Other payables	406,886	408,711	614,045	613,974
Deferred income tax liabilities	35,489	30,398	431	431
Borrowings	35,627	33,061	-	-
Provisions	3,413	4,059	-	-
	<b>481,415</b>	<b>476,229</b>	<b>614,476</b>	<b>614,405</b>
<b>Total liabilities</b>	<b>735,675</b>	<b>733,404</b>	<b>709,152</b>	<b>702,401</b>
<b>NET ASSETS</b>	<b>1,216,350</b>	<b>1,192,683</b>	<b>1,056,921</b>	<b>1,055,704</b>
<b>EQUITY</b>				
<b>Capital and reserves attributable to equity holders of the Company</b>				
Share capital	457,046	457,046	457,046	457,046
Revaluation and other reserves	322,472	322,029	303,752	303,752
Retained profits	412,798	394,901	296,123	294,906
	<b>1,192,316</b>	<b>1,173,976</b>	<b>1,056,921</b>	<b>1,055,704</b>
<b>Non-controlling interest</b>	<b>24,034</b>	<b>18,707</b>	<b>-</b>	<b>-</b>
<b>TOTAL EQUITY</b>	<b>1,216,350</b>	<b>1,192,683</b>	<b>1,056,921</b>	<b>1,055,704</b>

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

	As at 31.3.2016		As at 31.12.2015	
	Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
Amount repayable in one year or less, or on demand (net of transaction costs)	44,387	82,496	47,538	74,271
Amount repayable after one year (net of transaction costs)	35,627	-	33,061	-

**Details of any collaterals**

The secured bank borrowings of the Group are secured over certain investment properties 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 31 March	
	2016	2015
	S\$'000	S\$'000
<b>Cash flows from operating activities</b>		
Net profit	21,990	3,472
Adjustments for:		
Income tax expense	7,043	2,204
Depreciation of property, plant and equipment	2,192	2,018
Amortisation of intangible assets	908	919
Write-off of/impairment loss on property, plant and equipment	15	30
Interest income	(1,298)	(1,007)
Interest expense	1,072	1,020
Share of profit of joint ventures	(20,860)	(1,934)
Share of profit of associated companies	(667)	(649)
Unrealised currency translation losses	205	6,223
	<b>10,600</b>	<b>12,296</b>
Change in working capital:		
Trade and other receivables	21,967	(3,789)
Inventories	13	23
Development properties	-	37,362
Trade and other payables	(8,878)	584
Provisions	(1,027)	(1,448)
Cash generated from operations	<b>22,675</b>	<b>45,028</b>
Interest paid	(45)	-
Income tax paid - net	(1,681)	(74)
<b>Net cash provided by operating activities</b>	<b>20,949</b>	<b>44,954</b>
<b>Cash flows from investing activities</b>		
Additions to property, plant and equipment	(1,037)	(3,097)
Additions to investment properties	(13,930)	-
Investments in joint ventures	-	(3,890)
Advances to joint ventures	-	(11,579)
Advances from a joint venture	8,000	-
Interest received	328	124
<b>Net cash used in investing activities</b>	<b>(6,639)</b>	<b>(18,442)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	12,390	1,836
Repayment of borrowings	-	(19,500)
Interest paid	(1,436)	(1,303)
<b>Net cash provided by/(used in) financing activities</b>	<b>10,954</b>	<b>(18,967)</b>
<b>Net increase in cash and cash equivalents</b>	<b>25,264</b>	<b>7,545</b>
<b>Cash and cash equivalents</b>		
Beginning of financial period	127,072	98,386
Effects of currency translation on cash and cash equivalents	152	(567)
<b>End of financial period</b>	<b>152,488</b>	<b>105,364</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 \$3,921,000 (31 March 2015: \$3,204,000) 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 Jan 2016</b>	457,046	10,557	335,727	(21,569)	(1,807)	(879)	394,901	1,173,976	18,707	1,192,683
Profit for the period	-	-	-	-	-	-	16,875	16,875	5,115	21,990
Other comprehensive income for the period	-	-	-	1,465	-	-	-	1,465	212	1,677
Share of a joint venture's transfer of revaluation gains to retained profits, net of tax	-	-	(1,022)	-	-	-	1,022	-	-	-
<b>Total comprehensive income for the period</b>	-	-	(1,022)	1,465	-	-	17,897	18,340	5,327	23,667
<b>Balance at 31 Mar 2016</b>	<b>457,046</b>	<b>10,557</b>	<b>334,705</b>	<b>(20,104)</b>	<b>(1,807)</b>	<b>(879)</b>	<b>412,798</b>	<b>1,192,316</b>	<b>24,034</b>	<b>1,216,350</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	
Balance at 1 Jan 2015	439,617	10,557	345,023	(14,055)	(625)	(897)	389,796	1,169,416	11,818	1,181,234
Profit for the period	-	-	-	-	-	-	3,801	3,801	(329)	3,472
Other comprehensive loss for the period	-	-	-	(6,159)	-	(278)	-	(6,437)	(2,642)	(9,079)
Total comprehensive loss for the period	-	-	-	(6,159)	-	(278)	3,801	(2,636)	(2,971)	(5,607)
Balance at 31 Mar 2015	439,617	10,557	345,023	(20,214)	(625)	(1,175)	393,597	1,166,780	8,847	1,175,627

**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 Jan 2016</b>	457,046	303,752	294,906	1,055,704
Profit for the period	-	-	1,217	1,217
<b>Total comprehensive income for the period</b>	-	-	1,217	1,217
<b>Balance at 31 Mar 2016</b>	<b>457,046</b>	<b>303,752</b>	<b>296,123</b>	<b>1,056,921</b>

	Share capital	Asset revaluation reserve	Retained profits	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 Jan 2015	439,617	329,629	303,287	1,072,533
Profit for the period	-	-	463	463
Total comprehensive income for the period	-	-	463	463
Balance at 31 Mar 2015	439,617	329,629	303,750	1,072,996

- 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	
	31.03.2016	31.12.2015
	'000	'000
<u>Ordinary shares fully paid</u>		
Number of shares at beginning and end of financial period	<b>410,840</b>	410,840

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	As at
	31.03.2016	31.12.2015
	'000	'000
Number of issued shares excluding treasury shares	<b>410,840</b>	410,840

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 31 March	
	<b>2016</b>	2015
	<b>Cents</b>	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	<b>4.11</b>	0.95
(ii) On a fully diluted basis	<b>4.11</b>	0.95

**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	As at	As at	As at
	<b>31.03.2016</b>	31.12.2015	<b>31.03.2016</b>	31.12.2015
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	<b>\$ 2.90</b>	\$ 2.86	<b>\$ 2.57</b>	\$ 2.57

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 31 March 2016 ("Q1 FY16")****Revenue**

Revenue of the Group for Q1 FY16 of \$51.1 million showed a decline of 50.8% against Q1 FY15. The decline was due to absence of the progressive revenue recognised for the euHabitat residential development project in Q1 FY15. The other reason was due to the sale of the Group's 30% interest in 7 and 11 Bassein Road to an interested party, Transurban Properties Pte Ltd that took place in Q1 FY15. The revenue contribution from the hospitality division also declined mainly due to the early termination of the onerous lease agreement for Rendezvous Hotel Adelaide on 1 September 2015.

The decline was partially offset with contribution from the Group's acquisition of the two operating student accommodation buildings in the UK in September 2015.

**Gross profit**

The Group's gross profit for Q1 FY16 was \$16.9 million which was 14.0% lower than Q1 FY15. This was mainly due to the lower revenue as explained above.

**Other income**

Other income of the Group for Q1 FY16 was \$2.1 million which was 50.8% higher than Q1 FY15. This was mainly due to the higher interest income from higher interest rates on our bank deposits as compared to the corresponding period.

**Other losses**

The Group's other net losses comprised mainly currency translation losses arising from the translation of the monetary assets and liabilities denominated in foreign currencies. As compared to Q1 FY15, the lower net losses in Q1 FY16 were a result of smaller fluctuations of the foreign currencies against the Singapore Dollar.

**Share of profit of joint ventures**

The Group's share of results of joint ventures increased mainly due to increase in contributions from property development joint ventures and the hospitality joint ventures. The latter was mainly due to the gain on sale of Vibe Hotel Sydney in Australia.

**Income tax expense**

Income tax expense of the Group for Q1 FY16 was much higher than Q1 FY15 due to higher taxable profit. This was mainly due to the tax on the gain on sale of Vibe Hotel Sydney in Australia.

**Total profit**

Net profit of the Group for Q1 FY16 was \$18.5 million higher than Q1 FY15 mainly due to lower currency translation losses and stronger performance from the joint ventures, partially offset by the lower profit recognition from property development.

**(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 Q1 FY16 of \$25.3 million compared to \$7.5 million in Q1 FY15.

Net cash inflows from operating activities of the Group for Q1 FY16 were \$20.9 million as compared to \$45.0 million for Q1 FY15. Net cash outflows from investing activities of the Group for Q1 FY16 were \$6.6 million as compared to \$18.4 million for Q1 FY15. These outflows were due to the acquisition of the new student accommodation property in Brighton, UK and development of student accommodation properties, partially offset by the repayment of advances from a joint venture for Q1 FY16. Net cash inflows from financing activities of the Group for Q1 FY16 were \$11.0 million as compared to cash outflow of \$19.0 million for Q1 FY15. The increase was mainly due to the net proceeds from bank borrowings.

**Assets**

The Group's total assets as at 31 March 2016 were \$1,952.0 million. As compared to 31 December 2015, the total assets increased by \$25.9 million mainly due to the share of the stronger performance from the joint ventures and the acquisition and development of student accommodation properties.



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

The Group's total liabilities as at 31 March 2016 were \$735.7 million which was \$2.3 million higher than 31 December 2015. This was mainly due the drawdown of borrowings to fund the acquisition and development of student accommodation properties and provision of deferred income tax liabilities offset by the timing difference of payables.

**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 Singapore, 2016 will continue to be challenging for the Group's hospitality division. The hospitality market is expected to face softer demand and increased competition due to the rapid increase in supply of rooms. This is expected to negatively impact the overall revenue per available room (RevPAR).

In Australia, the tourism market saw an increase in both the number of visitors and visitor nights in 2015. The uptrend is expected to continue with international arrivals and domestic overnight trips forecasted to grow at an average annual growth rate of 5.4% and 5.3% per annum respectively over the next three years. Whilst the uptrend is expected to benefit the hospitality sector in Australia, the pace of growth will vary amongst the different states that the Group operates in.

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. To this end, the Group opened two new hotels (Oasia Suites Kuala Lumpur, Malaysia and Oasia Hotel Downtown, Singapore) on 18 April 2016 and will be opening a new serviced residence (Oasia Residence, Singapore) later this year.

**Property**

In Singapore, the Group's property development joint venture projects, namely RiverTrees Residences, SBF Center and Woods Square are progressing well. SBF Center, which is 96% sold, is expected to obtain its temporary occupancy certificate this year. With the ongoing cooling measures imposed by the Government, we expect a subdued property market ahead.

In the United Kingdom, the development works for the student accommodation buildings of the Group are progressing as planned.

In Australia, the Group's joint venture with Toga to develop a mixed-use residential and retail/commercial project, Harbourfront Balmain, in Sydney is on track with its sales target and development schedule. We expect the project to be completed in 2017.

The Group will continue to seek suitable real estate opportunities that fit with our strategy as a diversified real estate player.

**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)
	3 months ended 31 March 2016 S\$'000
Far East Hospitality Real Estate Investment Trust	
Rental expense on operating leases	
- offices	(317)
- hotels and serviced residences	(5,989)
Far East Management (Private) Limited	
Management service fees	(508)
Hospitality services	(418)
Far East Organization Centre Pte Ltd	
Hospitality management income	626
Golden Development Private Limited	
Hospitality management income	739
Golden Landmark Pte Ltd	
Hospitality management income	349
Orchard Mall Pte Ltd	
Hospitality management income	225
Orchard Parksuites Pte Ltd	
Hospitality management income	416
Oxley Hill Properties Pte Ltd	
Hospitality management income	128
Riverland Pte Ltd	
Hospitality management income	123
Serene Land Pte Ltd	
Hospitality management income	467
Transurban Properties Pte Ltd	
Hospitality management income	472

**By Order of the Board**

Mr Lui Chong Chee  
Director  
20 April 2016

**Confirmation 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 31 March 2016 to be false or misleading in any material respect.

**Confirmation Pursuant to Rule 720(1) of the Listing Manual**

Far East Orchard Limited confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

On behalf of the Board of Directors

Koh Boon Hwee  
Chairman

20 April 2016

Lui Chong Chee  
Group CEO & Managing Director

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.