

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		
	2016	2015	Increase / (Decrease) %	2016	2015	Increase / (Decrease) %
	S\$'000	S\$'000		S\$'000	S\$'000	
Sales	44,695	56,599	(21.0)	95,783	160,378	(40.3)
Cost of sales	(32,664)	(43,657)	(25.2)	(66,890)	(127,940)	(47.7)
Gross profit	12,031	12,942	(7.0)	28,893	32,438	(10.9)
Other income	2,173	1,131	92.1	4,296	2,539	69.2
Other losses – net	(2,333)	(2,084)	11.9	(2,540)	(8,351)	(69.6)
Expenses						
- Distribution and marketing	(2,580)	(3,042)	(15.2)	(5,155)	(6,211)	(17.0)
- Administrative	(8,255)	(8,135)	1.5	(15,688)	(15,484)	1.3
- Finance	(1,313)	(964)	36.2	(2,385)	(1,984)	20.2
- Other	(501)	(57)	>100	(693)	(63)	>100
Share of profit of						
- joint ventures	36,691	6,168	>100	57,551	8,102	>100
- associated companies	626	602	4.0	1,293	1,251	3.4
Profit before income tax	36,539	6,561	>100	65,572	12,237	>100
Income tax (expense)/credit	(2,366)	82	nm	(9,409)	(2,122)	>100
Total profit	34,173	6,643	>100	56,163	10,115	>100
Other comprehensive income/(loss):						
<i>Items that may be reclassified subsequently to profit or loss:</i>						
Share of other comprehensive income/(loss) of:						
- joint ventures	19	346	(94.5)	(34)	(26)	30.8
- associated companies	(552)	(64)	>100	(552)	(64)	>100
Currency translation losses arising from consolidation	(10,509)	(132)	>100	(8,779)	(8,839)	(0.7)
	(11,042)	150	nm	(9,365)	(8,929)	4.9
<i>Items that will not be reclassified subsequently to profit or loss:</i>						
Share of other comprehensive income of joint venture	2,108	2,257	(6.6)	2,108	2,257	(6.6)
Tax on revaluation gains	(290)	(677)	(57.2)	(290)	(677)	(57.2)
Other comprehensive (loss)/income, net of tax	(9,224)	1,730	nm	(7,547)	(7,349)	2.7
Total comprehensive income	24,949	8,373	>100	48,616	2,766	>100
Total profit attributable to:						
Equity holders of the Company	37,038	5,479	>100	53,913	9,280	>100
Non-controlling interest	(2,865)	1,164	nm	2,250	835	>100
	34,173	6,643	>100	56,163	10,115	>100
Total comprehensive income attributable to:						
Equity holders of the Company	30,227	6,460	>100	48,567	3,824	>100
Non-controlling interest	(5,278)	1,913	nm	49	(1,058)	nm
	24,949	8,373	>100	48,616	2,766	>100

nm : not meaningful

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

	3 months ended 30 June			6 months ended 30 June		
	2016	2015	Increase / (Decrease) %	2016	2015	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 from:						
- Bank deposits	523	243	>100	938	390	>100
- Advances to joint ventures	1,325	879	50.7	2,208	1,739	27.0
<u>Cost of sales and administrative expenses</u>						
Depreciation of property, plant and equipment	(2,277)	(2,380)	(4.3)	(4,469)	(4,398)	1.6
Amortisation of intangible assets	(1,244)	(919)	35.4	(2,152)	(1,838)	17.1
Impairment losses of property, plant and equipment	(11)	(66)	(83.3)	(26)	(96)	(72.9)
Allowance of doubtful debts	(379)	-	nm	(379)	-	nm
<u>Other losses – net</u>						
(Loss)/gain on disposal of:						
- Country club membership	-	(5)	nm	-	(5)	nm
- Property, plant and equipment	8	(2)	nm	8	(2)	nm
Currency translation losses - net	(2,341)	(2,077)	12.7	(2,548)	(8,344)	(69.5)
<u>Finance expenses</u>						
Interest expense for:						
- Bank borrowings	(982)	(633)	55.1	(1,727)	(1,326)	30.2
- Advances from non-controlling interest	(331)	(331)	-	(658)	(658)	-
<u>Income tax expense</u>						
Over provision of income tax in prior financial years - net	392	1,816	(78.4)	730	1,870	(61.0)

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	
	30.06.2016	31.12.2015	30.06.2016	31.12.2015
	S\$'000	S\$'000	S\$'000	S\$'000
ASSETS				
Current assets				
Cash and cash equivalents	185,794	127,072	111,391	74,854
Trade and other receivables	32,752	75,284	203,478	204,248
Inventories	541	592	6	10
Properties held for sale	124,030	124,030	-	-
	343,117	326,978	314,875	279,112
Non-current assets				
Investments in associated companies	10,531	9,790	696	696
Investments in joint ventures	296,339	247,677	300	300
Investments in subsidiaries	-	-	511,691	509,154
Other receivables	214,246	223,538	486,267	507,578
Investment properties	413,021	408,630	126,743	126,743
Property, plant and equipment	569,912	567,117	334,347	334,522
Intangible assets	139,712	142,258	-	-
Deferred income tax assets	96	99	-	-
	1,643,857	1,599,109	1,460,044	1,478,993
Total assets	1,986,974	1,926,087	1,774,919	1,758,105
LIABILITIES				
Current liabilities				
Trade and other payables	129,006	122,486	11,851	13,231
Current income tax liabilities	8,269	9,442	494	494
Borrowings	138,374	121,809	97,598	74,271
Provisions	1,782	3,438	-	-
	277,431	257,175	109,943	87,996
Non-current liabilities				
Other payables	405,433	408,711	614,146	613,974
Deferred income tax liabilities	29,307	30,398	431	431
Borrowings	36,198	33,061	-	-
Provisions	3,512	4,059	-	-
	474,450	476,229	614,577	614,405
Total liabilities	751,881	733,404	724,520	702,401
NET ASSETS	1,235,093	1,192,683	1,050,399	1,055,704
EQUITY				
Capital and reserves attributable to equity holders of the Company				
Share capital	475,489	457,046	475,489	457,046
Revaluation and other reserves	315,661	322,029	303,752	303,752
Retained profits	425,187	394,901	271,158	294,906
	1,216,337	1,173,976	1,050,399	1,055,704
Non-controlling interest	18,756	18,707	-	-
TOTAL EQUITY	1,235,093	1,192,683	1,050,399	1,055,704

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

	As at 30.06.2016		As at 31.12.2015	
	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)	40,776	97,598	47,538	74,271
Amount repayable after one year (net of transaction costs)	36,198	-	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 30 June		6 months ended 30 June	
	2016 S\$'000	2015 S\$'000	2016 S\$'000	2015 S\$'000
Cash flows from operating activities				
Net profit	34,173	6,643	56,163	10,115
Adjustments for:				
Income tax expense/(credit)	2,366	(82)	9,409	2,122
Depreciation of property, plant and equipment	2,277	2,380	4,469	4,398
Amortisation of intangible assets	1,244	919	2,152	1,838
Impairment loss on property, plant and equipment	11	66	26	96
Interest income	(1,848)	(1,122)	(3,146)	(2,129)
Interest expense	1,313	964	2,385	1,984
(Gain)/loss on disposal of property, plant and equipment	(8)	2	(8)	2
Loss on disposal of a country club membership	-	5	-	5
Share of profit of joint ventures	(36,691)	(6,168)	(57,551)	(8,102)
Share of profit of associated companies	(626)	(602)	(1,293)	(1,251)
Unrealised currency translation losses	2,307	1,859	2,512	8,082
	4,518	4,864	15,118	17,160
Change in working capital:				
Trade and other receivables	19,984	3,883	41,951	94
Inventories	26	(48)	39	(25)
Development properties	-	262	-	37,624
Trade and other payables	13,468	(9,532)	4,590	(8,948)
Provisions	(1,033)	(1,428)	(2,060)	(2,876)
Cash generated from/(used in) operations	36,963	(1,999)	59,638	43,029
Interest paid	(45)	(44)	(90)	(44)
Income tax paid - net	(3,156)	(381)	(4,837)	(455)
Net cash provided by/(used in) operating activities	33,762	(2,424)	54,711	42,530
Cash flows from investing activities				
Additions to property, plant and equipment	(10,228)	(1,721)	(11,265)	(5,090)
Additions to investment properties	(5,477)	-	(19,407)	-
Disposal of property, plant and equipment	11	-	11	272
Dividends received from joint ventures	23,915	7,306	23,915	7,306
Investment in joint ventures	(19,061)	(1,560)	(19,061)	(5,450)
Advances to joint ventures	-	(327)	-	(11,906)
Advances from a joint venture	3,000	-	11,000	-
Interest received	538	259	866	383
Income tax paid - net	(6,148)	(1,809)	(6,148)	(1,809)
Net cash (used in)/provided by investing activities	(13,450)	2,148	(20,089)	(16,294)
Cash flows from financing activities				
Proceeds from borrowings	22,933	9,037	35,323	10,873
Repayment of borrowings	-	-	-	(19,500)
Interest paid	(1,121)	(1,712)	(2,557)	(3,015)
Dividend paid to shareholders	(6,206)	(6,604)	(6,206)	(6,604)
Net cash provided by/(used in) financing activities	15,606	721	26,560	(18,246)
Net increase in cash and cash equivalents	35,918	445	61,182	7,990
Cash and cash equivalents				
Beginning of financial period	152,488	105,364	127,072	98,386
Effects of currency translation on cash and cash equivalents	(2,612)	(229)	(2,460)	(796)
End of financial period	185,794	105,580	185,794	105,580

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 \$3,761,000 (30 June 2015: \$2,784,000) 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	
Balance at 1 Apr 2016	457,046	10,557	334,705	(20,104)	(1,807)	(879)	412,798	1,192,316	24,034	1,216,350
Profit for the period	-	-	-	-	-	-	37,038	37,038	(2,865)	34,173
Other comprehensive loss for the period	-	-	1,273	(7,536)	(552)	4	-	(6,811)	(2,413)	(9,224)
Total comprehensive income for the period	-	-	1,273	(7,536)	(552)	4	37,038	30,227	(5,278)	24,949
Shares issued in lieu of cash for dividend relating to 2015	18,443	-	-	-	-	-	(18,443)	-	-	-
Dividend relating to 2015 paid in cash	-	-	-	-	-	-	(6,206)	(6,206)	-	(6,206)
Total transactions with owners, recognised directly in equity	18,443	-	-	-	-	-	(24,649)	(6,206)	-	(6,206)
Balance at 30 Jun 2016	475,489	10,557	335,978	(27,640)	(2,359)	(875)	425,187	1,216,337	18,756	1,235,093

	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 Apr 2015	439,617	10,557	345,023	(20,214)	(625)	(1,175)	393,597	1,166,780	8,847	1,175,627
Profit for the period	-	-	-	-	-	-	5,479	5,479	1,164	6,643
Other comprehensive income for the period	-	-	1,095	(369)	(64)	319	-	981	749	1,730
Total comprehensive income for the period	-	-	1,095	(369)	(64)	319	5,479	6,460	1,913	8,373
Shares issued in lieu of cash for dividend relating to 2014	17,429	-	-	-	-	-	(17,429)	-	-	-
Dividend relating to 2014 paid in cash	-	-	-	-	-	-	(6,604)	(6,604)	-	(6,604)
Total transactions with owners, recognised directly in equity	17,429	-	-	-	-	-	(24,033)	(6,604)	-	(6,604)
Balance at 30 Jun 2015	457,046	10,557	346,118	(20,583)	(689)	(856)	375,043	1,166,636	10,760	1,177,396

Company's Statement of Changes in Equity

	Share capital	Asset revaluation reserve	Retained profits	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 Apr 2016	457,046	303,752	296,123	1,056,921
Loss for the period	-	-	(316)	(316)
Total comprehensive loss for the period	-	-	(316)	(316)
Shares issued in-lieu of cash for dividend relating to 2015	18,443	-	(18,443)	-
Dividend relating to 2015 paid in cash	-	-	(6,206)	(6,206)
Total transactions with owners, recognised directly in equity	18,443	-	(24,649)	(6,206)
Balance at 30 Jun 2016	475,489	303,752	271,158	1,050,399

	Share capital	Asset revaluation reserve	Retained profits	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 Apr 2015	439,617	329,629	303,750	1,072,996
Loss for the period	-	-	(17)	(17)
Total comprehensive loss for the period	-	-	(17)	(17)
Shares issued in-lieu of cash for dividend relating to 2014	17,429	-	(17,429)	-
Dividend relating to 2014 paid in cash	-	-	(6,604)	(6,604)
Total transactions with owners, recognised directly in equity	17,429	-	(24,033)	(6,604)
Balance at 30 Jun 2015	457,046	329,629	279,700	1,066,375

- 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	
	30.06.2016	31.03.2016
<u>Ordinary shares fully paid</u>	'000	'000
Number of shares at beginning of financial period	410,840	410,840
Number of shares issued in-lieu of dividend	11,837	-
Number of shares at end of financial period	422,677	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
	30.06.2016	31.12.2015
	'000	'000
Number of issued shares excluding treasury shares	422,677	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 30 June		6 months ended 30 June	
	2016 cents	2015 cents	2016 cents	2015 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	9.01	1.37	13.12	2.32
(ii) On a fully diluted basis	9.01	1.37	13.12	2.32

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 30.06.2016	As at 31.12.2015	As at 30.06.2016	As at 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	\$ 2.88	\$ 2.86	\$ 2.49	\$ 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 30 June 2016 ("Q2 FY16")

Revenue

Revenue of the Group for Q2 FY16 of \$44.7 million showed a decline of 21.0% against Q2 FY15. The decline was due to absence of the progressive revenue recognised in Q2 FY15 for the euHabitat residential development project. 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 two student accommodation buildings in the United Kingdom ("UK") which were acquired in September 2015.

Gross profit

The Group's gross profit for Q2 FY16 was \$12.0 million which was 7.0% lower than Q2 FY15. This was mainly due to the lower revenue in the property division as explained above.

Other income

Other income of the Group for Q2 FY16 was \$2.2 million which was 92.1% higher than Q2 FY15. This was mainly due to the higher interest income on our bank deposits and advances to joint ventures 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 Q2 FY15, the higher net losses in Q2 FY16 were a result of larger fluctuations of the foreign currencies against the Singapore Dollar.

Share of profit of joint ventures

The Group's share of result of joint ventures increased mainly due to the recognition of profits from the joint venture property development project, SBF Center, which obtained its Temporary Occupation Permit in late June 2016. This was offset by the absence of the Group's share of the gain on the sale of the Adina Apartment Hotel Brisbane that was completed in April 2015.

Income tax 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.

Total profit

Total profit of the Group for Q2 FY16 of \$34.2 million was \$27.5 million higher than Q2 FY15 mainly due to the Group's share of profit recognised on the SBF Center as mentioned above.

(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 FY16 of \$35.9 million compared to \$0.4 million in Q2 FY15.

Net cash inflows from operating activities of the Group for Q2 FY16 were \$33.8 million as compared to cash outflows of \$2.4 million for Q2 FY15. Net cash outflows from investing activities of the Group for Q2 FY16 were \$13.4 million as compared to cash inflows of \$2.1 million for Q2 FY15. These outflows were due to additions to property, plant and equipment, investment properties and investment in joint ventures with Toga offset by higher dividend from joint ventures. Net cash inflows from financing activities of the Group for Q2 FY16 were \$15.6 million as compared to \$0.7 million for Q2 FY15. The increase was mainly due to proceeds from bank borrowings.

Assets

The Group's total assets as at 30 June 2016 were \$1,987.0 million. As compared to 31 December 2015, the total assets increased by \$60.9 million mainly due to the Group's share of profit recognised from the SBF Center and the acquisition and development of student accommodation properties in the UK.

Liabilities

The Group's total liabilities as at 30 June 2016 were \$751.9 million which was \$18.5 million higher than 31 December 2015. This was due to the drawdown of borrowings to fund the acquisition and development of properties in the UK.

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. Corporate travel demand is expected to remain soft and competition will increase due to the rapid increase in supply of rooms. This is expected to negatively impact the overall revenue per available room (RevPAR).

The two new hotels opened by the Group (Oasia Suites Kuala Lumpur, Malaysia and Oasia Hotel Downtown, Singapore) in April 2016 have begun to contribute to the Group's performance.

In Australia, the international visitor trips and visitor nights are forecasted to grow at an average growth rate of 5.4% and 5.3% per annum respectively over the next three years. This uptrend is expected to benefit the hospitality sector in Australia. However, 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.

Property

In Singapore, the Group's property development joint venture project, SBF Center that is 97% sold, obtained its Temporary Occupation Permit towards the end of this quarter and contributed to a substantial non-recurring profit to the Group. The other two projects, RiverTrees Residences and Woods Square are progressing well. With the ongoing cooling measures imposed by the Government, we expect a subdued property market ahead.

In the UK, the development of the student accommodation buildings of the Group is progressing as planned. In early July 2016, the Group expanded its property development portfolio in the UK with the acquisition of a property in central London which will be developed into a mixed-used complex comprising residential accommodation and a restaurant. While the recent results of UK's European Union referendum had created uncertainty in the UK market, the Group continues to have confidence in the long term fundamentals of the UK property market.

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 management will continue to seek suitable real estate opportunities that fit with our strategy as a diversified real estate group.

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)
	6 months ended 30 June 2016 S\$'000
Dollar Land Singapore Private Limited Hospitality management income	191
Far East Hospitality Real Estate Investment Trust Rental expense on operating leases - offices - hotels and serviced residences	(623) (10,896)
Far East Management (Private) Limited Management service fees Hospitality services Project management services fees	(1,006) (843) (140)
Far East Organization Centre Pte Ltd Hospitality management income	1,178
Far East Soho Pte Ltd Hospitality management income	133
Golden Development Private Limited Hospitality management income	1,429
Golden Landmark Pte Ltd Hospitality management income	717
Orchard Mall Pte Ltd Hospitality management income	474
Orchard Parksuites Pte Ltd Hospitality management income	741
Oxley Hill Properties Pte Ltd Hospitality management income	347
Riverland Pte Ltd Hospitality management income	241
Serene Land Pte Ltd Hospitality management income	909
Transurban Properties Pte Ltd Hospitality management income	947

By Order of the Board

Mr Lui Chong Chee
Director
29 July 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 30 June 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

29 July 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.