



MEDIA RELEASE

ROWSLEY REPORTS NET ATTRIBUTABLE LOSS OF \$4.2 MILLION IN 3QFY15

- *Revenue down 16% to \$17.6 million due to lower contribution from RSP*
- *Bottomline affected by fair value loss compared to a gain in 3QFY14*
- *New investments in India and UK to contribute to earnings*

Singapore, 4 November 2015 – Rowsley Ltd. today announced net attributable loss of \$4.2 million for the third quarter ended 30 September 2015 (3QFY15) as the softer property market in Singapore continued to dampen contributions from its architectural and engineering services.

Compared to the third quarter of 2014 which registered a fair value adjustment gain of \$52.1 million from the purchase consideration payable to the RSP vendors which sold their stake to Rowsley in 2013, 3QFY15 sustained a fair value loss of \$3.8 million as Rowsley share price recovered. Loss before interest, tax, depreciation and amortisation totalled \$1.3 million.

Group revenue in the third quarter totalled \$17.6 million, 16% down from \$21.0 million previously due mainly to a \$2.5 million decline in RSP's architectural services.

Rowsley Chief Executive Officer Lock Wai Han said: "The continued slowdown of the Singapore property market has made it a challenging quarter. Nevertheless, RSP has continued to build a strong order book by booking new projects in Singapore and in the region.



“We have also repositioned our Vantage Bay project to be a healthcare city in light of the strong prospects for healthcare and wellness in Iskandar and the region.

“Our recent investments in Manchester in the UK and in India are part of our strategy to diversify our earnings base and to grow our portfolio globally. Management will continue to be on the lookout for opportunities in the real estate and hospitality sectors.”

In recent months, Rowsley has embarked on major acquisitions in the UK and in India and unveiled changes in its business strategy in Iskandar.

In early August, Rowsley acquired Venture India Pte. Ltd., a company holding 34.72% in RSP Design Consultants (India) Private Limited for \$20.6 million. The acquisition was immediately accretive and gave the Group an established business in one of the world’s largest emerging economies.

In late August, Rowsley announced a joint venture in Manchester where it would invest about £40 million for a 75% stake in an integrated residential, office, retail and hotel development, known as St Michael’s. It had also announced plans to buy 75% stakes in Hotel Football, Café Football, and hotel management group GG Collections. The acquisitions marked Rowsley’s entry into the hospitality market.

In September, Rowsley said it would reposition its Vantage Bay project into a major medical, wellness, and education hub comprising a specialist hospital, a community hospital, long-term care facilities, a teaching hospital, a medical school, research and training institution, an urban wellness resort and associated facilities. Rowsley will be the master developer of Vantage Bay Healthcare City and will work with international partners to develop and manage various components of the healthcare city.



For the quarter under review, Rowsley's staff costs, other expenses, and depreciation and amortisation expenses dropped 18% to \$19.5 million.

The Malaysian Ringgit depreciated further in 3QFY15 against the Singapore Dollar, resulting in an unrealised foreign currency translation loss of \$39.0 million on the investment in Vantage Bay JB Sdn. Bhd.

Rowsley's net decrease in cash and cash equivalents for 3QFY15 was \$25.22 million mainly due to the RSP India stake acquisition. As at 30 September 2015, the Group's cash and cash equivalents amounted to \$96.52 million.

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