

**Unaudited Full Year Financial Statements and Dividend Announcement
For The Year Ended 31st December 2020**
**1(a) CONSOLIDATED INCOME STATEMENT
For Half Year and Full Year Ended 31st December 2020**

THE GROUP						
Half Year Ended 31 Dec			Full Year Ended 31 Dec			
Notes	2020	2019	Change	2020	2019	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue						
Sale of development properties	679	1,144	(40.7)	679	2,973	(77.2)
Rental income	107,667	106,284	1.3	215,002	209,459	2.6
	108,346	107,428	0.9	215,681	212,432	1.5
Fair value (loss)/gain on investment properties	1 (32,792)	243,729	NM	(32,792)	243,729	NM
Other operating income	2 2,397	6,379	(62.4)	3,875	8,395	(53.8)
	77,951	357,536	(78.2)	186,764	464,556	(59.8)
Less:						
Cost of sales - residential development projects	3 (1,530)	(1,045)	46.3	(1,530)	(2,640)	(42.1)
Direct rental expenses	4 (8,789)	(10,446)	(15.9)	(16,094)	(20,003)	(19.5)
Staff costs & directors' remuneration	5 (7,380)	(8,824)	(16.4)	(17,748)	(16,327)	8.7
Gain/(loss) on foreign exchange	9,809	(2,624)	NM	15,547	(6,239)	NM
Other operating expenses	(5,230)	(5,764)	(9.3)	(8,861)	(9,100)	(2.6)
Profit from operations	64,831	328,833	(80.3)	158,078	410,247	(61.5)
Net finance costs	6 (19,723)	(25,645)	(23.1)	(42,835)	(52,135)	(17.8)
	45,108	303,188	(85.1)	115,243	358,112	(67.8)
Share of profits/(losses) of:						
Associates	7 21,877	10,912	100.5	53,203	10,505	406.5
Jointly controlled entities	8 (747)	(1,281)	(41.7)	2,238	(3,615)	NM
Profit before taxation	66,238	312,819	(78.8)	170,684	365,002	(53.2)
Income tax expense	9 (15,324)	(23,066)	(33.6)	(29,029)	(33,710)	(13.9)
Profit for the period/year	50,914	289,753	(82.4)	141,655	331,292	(57.2)
Attributable to:						
Owners of the Company	46,455	290,248	(84.0)	137,065	332,310	(58.8)
Non-controlling interests	4,459	(495)	NM	4,590	(1,018)	NM
Net profit for the period/year	50,914	289,753	(82.4)	141,655	331,292	(57.2)
The following items have been included in arriving at profit for the period/year:						
Distribution income - other financial assets	112	-	-	113	15	NM
Net government grant income	432	-	-	448	-	-
Other income	1,959	1,439	36.1	3,367	2,657	26.7
Dividend income	-	4,597	(100.0)	13	5,374	(99.8)
Loss on sale of property, plant & equipment	-	(1)	(100.0)	-	(1)	(100.0)
Allowance for doubtful trade receivables	(584)	-	-	(584)	-	-
Write down to net realisable value of properties held for sale	(536)	-	-	(536)	-	-
Interest income	886	1,817	(51.2)	2,149	3,314	(35.1)
Net changes in fair value of financial assets through profit & loss	(106)	424	NM	(66)	326	NM
Depreciation of property, plant & equipment	(391)	(360)	8.6	(768)	(682)	12.7
Depreciation of right-of-use assets	(6)	-	-	(8)	-	-

NM : Not Meaningful

NOTES TO THE CONSOLIDATED INCOME STATEMENT FOR THE HALF YEAR ENDED 31st
DECEMBER 2020

Note 1: For the half year ended 31 December 2020 (2H2020), the Group recorded a net fair value loss of S\$32.8 million on its portfolio of investment properties in Singapore and the United Kingdom (“UK”), as compared to fair value gain of S\$243.7 million a year ago.

The fair value loss of S\$32.8m represented approximately 0.6% of the Singapore portfolio and 0.8% of the UK portfolio.

Note 2: Other operating income declined 62% year-on-year largely due to a drop in dividend income. In 2H2019, the Group received dividend income of S\$4.6 million from a quoted equity investment in Australia. This investment was divested in FY2019.

The decline in dividend income was partially mitigated by net government grant income of S\$432,000 recorded in 2H2020.

Note 3: The cost of sales – residential development projects of S\$1.5 million was higher than sales of S\$679,000 as the Group expensed off sales and marketing expenses relating to projects under development in Australia. Cost of sales also included S\$536,000 arising from the write down of properties held for sale to their net realisable values.

Note 4: Direct rental expenses dropped 16% y-o-y largely due to one-off refurbishment costs of approximately S\$1.3 million incurred in one of the UK properties in 2H2019.

Note 5: Staff costs and directors’ remuneration dropped by 16% y-o-y mainly due to a decrease in bonus which was partially offset by higher salary costs due to the hiring of a new team based in Australia since December 2019.

Note 6: Net finance cost decreased 23% y-o-y due to the repayment of GBP bank borrowings and SGD revolving credit facilities as well as the decline in interest rates for GBP bank borrowings at floating rates.

Note 7: Share of profits from the Group’s Shanghai and Zhuhai associates increased by 101% y-o-y as there were more units handed over to purchasers this year and there was a write-back of development costs that were over-accrued of which the Group’s share was approximately S\$8.9 million.

Note 8: The Group’s share of profits from jointly-controlled entities is largely attributable to higher profits from Phase 2 of its Tangshan project which was partially handed over to purchasers in December 2020. However, the loss from the Cape Royale development in Sentosa Cove was higher than the share of profits from the Tangshan project. The loss was due to the write-down of the cost of Cape Royale to net realisable value.

Note 9: Income tax expense dropped 34% y-o-y largely due to higher deferred tax expense recorded in 2H2019. Approximately S\$11.0 million of deferred tax was provided in 2H2019 for capital gains arising from two investment properties in the UK.

Excluding the effects of non-deductible and non-taxable items and over/(under) provision of tax in respect of prior years, the effective tax rate of the Group reflects the respective tax rate applicable to the profit contribution from the Group entities in different tax jurisdictions in each period.

1(b)(i) STATEMENTS OF FINANCIAL POSITION AS AT 31st DECEMBER 2020

	Notes	The Group		The Company	
		31.12.2020	31.12.2019	31.12.2020	31.12.2019
		S\$'000	S\$'000	S\$'000	S\$'000
Non-current Assets					
Property, Plant & Equipment		43,526	34,877	3,494	4,669
Investment Properties		4,629,845	4,600,366	-	-
Deposit for land premium	1	55,900	-	-	-
Investments in Subsidiaries		-	-	181,535	180,179
Interests in Associates	2	414,050	441,756	233,270	314,538
Interests in Jointly Controlled Entities		315,011	311,784	231,266	253,695
Other Assets		150	150	-	-
Financial Assets	3	174,508	103,420	174,086	102,716
Trade & Other Receivables	5	6,169	-	-	-
Amounts Due from Subsidiaries & Jointly Controlled Entities		246,359	251,086	1,063,780	926,200
Deferred Tax Assets		112	-	-	-
		5,885,630	5,743,439	1,887,431	1,781,997
Current Assets					
Development Properties	4	67,599	27,150	-	-
Properties Held For Sale		199,859	199,125	-	-
Trade & Other Receivables	5	44,067	26,027	110	148
Amounts Due From Subsidiaries & Jointly Controlled Entities		10,364	8,972	16,943	399,747
Cash & Cash Equivalents		118,739	191,378	47,712	78,768
		440,628	452,652	64,765	478,663
TOTAL ASSETS		6,326,258	6,196,091	1,952,196	2,260,660
Current Liabilities					
Trade & Other Payables	6	90,385	65,514	31,546	487,091
Borrowings		433,901	277,254	34,460	33,762
Deferred Income		1,671	1,671	-	-
Current Tax Payable		68,055	58,317	1,244	-
		594,012	402,756	67,250	520,853
Net current (liabilities)/assets	7	(153,384)	49,896	(2,485)	(42,190)
Non-current Liabilities					
Borrowings		1,995,634	2,146,166	2,113	3,225
Other non-current liabilities		51,348	47,534	-	-
Deferred Income		44,594	46,505	-	-
		2,091,576	2,240,205	2,113	3,225
TOTAL LIABILITIES		2,685,588	2,642,961	69,363	524,078
Net assets		3,640,670	3,553,130	1,882,833	1,736,582
Represented by:					
Equity Attributable To Shareholders					
Share Capital		156,048	156,048	156,048	156,048
Treasury Shares		(67,796)	(65,079)	(67,796)	(65,079)
Capital Reserve		791	791	-	-
Hedging Reserve		(33,500)	(15,230)	-	-
Foreign Currency Translation Reserve		(14,725)	(48,645)	-	-
Accumulated Profits		3,583,311	3,512,769	1,794,581	1,645,613
Share Capital and Reserves		3,624,129	3,540,654	1,882,833	1,736,582
Non-controlling Interests		16,541	12,476	-	-
Total Equity		3,640,670	3,553,130	1,882,833	1,736,582

NOTES TO THE STATEMENTS OF FINANCIAL POSITION AS AT 31st DECEMBER 2020

- Note 1: The deposit for land premium relates to the Biopolis Phase 6 site.
- Note 2: The net decrease in Investment in Associates is due to capital repatriation from the Group's Shanghai associate and gross dividend received from its Zhuhai associate during the current year, which was more than the Group's share of profits and translation gains of these associated companies in the current year.
- Note 3: The increase in Financial Assets was due to additional capital contributions to the existing European real estate fund and co-investment into the existing commercial redevelopment project in Munich totaling approximately €22.8 million. The Group also co-invested approximately €16.2 million into a new commercial project in Berlin.
- Note 4: The Group's subsidiaries acquired two new residential development sites in Queensland, Australia, and incurred development costs in relation to these two new projects during the current period. This resulted in the increase in Development Properties during the current period.
- Note 5: The increase in trade receivables in the current year was approximately S\$12.4 million. The increase was largely attributable to short term delays in payment from the commercial tenants in the UK. Other receivables increased largely due to deposits paid for land developments projects in Australia in the current year.
- Note 6: The increase in Trade and Other Payables in the current year was largely due to an increase in derivative financial liabilities arising from the valuation of interest rate swap contracts amounting to approximately S\$18.3 million. This resulted in a corresponding decrease in Hedging Reserves in the current year.
- Note 7: The Group was in net current liabilities position of S\$153.4 million due to long-term bank borrowings of certain subsidiaries becoming due in the next twelve months which are classified as current liabilities. The Group is in the midst of discussion with the lenders and is confident of refinancing the loans.
- Note 8: In the previous years, IRAS has raised additional tax assessments in respect of gains arising from the disposal of certain investment properties held for long term investment. The Group has objected to these assessments and the matter is now pending review by the tax authorities. Full payment/provision have been made in the previous years.

1(b)(ii) AGGREGATE AMOUNT OF GROUP'S BORROWINGS AND DEBT SECURITIES**Amount repayable in one year or less, or on demand**

As at 31-12-2020		As at 31-12-2019	
Secured	Unsecured	Secured	Unsecured
S\$433,901,000	-	S\$277,254,000	-

Amount repayable after one year

As at 31-12-2020		As at 31-12-2019	
Secured	Unsecured	Secured	Unsecured
S\$1,995,634,000	-	S\$2,146,166,000	-

Details of any collateral

All secured borrowings of the Group are generally secured by first legal mortgage and assignment of rental and sale proceeds over investment properties and development properties of the borrowing entity within the Group.

1(c) CONSOLIDATED STATEMENT OF CASH FLOWS
For Half Year and Full Year Ended 31st December 2020

	Half Year Ended 31 Dec		Full Year Ended 31 Dec	
	2020	2019	2020	2019
	S\$'000	S\$'000	S\$'000	S\$'000
Cash flows from operating activities				
Profit for the period/year	50,914	289,753	141,655	331,292
Adjustments for:				
Depreciation of property, plant & equipment and right-of-use assets	397	360	776	682
Write down to net realisable value of properties held for sale	536	-	536	-
Fair value loss/(gain) on investment properties	32,792	(243,729)	32,792	(243,729)
Allowance for doubtful receivables	584	-	584	-
Loss on sale of property, plant & equipment	-	1	-	1
Interest income	(886)	(1,817)	(2,149)	(3,314)
Dividend income	-	(4,597)	(13)	(5,374)
Distribution income	(112)	-	(113)	(15)
Finance costs	20,609	27,462	44,984	55,449
Unrealised (gain)/loss on foreign exchange	(8,499)	464	(12,225)	4,552
Net change in fair value of financial assets through profit & loss	107	(416)	66	(326)
Share of profits of associates	(21,877)	(10,912)	(53,203)	(10,505)
Share of (profits)/losses of jointly controlled entities	747	1,281	(2,238)	3,615
Income tax expense	15,324	23,066	29,029	33,710
	90,636	80,916	180,481	166,038
Changes in:				
Development properties	(10,791)	(68)	(34,407)	835
Trade & other receivables	(14,847)	3,980	(23,372)	(670)
Trade & other payables	8,568	11,275	5,853	(530)
Cash generated from operations	73,566	96,103	128,555	165,673
Income tax paid	(3,394)	(15,511)	(18,704)	(25,598)
Net cash inflow from operating activities	70,172	80,592	109,851	140,075
Cash flows from investing activities				
Interest received	886	419	2,149	1,916
Dividend received	-	4,564	13	5,341
Repayment from/ (advances to) jointly controlled entities	739	6,209	4,335	(1,461)
Investment in jointly controlled entities	(691)	(399)	(1,298)	(7,032)
Distribution from associates (Capital reduction)	78,887	81,268	78,887	81,268
Dividend from equity accounted investee	-	-	21,536	-
Acquisition of non-controlling interest	-	-	-	(2,170)
Proceeds from sale of quoted equity investment	-	29,945	-	29,945
Proceeds from sale of property, plant and equipment	14	6	14	6
Additions to investment properties	(5,878)	(4,280)	(12,591)	(4,280)
Deposit for land premium	-	-	(55,900)	-
Purchase of property, plant & equipment	(384)	(2,587)	(9,085)	(5,286)
Purchase of financial assets	(14,017)	(5,558)	(59,977)	(20,341)
Distributions from financial assets	110	142	232	157
Net cash inflow/(outflow) from investing activities	59,666	109,729	(31,685)	78,063
Cash flows from financing activities				
Proceeds from bank loans	14,679	92,894	182,009	149,894
Interest paid	(20,609)	(27,462)	(44,984)	(55,449)
Purchase of treasury shares	(2,717)	-	(2,717)	-
Repayment of bank loans	(94,336)	(139,789)	(220,424)	(229,719)
Payment of lease liability	(7)	-	(7)	-
Dividend paid to non-controlling shareholders	-	-	(150)	(180)
Dividends paid	-	-	(66,523)	(66,523)
Net cash outflow from financing activities	(102,990)	(74,357)	(152,796)	(201,977)
Net increase/(decrease) in cash and cash equivalents	26,848	115,964	(74,630)	16,161
Effect of foreign exchange rate fluctuations on cash held	3,419	(134)	1,991	(1,101)
Cash and cash equivalents at beginning of period/year	88,472	75,548	191,378	176,318
Cash and cash equivalents at end of period/year	118,739	191,378	118,739	191,378

1(d) CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For Half Year and Full Year Ended 31st December 2020

	Half Year Ended 31 Dec			Full Year Ended 31 Dec		
	2020	2019	Change	2020	2019	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Profit for the period/year	50,914	289,753	(82.4)	141,655	331,292	(57.2)
Other comprehensive income/(loss)						
Items that will not be reclassified to profit and loss:						
Net change in fair value of financial assets at fair value through other comprehensive income ("FVOCI")	-	(1,838)	(100.0)	-	1,792	(100.0)
Items that may be reclassified subsequently to profit and loss:						
Share of foreign currency translation difference of equity accounted investees	13,404	(8,758)	NM	23,236	(10,049)	NM
Exchange differences on consolidation of foreign operations	17,140	10,163	68.6	7,613	5,708	33.4
Net gain on hedge of net investment in foreign operations	7,507	4,476	67.7	2,696	2,908	(7.3)
Realisation of exchange differences on liquidation of a subsidiary to profit or loss	-	-	-	-	(1,088)	(100.0)
Effective portion of changes in fair value of cash flow hedges	1,774	(4,233)	NM	(18,270)	(8,751)	NM
Total comprehensive income for the period/year	90,739	289,563	(68.7)	156,930	321,812	(51.2)
Attributable to:						
Owners of the Company	87,149	290,092	(70.0)	152,715	322,952	(52.7)
Non-controlling interests	3,590	(529)	NM	4,215	(1,140)	NM
	90,739	289,563	(68.7)	156,930	321,812	(51.2)

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
Balance at 1st Jan 2019	156,048	(65,079)	(5,913)	(46,246)	3,246,667	3,285,477	14,714	3,300,191
Total comprehensive income/ (loss) for the period	-	-	(888)	(8,314)	42,062	32,860	(611)	32,249
Acquisition of non-controlling interest without a change in control	-	-	(1,252)	-	-	(1,252)	(918)	(2,170)
Dividends paid	-	-	-	-	(66,523)	(66,523)	(180)	(66,703)
Balance at 30th Jun 2019	156,048	(65,079)	(8,053)	(54,560)	3,222,206	3,250,562	13,005	3,263,567
Total comprehensive income/ (loss) for the year	-	-	(6,071)	5,915	290,248	290,092	(529)	289,563
Realisation of fair value gain on financial asset at fair value through OCI	-	-	(315)	-	315	-	-	-
Balance at 31st Dec 2019	156,048	(65,079)	(14,439)	(48,645)	3,512,769	3,540,654	12,476	3,553,130

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
Balance at 1st Jan 2020	156,048	(65,079)	(14,439)	(48,645)	3,512,769	3,540,654	12,476	3,553,130
Total comprehensive income/ (loss) for the period	-	-	(20,044)	(5,000)	90,610	65,566	625	66,191
Dividends paid	-	-	-	-	(66,523)	(66,523)	(150)	(66,673)
Balance at 30th Jun 2020	156,048	(65,079)	(34,483)	(53,645)	3,536,856	3,539,697	12,951	3,552,648
Total comprehensive income/ (loss) for the year	-	-	1,774	38,920	46,455	87,149	3,590	90,739
Purchase of treasury shares	-	(2,717)	-	-	-	(2,717)	-	(2,717)
Balance at 31st Dec 2020	156,048	(67,796)	(32,709)	(14,725)	3,583,311	3,624,129	16,541	3,640,670

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

COMPANY	Share Capital S\$'000	Treasury Shares S\$'000	Capital Reserve S\$'000	Accum. Profits S\$'000	Total Equity S\$'000
Balance at 1st Jan 2019	156,048	(65,079)	-	1,644,710	1,735,679
Total comprehensive income for the period	-	-	-	56,010	56,010
Dividends paid	-	-	-	(66,523)	(66,523)
Balance at 30th Jun 2019	156,048	(65,079)	-	1,634,197	1,725,166
Total comprehensive income for the year	-	-	-	11,416	11,416
Balance at 31st Dec 2019	156,048	(65,079)	-	1,645,613	1,736,582

COMPANY	Share Capital S\$'000	Treasury Shares S\$'000	Capital Reserve S\$'000	Accum. Profits S\$'000	Total Equity S\$'000
Balance at 1st Jan 2020	156,048	(65,079)	-	1,645,613	1,736,582
Total comprehensive income for the period	-	-	-	14,976	14,976
Dividends paid	-	-	-	(66,523)	(66,523)
Balance at 30th Jun 2020	156,048	(65,079)	-	1,594,066	1,685,035
Total comprehensive income for the year	-	-	-	200,515	200,515
Purchase of treasury shares	-	(2,717)	-	-	(2,717)
Balance at 31st Dec 2020	156,048	(67,796)	-	1,794,581	1,882,833

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

	Half year ended 31 st Dec 2020		Half year ended 31 st Dec 2019		Full year ended 31 st Dec 2020	
	No. of Shares	S\$'000	No. of Shares	S\$'000	No. of Shares	S\$'000
Balance at beginning of period/year	703,338,000	156,048	703,338,000	156,048	703,338,000	156,048
Balance at end of period/year	703,338,000	156,048	703,338,000	156,048	703,338,000	156,048

	31 st Dec 2020	31 st Dec 2019
	No. of shares (excluding treasury shares)	
Balance at beginning of year	665,230,600	665,230,600
Balance at end of year	664,016,400	665,230,600

There were 39,321,600 treasury shares held by the Company as at 31st December 2020 (31st December 2019: 38,107,400) and this represents 5.92% (31st December 2019: 5.73%) of the total number of issued ordinary shares excluding treasury shares as at those dates. There were no sale, transfer, cancellation and/or use of treasury shares for the financial year ended 31st December 2020.

The Company has no subsidiary holdings as at 31st December 2020 and 31st December 2019. There was no sale, transfer, cancellation and/or use of subsidiary holdings for the financial year ended 31st December 2020.

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

The same accounting policies and methods of computation applied in the Group's financial statements for the year ended 31 December 2019 have been applied for the current reporting year, except for the adoption of new accounting standards, amendments to and interpretations of standards that are effective for annual periods beginning on or after 1 January 2020. The adoption of the new/revised accounting standards and interpretations does not have a material impact on the financial statements of the Group.

5. EARNINGS PER ORDINARY SHARE

	Half year ended 31 st Dec		Full Year ended 31 st Dec	
	2020	2019	2020	2019
Profit attributable to owners of the Company (S\$'000)	46,455	290,248	137,065	332,310
Weighted average number of shares (excluding treasury shares)	664,498,737	665,230,600	664,862,669	665,230,600
Earnings per ordinary share for the period/year (cents)				
i) Based on weighted average number of ordinary shares (excluding treasury shares)	6.99	43.63	20.62	49.95
ii) On a fully diluted basis	6.99	43.63	20.62	49.95

Basic earnings per share and earnings per share on a fully diluted basis were computed using the net profit attributable to owners of the Company and 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	
	31 st Dec 2020	31 st Dec 2019	31 st Dec 2020	31 st Dec 2019
Net assets after adjusting for non-controlling interests (S\$'000)	3,624,129	3,540,654	1,882,833	1,736,582
Ordinary shares at end of year (excluding Treasury shares)	664,016,400	665,230,600	664,016,400	665,230,600
Net asset value per ordinary share	S\$5.46	S\$5.32	S\$2.84	S\$2.61

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 31st December 2020 and 31st December 2019 after adjusting for non-controlling interests and 664,016,400 ordinary shares (excluding treasury shares) as at 31st December 2020 (31st December 2019: 665,230,600).

7. PERFORMANCE REVIEW OF THE GROUP

2H2020 vs 2H2019

For the six months ended 31st December 2020, Group revenue increased 1% year-on-year (“y-o-y”) to S\$108.3 million (2H2019: S\$107.4 million).

Net fair value loss on the Group’s investment properties was S\$32.8 million in 2H2020, compared to a fair value gain of S\$243.7 million in 2H2019. Overall, the Group recorded S\$13.1 million fair value loss on the Singapore portfolio and S\$19.7 million on the UK portfolio of investment properties. The total fair value loss represents less than 1% of the Group’s investment properties portfolio as of 31st December 2020.

Other operating income declined 62% y-o-y largely due to a drop in dividend income. In 2H2019, the Group received dividend income of S\$4.6 million from a quoted equity investment in Australia. This investment was divested in FY2019.

The decline in dividend income was partially mitigated by net government grant income of S\$432,000 recorded in 2H2020.

2H2020 total operating expenses declined by S\$15.6 million compared to 2H2019 largely due to the Group’s foreign exchange gain of S\$9.8 million (2H2019: foreign exchange loss of S\$2.6 million). The foreign exchange gain in 2H2020 arose from the revaluation of the Group’s net monetary assets in AUD and Euro, as AUD and Euro appreciated against the SGD during the current period. The Group’s net monetary assets in AUD and Euro had also increased due to increase in business activities in Australia and additional investments in Euro-denominated financial assets during the period.

Consequently, the Group’s profit from operations declined 80% y-o-y to S\$64.8 million (2H2019: S\$328.8 million).

Net finance cost decreased 23% y-o-y due to the repayment of GBP bank borrowings and SGD revolving credit facilities as well as the decline in interest rates for GBP bank borrowings at floating rates.

Share of profits from the Group’s Shanghai and Zhuhai associates increased by 101% y-o-y as there were more units handed over to purchasers this year and there was a write-back of development costs that were over-accrued of which the Group’s share was approximately S\$8.9 million.

The Group’s share of profits from jointly-controlled entities was largely attributable to higher profits from Phase 2 of its Tangshan project partially handed over to purchasers in December 2020. However, the loss from the Cape Royale development in Sentosa Cove was higher than the share of profits from the Tangshan project. The loss was due to the write-down of the cost of Cape Royale to net realisable value in 2H2020. The group’s share of the cost write-down was approximately S\$25.9 million (2H2019: nil).

Income tax expense dropped 34% y-o-y largely due to higher deferred tax expense recorded in 2H2019. Approximately S\$11.0 million of deferred tax was provided in 2H2019 for capital gains arising from two investment properties in the UK.

Profit attributable to owners of the Company declined 84% to S\$46.5 million (2H2019: S\$290.2 million). This translates to earnings per share of 6.99 cents (2H2019: 43.63 cents).

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

Full Year Ended 31st December 2020 vs Full Year Ended 31st December 2019

In FY2020, Group revenue increased 1.5% to S\$215.7 million (FY2019: S\$212.4 million). The increase was due mainly to the increase in rental contribution from Ropemaker Place and the Metropolis.

The Group had granted rental rebates and Additional Rent Relief to its tenants amounting to approximately S\$1.6 million in FY2020.

As explained above, net fair value loss on the Group's investment properties was S\$32.8 million in 2H2020 and FY2020, compared to a fair value gain of S\$243.7million in 2H2019 and FY2019.

In FY2020, the Group's operating income declined 54% y-o-y due to dividend income of S\$4.6 million from a quoted equity investment in Australia received in FY2019. This investment was divested in FY2019.

The Group had received subsidies from the Job Support Scheme in Singapore and the Jobkeeper subsidy in Australia totaling approximately S\$744,000. This was recorded as Other Income.

Direct rental expenses dropped 20% y-o-y mainly due to: (i) one-off refurbishment costs of GBP750,000 incurred in FY2019 which did not recur in the current year; (ii) recovery of business rates from the UK tax authorities (HMRC) amounting to approximately GBP392,000; (iii) property tax recovered from tenants and refund of prior year property tax from IRAS of approximately S\$953,000; and (iv) savings in utilities expenses due to office closures and rent commission expenses totaling S\$662,000 in FY2020.

Staff costs and directors' remuneration increased 9% y-o-y to S\$17.7 million from S\$16.3 million last year. The increase is attributable to the hiring of a new team based in Australia since 4Q2019.

The Group's recorded a foreign exchange gain of S\$15.5 million in FY2020 (FY2019: foreign exchange loss of S\$6.2 million). The foreign exchange gain in the current year arose from the revaluation of the Group's net monetary assets in AUD and Euro, as AUD and Euro appreciated against the SGD in FY2020. The Group's net monetary assets in AUD and Euro had also increased due to increase in business activities in Australia and additional investments in Euro-denominated financial assets during the year.

Consequently, the Group's current year profit from operations declined 62% y-o-y to S\$158.1 million (FY2019: S\$410.2 million).

Net finance cost decreased 18% y-o-y due to the repayment of GBP bank borrowings and SGD revolving credit facilities as well as the decline in interest rates for GBP bank borrowings at floating rates.

The Group's share of profits from its Shanghai and Zhuhai associates amounted to S\$53.2 million (FY2019: S\$10.5 million). The y-o-y increase in profits was due to more units being handed over to purchasers this year and there was a write-back of development costs that were over-accrued of which the Group's share was approximately S\$17.8 million.

The Group recorded a share of profits from its jointly-controlled entities of S\$2.2 million compared to a share of losses of S\$3.6 million in FY2019. The reasons for the variance have been explained above.

Income tax expense fell 14% y-o-y to S\$29.0 million (FY2019: S\$33.7 million). Approximately S\$11.0 million of deferred tax was provided in FY2019 for capital gains arising from two investment properties in the UK.

Profit attributable to owners of the Company declined 59% y-o-y to S\$137.1 million (FY2019: S\$332.3 million). This translates to earnings per share of 20.62 cents (FY2019: 49.95 cents).

Total shareholders' fund as at 31st December 2020 amounted to S\$3.62 billion (31st Dec 2019: S\$3.54 billion), representing a net asset value of S\$5.46 per share (31st Dec 2019: S\$5.32 per share).

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

Not applicable.

9. COMMENTARY ON THE GROUP PROSPECTS

After more than one year of the Covid-19 outbreak, various parts of the world are still in lockdowns. The global economic outlook continues to be cautious and uncertain. However, with the vaccine roll-out globally, we hope that the worst of the pandemic is over.

10. DIVIDEND

(a) Current financial year reported on

Any dividend recommended for the current financial year reported on? Yes

Name of Dividend	First & Final	Special Dividend
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	8 cents per ordinary share	2 cents per ordinary share
Tax Rate	Tax exempt	Tax exempt

(b) Corresponding period of the immediately preceding financial year

Any dividend declared for the corresponding period of the immediately preceding financial year? Yes

Name of Dividend	First & Final	Special Dividend
Dividend Type	Cash	Cash
Dividend Amount per Share (in cents)	8 cents per ordinary share	2 cents per ordinary share
Tax Rate	Tax exempt	Tax exempt

(c) Date Payable

Subject to shareholders' approval at the Annual General Meeting of the Company to be held on 28 April 2021, the proposed first and final dividend and the special dividend will be paid on 28 May 2021.

(d) Record Date

Notice is hereby given that subject to shareholders of the Company approving the proposed payments of a first and final one-tier tax exempt dividend of 8 cents per share and a special one-tier tax exempt dividend of 2 cents per share for the financial year ended 31 December 2020 ("Dividends") at the Annual General Meeting to be held on 28 April 2021, the Register of Members and the Share Transfer Books of the Company will be closed at 5.00 p.m. on 17 May 2021 for the purpose of determining shareholders' entitlements to the Dividends. Duly completed registrable transfers received by the Company's Share Registrar, M & C Services Private Limited at 112 Robinson Road #05-01, Singapore 068902, up to 5.00 p.m. on 17 May 2021 will be registered before entitlements to the Dividends are determined. Shareholders whose securities accounts with The Central Depository (Pte) Limited are credited with shares at 5.00 p.m. on 17 May 2021 will be entitled to the Dividends.

11. INTERESTED PERSON TRANSACTIONS

The Company does not have a shareholders' mandate for interested person transactions.

12. 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.

13. SEGMENTAL BUSINESS & RESULTS OF THE GROUP

By Operating Segment	Sale of Development Properties		Rental Income		Total	
	FY2020 S\$'000	FY2019 S\$'000	FY2020 S\$'000	FY2019 S\$'000	FY2020 S\$'000	FY2019 S\$'000
Revenue	679	2,973	215,002	209,459	215,681	212,432
Gross profit	(851)	333	198,908	189,456	198,057	189,789
Fair value (loss)/gain on investment properties	-	-	(32,792)	243,729	(32,792)	243,729
Operating results	(851)	333	166,116	433,185	165,265	433,518
Other operating income					3,875	8,395
Other operating expenses					(11,062)	(31,666)
Profit from operations					158,078	410,247
Net finance costs					(42,835)	(52,135)
Share of profits/(losses) of:						
Associates					53,203	10,505
Jointly-controlled entities					2,238	(3,615)
Profit before taxation					170,684	365,002
Income tax expense					(29,029)	(33,710)
Profit for the year					141,655	331,292

By Geographical Location	Revenue		Profit for the year	
	FY2020 S\$'000	FY2019 S\$'000	FY2020 S\$'000	FY2019 S\$'000
Singapore	100,858	96,437	10,518	203,425
China	-	-	70,572	3,886
Australia	1,634	4,676	(615)	5,517
UK	113,189	111,319	61,180	118,464
Total	215,681	212,432	141,655	331,292

14. BREAKDOWN OF SALES

	Group		
	FY2020 S\$'000	FY2019 S\$'000	Change %
Sales reported for first half year	107,335	105,004	2.2
Profit for the year for first half year	90,741	41,539	118.4
Sales reported for second half year	108,346	107,428	0.9
Profit for the year for second half year	50,914	289,753	(82.4)

15. BREAKDOWN OF TOTAL ANNUAL DIVIDEND (NET OF TAX)

	Latest Full Year S\$'000	Previous Full Year S\$'000
Ordinary shares	66,402	66,523
Total	66,402	66,523

16. DISCLOSURE OF PERSON OCCUPYING A MANAGERIAL POSITION IN THE ISSUER OR ANY OF ITS PRINCIPAL SUBSIDIARIES WHO IS A RELATIVE OF A DIRECTOR OR CHIEF EXECUTIVE OFFICER OR SUBSTANTIAL SHAREHOLDER OF THE ISSUER PURSUANT TO RULE 704 (10)

Name	Age	Family relationship with any director, chief executive officer and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Chua Wee Chern	46	Son of Chua Thian Poh (director, chairman, chief executive officer and substantial shareholder)	Deputy Chief Executive Officer Assist the Chairman/CEO in providing leadership and the day to day management of the Group's business and operations. Since 1 October 2018	Nil

BY ORDER OF THE BOARD

Desmond Woon
Executive Director
26th February 2021