



Unaudited Third Quarter ("Q3") Financial Statements For the Period Ended 31 October 2015

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENT OF QUARTERLY RESULTS

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

	Note	3 months ended		Increase /	9 months ended		Increase /
		31/10/2015	31/10/2014	(Decrease)	31/10/2015	31/10/2014	(Decrease)
		\$'000	\$'000	%	\$'000	\$'000	%
Revenue	1	18,694	408,514	(95)	65,765	459,345	(86)
Cost of sales	2	761	(323,144)	n.m.	(17,054)	(360,109)	(95)
Gross profit		19,455	85,370	(77)	48,711	99,236	(51)
Other income	3	10,303	979	n.m.	14,912	5,757	n.m.
Rental income		599	392	53	1,977	1,525	30
Distribution costs		(391)	(152)	n.m.	(1,263)	(488)	n.m.
Administrative costs	4	(3,989)	(9,358)	(57)	(10,481)	(17,226)	(39)
Changes in fair value of derivative financial instrument		-	328	n.m.	304	948	(68)
Other operating expenses	5	(1,840)	(794)	n.m.	(6,208)	(3,076)	n.m.
Finance costs	6	(1,562)	(939)	66	(4,494)	(2,591)	73
Profit/(loss) from operations		22,575	75,826	(70)	43,458	84,085	(48)
Share of results of associated companies and joint ventures	7	(6,468)	(71)	n.m.	(11,663)	14,710	n.m.
Profit/(loss) before taxation		16,107	75,755	(79)	31,795	98,795	(68)
Taxation	8	(3,829)	(10,622)	(64)	(6,842)	(14,884)	(54)
Profit/(loss) after taxation for the period		12,278	65,133	(81)	24,953	83,911	(70)
Attributable to:							
Owners of the parent	9	11,775	65,061	(82)	23,604	83,535	(72)
Non-controlling interests		503	72	n.m.	1,349	376	n.m.
		12,278	65,133	(81)	24,953	83,911	(70)
Earnings per share (cents)							
- basic		1.59	8.81		3.19	11.31	
- diluted		1.59	8.81		3.19	11.31	

A statement of comprehensive income (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	3 months ended		Increase / (Decrease) %	9 months ended		Increase / (Decrease) %
	31/10/2015 \$'000	31/10/2014 \$'000		31/10/2015 \$'000	31/10/2014 \$'000	
Net profit for the period	12,278	65,133	(81)	24,953	83,911	(70)
Other comprehensive income/(expense) after tax						
Items that may be reclassified subsequently to profit and loss:						
Fair value gain/(loss) on available-for-sale financial assets recognised directly to equity	(2,830)	(1,010)	n.m.	(4,896)	3,711	n.m.
Fair value (gain)/loss on available-for-sale financial assets recycled to income statement on derecognition	-	-	-	-	(273)	n.m.
Exchange differences on translation of the financial statements of foreign entities (net)	(2,196)	(660)	n.m.	(4,516)	2,159	n.m.
Other comprehensive income/(expense) for the period, net of tax	(5,026)	(1,670)	n.m.	(9,412)	5,597	n.m.
Total comprehensive income/(expense) for the period	<u>7,252</u>	<u>63,463</u>	(89)	<u>15,541</u>	<u>89,508</u>	(83)
Total comprehensive income/(expense) attributable to:						
Owners of the parent	6,749	63,570	(89)	14,192	88,969	(84)
Non-controlling interests	503	(107)	n.m.	1,349	539	n.m.
Total comprehensive income/(expense) for the period	<u>7,252</u>	<u>63,463</u>	(89)	<u>15,541</u>	<u>89,508</u>	(83)

n.m.: Not Meaningful

1(a)(ii) Notes to the income statement

- Group revenue decreased by \$393.5M to \$65.8M during 9 months current year from \$459.3M during 9 months previous year. It decreased by \$389.8M to \$18.7M in Q3 current year from \$408.5M in Q3 previous year. The decrease in revenue was mainly due to decrease from development and construction segments offset by increase from investment segment. Parkland Residences and Genting Hotel at Jurong has obtained TOP on 29 October 2014 and 13 March 2015 respectively while Paya Lebar Square (Retail Mall) commenced operations on 16 December 2014.
- Cost of sales decreased by \$343.0M to \$17.1M during 9 months current year from \$360.1M during 9 months previous year. It decreased to positive \$0.8M in Q3 current year from \$323.1M in Q3 previous year. The decrease was mainly due to the recognition of revenue and cost of sales in Q3 previous year on handing over of residential units at Parkland Residences to owners upon TOP and the write back of project cost for completed projects upon finalisation of accounts in construction segment.
- Other income increased by \$9.1M to \$14.9M during 9 months current year from \$5.8M during 9 months previous year. It increased by \$9.3M to \$10.3M in Q3 current year from \$1.0M in Q3 previous year. The increase was mainly due to the gain on sale of warehouse at Sungei Kadut Loop in Q3 current year.

1(a)(ii) Notes to the income statement

- 4 Administrative costs decreased by \$6.7M to \$10.5M during 9 months current year from \$17.2M during 9 months previous year. It decreased by \$5.4M to \$4.0M in Q3 current year from \$9.4M in Q3 previous year. The decrease was mainly due to lower directors profit sharing and lower marketing expenses at Balestier Tower and Paya Lebar Development.
- 5 Other operating expenses increased by \$3.1M to \$6.2M during 9 months current year from \$3.1M during 9 months previous year. It increased by \$1.0M to \$1.8M in Q3 current year from \$0.8M in Q3 previous year. The increase was mainly due to provision for doubtful debts on shareholders loan interest for Westgate Tower in Q1 current year.
- 6 Finance costs increased by \$1.9M to \$4.5M during 9 months current year from \$2.6M during 9 months previous year. It increased by \$0.7M to \$1.6M in Q3 current year from \$0.9M in Q3 previous year. The increase was due to increased financing for Paya Lebar Square (Retail Mall) as it obtained TOP on 3 November 2014.
- 7 Share of results of associated companies and joint ventures decreased to a loss of \$11.7M during 9 months current year from a profit of \$14.7M during 9 months previous year. It increased to a loss of \$6.5M in Q3 current year from a loss of \$0.1M in Q3 previous year. The decrease was mainly due to the gain on disposal of land at Jalan Conlay, Kuala Lumpur by our joint venture Suasana Simfoni Sdn Bhd in Q1 previous year and the loss of OSC-Duxton (Vietnam) Joint Venture Company Limited ("OSC-Duxton") upon the commencement of its liquidation in Q3 current year. OSC-Duxton incurred a loss of \$5.9M during 9 months current year as the development cost for Vung Tau project is expensed. The Group has a 75% equity interest in OSC-Duxton and an impairment on equity cost of \$4.9M was booked in Q4 previous year. The remaining 25% is owned by The National Oil Services Company of Vietnam Limited ("OSC"). The joint venture project was to develop residential apartments, office buildings and a five star hotel at Front Beach, Vung Tau City in Vietnam. The Group and OSC have decided to terminate the project as it is no longer financially feasible due to the high land rate taxes imposed by the Vietnam authorities.
- 8 The basis of tax computation is set out below:

	3 months ended		Increase	9 months ended		Increase
	31/10/2015	31/10/2014	(Decrease)	31/10/2015	31/10/2014	(Decrease)
	\$'000	\$'000	%	\$'000	\$'000	%
Income tax expense:						
- current	(3,309)	(9,855)	(66)	(5,420)	(12,897)	(58)
- foreign tax	(520)	(767)	(32)	(1,422)	(1,987)	(28)
	<u>(3,829)</u>	<u>(10,622)</u>	(64)	<u>(6,842)</u>	<u>(14,884)</u>	(54)

Income tax decreased by \$8.1M to \$6.8M during 9 months current year from \$14.9M during 9 months previous year. It decreased by \$6.8M to \$3.8M in Q3 current year from \$10.6M in Q3 previous year. The decrease was mainly due to lower tax provision in development segment.

- 9 Net profit attributable to shareholders decreased by \$59.9M to \$23.6M during 9 months current year from \$83.5M during 9 months previous year. The decrease was mainly due to lower profits from development and investment segments. It decreased by \$53.3M to \$11.8M in Q3 current year from \$65.1M in Q3 previous year.

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

	Group		Note	Company	
	31/10/2015 \$'000	31/01/2015 \$'000		31/10/2015 \$'000	31/01/2015 \$'000
ASSETS					
Non-current assets					
Investment properties	279,956	283,826	1	18,862	20,665
Property, plant and equipment	56,883	59,780	1	4,648	5,072
Subsidiaries	-	-		278,837	205,432
Joint ventures	154,177	167,201	2	96,667	97,423
Associated companies	84,166	13,408	3	-	-
Long-term equity investments	38,323	43,449	4	1,390	2,104
Other receivables	70	67		-	-
Deferred tax assets	303	313		-	-
	<u>613,878</u>	<u>568,044</u>		<u>400,404</u>	<u>330,696</u>
Current assets					
Cash and cash equivalents	193,488	276,026	5	144,093	210,085
Fixed deposits	4,788	4,766	5	-	-
Short-term quoted equity investments	4,831	5,441	6	-	-
Amount owing by a non-controlling shareholder	4,359	4,357	11	-	-
Trade and other receivables	142,511	170,303	7	23,708	44,405
Inventories	450	440		-	-
Properties held for sale	12,294	14,417	15	-	-
Development properties	236,748	231,215	8	-	-
	<u>599,469</u>	<u>706,965</u>		<u>167,801</u>	<u>254,490</u>
Total assets	<u>1,213,347</u>	<u>1,275,009</u>		<u>568,205</u>	<u>585,186</u>
EQUITY AND LIABILITIES					
Capital and reserves					
Share capital	161,863	161,863		161,863	161,863
Capital reserves	(2,005)	(2,005)		-	-
Fair value reserves	6,193	11,348	9	656	1,272
Retained profits	435,465	448,802		223,053	233,186
Exchange fluctuation account	(3,978)	(68)	10	-	-
	<u>597,538</u>	<u>619,940</u>		<u>385,572</u>	<u>396,321</u>
Non-controlling interests	50,548	39,539	13	-	-
Total equity	<u>648,086</u>	<u>659,479</u>		<u>385,572</u>	<u>396,321</u>
Non-current liabilities					
Bank borrowings	327,896	333,024	12	-	-
Amount owing to non-controlling shareholders of subsidiaries	55,893	63,550	11	-	-
Provisions	404	659		-	-
Deferred tax liabilities	14	14		-	-
	<u>384,207</u>	<u>397,247</u>		<u>-</u>	<u>-</u>
Current liabilities					
Derivative financial instrument	-	304		-	304
Trade and other payables	91,628	160,678	14	64,340	129,593
Amount owing to subsidiaries	-	-		41,096	55,672
Joint ventures	70,864	447	2	70,597	196
Amount owing to non-controlling shareholders of subsidiaries (non-trade)	409	431	11	-	-
Provisions	2,572	2,812		1,800	1,800
Provision for directors' fee	184	245		184	245
Provision for taxation	6,397	44,366		4,616	1,055
Bank borrowings	9,000	9,000	12	-	-
	<u>181,054</u>	<u>218,283</u>		<u>182,633</u>	<u>188,865</u>
Total liabilities	<u>565,261</u>	<u>615,530</u>		<u>182,633</u>	<u>188,865</u>
Total equity and liabilities	<u>1,213,347</u>	<u>1,275,009</u>		<u>568,205</u>	<u>585,186</u>

Notes to the balance sheets

- 1 The net book value of investment properties decreased by \$3.8M to \$280.0M as at 31 October 2015 from \$283.8M as at 31 January 2015. The net book value of property, plant and equipment decreased by \$2.9M to \$56.9M as at 31 October 2015 from \$59.8M as at 31 January 2015. The decrease in investment property and property, plant and equipment was mainly due to the sale of warehouse at Sungei Kadut Loop in Q3 current year and depreciation.
- 2 Joint ventures decreased by \$83.5M to \$83.3M as at 31 October 2015 from \$166.8M as at 31 January 2015 mainly due to increase in advances from joint venture, Peak Garden Pte Ltd in Q1 current year.
- 3 Associated companies increased by \$70.8M to \$84.2M as at 31 October 2015 from \$13.4M as at 31 January 2015 due to the acquisition of AXA Tower. On 2 February 2015, our wholly-owned subsidiary, Huatland Development Pte. Ltd. executed a letter of participation for the acquisition of 20% equity interest for the acquisition of AXA Tower located at 8 Shenton Way, Singapore 068811. The total purchase consideration is approximately \$1,170,000,000, translating to \$1,735 per square foot based on the existing net lettable area of 674,000 square feet. AXA Tower is on a site with balance lease term of about 66.5 years and its current occupancy is about 84%. The acquisition is undertaken by a consortium of investors led by Perennial Real Estate Holdings Limited and was completed on 24 April 2015.
- 4 Long-term quoted equity investments decreased by \$5.1M to \$38.3M as at 31 October 2015 from \$43.4M as at 31 January 2015. The decrease was due to the decrease in fair value of available-for-sale financial assets.
- 5 Cash and cash equivalents and fixed deposit decreased by \$82.5M to \$198.3M as at 31 October 2015 from \$280.8M as at 31 January 2015. The decrease was mainly due to cash used to fund acquisition of 20% equity interest in AXA Tower.
- 6 Short-term quoted equity investments decreased by \$0.6M to \$4.8M as at 31 October 2015 from \$5.4M as at 31 January 2015 due to decrease in fair value of short-term quoted equity investments.
- 7 Trade and other receivables decreased by \$27.8M to \$142.5M as at 31 October 2015 from \$170.3M as at 31 January 2015 mainly due to collections received from Genting Hotel at Jurong, Parkland Residences and Paya Lebar Square.
- 8 Development properties increased by \$5.5M to \$236.7M as at 31 October 2015 from \$231.2M as at 31 January 2015 due to additional costs incurred for Balestier Towers and Kismis Residences.
- 9 Fair value reserves decreased by \$5.1M to \$6.2M as at 31 October 2015 from \$11.3M as at 31 January 2015 due to decrease in fair value for long-term quoted equity investments.
- 10 Exchange fluctuation account increased by \$3.9M to \$4.0M as at 31 October 2015 from \$0.1M as at 31 January 2015 mainly due to weakening of the Australian dollar against the Singapore dollar.
- 11 Total amount owing to non-controlling shareholders of subsidiaries decreased by \$7.7M to \$51.9M as at 31 October 2015 from \$59.6M as at 31 January 2015. The decrease was mainly due to imputed interest on interest-free shareholders loan for Kismis Residences and Paya Lebar Square reclassified to capital reserves.
- 12 The total bank borrowings decreased by \$5.1M to \$336.9M as at 31 October 2015 from \$342.0M as at 31 January 2015 due to repayments of bank borrowings during the year. Gearing was 0.23 as at 31 October 2015 compared to 0.10 as at 31 January 2015.
- 13 Non-controlling interests increased by \$11.0M to \$50.5M as at 31 October 2015 from \$39.5M as at 31 January 2015. The increase was due to profits recognised in investment and hotel segments and imputation of interest reclassified from capital reserve.
- 14 Trade and other payables decreased by \$69.1M to \$91.6M as at 31 October 2015 from \$160.7M as at 31 January 2015 mainly due to write back of project costs for completed projects in construction segment upon finalisation of accounts.
- 15 Properties held for sale decreased by \$2.1M to \$12.3M as at 31 October 2015 from \$14.4M as at 31 January 2015. As at 8 December 2015, there are five unsold residential units and five unsold office units at Parkland Residences and Paya Lebar Square respectively.

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

	31/10/2015		31/01/2015	
	Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
Amount repayable in one year or less, or on demand	9,000	-	9,000	-
Amount repayable after one year	327,896	-	333,024	-
	<u>336,896</u>	<u>-</u>	<u>342,024</u>	<u>-</u>

Details of any collateral

Borrowings are secured by the mortgages on the borrowing subsidiaries' development and investment properties and assignment of all rights and benefits with respect to the development and investment properties mortgaged.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	9 months ended	
	31/10/2015 \$'000	31/10/2014 \$'000
Cash Flow from Operating Activities		
Profit before taxation	31,795	98,795
Adjustments for:		
Share of results of associated companies and joint ventures	11,663	(14,710)
Depreciation of:		
-investment properties	2,649	3,540
-property, plant and equipment	3,273	547
Write off of property, plant and equipment	-	45
Loss/(gain) on disposal of investment property	(4,508)	
Loss/(gain) on disposal of property, plant and equipment	(3,355)	-
Fair value gain recycled from fair value reserve to consolidated income statement on derecognition of available-for-sale financial assets	-	(273)
Fair value (gain)/loss on financial assets at fair value through profit or loss	610	(625)
Changes in fair value of derivative financial instrument	(304)	(948)
Impairment loss on amount owing by joint ventures	2,953	-
Interest expense	4,494	2,591
Interest income	(4,058)	2,409
Operating profit before working capital changes	<u>45,212</u>	<u>91,365</u>
Inventories	(26)	(7,291)
Receivables	27,886	(166,114)
Payables	(69,506)	20,692
Development properties	(3,410)	108,654
Cash generated from/(used in) operations	<u>156</u>	<u>47,306</u>
Interest paid	(4,457)	(2,609)
Income tax paid	(43,985)	(5,737)
Net cash generated from/(used in) operating activities	<u>(48,286)</u>	<u>38,960</u>
Amount carried forward	(48,286)	38,960

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	9 months ended	
	31/10/2015	31/10/2014
	\$'000	\$'000
Amount brought forward	(48,286)	38,960
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(2,132)	(1,687)
Acquisition of investment property	-	(1,951)
Acquisition of quoted investments	(199)	
Interest received	4,058	(2,409)
Capital contribution made to joint ventures	(72,960)	(800)
Advances and loans (made to)/from joint ventures and associated companies	67,667	(62,044)
Capital return from joint ventures in liquidation	-	320
Proceeds from return of loan of associated and joint venture	-	8,357
Dividends from joint ventures	446	14,586
Repayment of loans (to)/from joint ventures	140	-
Proceeds from disposal of quoted equity investments	-	3,748
Proceeds from disposal of investment property	5,274	
Proceeds from disposal of property, plant and equipment	3,926	10
Redemption of redeemable preference shares in joint venture	-	7,519
Net cash (used in)/generated from investing activities	6,220	(34,351)
Cash Flow from Financing Activities		
Dividends paid to shareholders of the Company	(36,941)	(22,164)
Dividends paid to minority shareholder of a subsidiary	-	(2,682)
Advances (to)/ from non-controlling shareholders of a subsidiary	2,350	6,635
Proceeds from bank borrowings	1,622	133,735
Repayment of bank borrowings	(6,750)	(216,000)
Fixed deposit pledged	(11)	-
Net cash (used in)/generated from financing activities	(39,730)	(100,476)
Net increase/(decrease) in cash and cash equivalents	(81,796)	(95,867)
Cash and cash equivalents at beginning of year	276,026	195,782
Exchange differences on translation of cash and cash equivalent at beginning of year	(742)	397
Cash and cash equivalents at end of year	193,488	100,312

The Group has unused bank facilities of \$218.8M as of 31 October 2015.

The Group generated a net decrease of \$81.8M cash flow during 9 months current year compared to net decrease of \$95.9M during 9 months previous year. The net decrease in cash and cash equivalents was due to net cash used in operating activities of \$48.3M, investing activities of \$6.2M and in financing activities of \$39.7M respectively.

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 year

	Share capital	Reserves	Retained profits	Total
	\$'000	\$'000	\$'000	\$'000
The Company				
Balance at 01/02/2015	161,863	1,272	233,186	396,321
Total comprehensive income and loss for the period	-	(616)	26,808	26,192
Dividends paid in respect of financial year ended 31 January 2015	-	-	(36,941)	(36,941)
Balance at 31/10/2015	<u>161,863</u>	<u>656</u>	<u>223,053</u>	<u>385,572</u>
Balance at 01/02/2014	161,863	1,248	200,115	363,226
Total comprehensive income and loss for the period	-	98	36,742	36,840
Dividends paid in respect of financial year ended 31 January 2014	-	-	(22,164)	(22,164)
Balance at 31/10/2014	<u>161,863</u>	<u>1,346</u>	<u>214,693</u>	<u>377,902</u>

	Share capital	Reserves	Retained profits	Exchange fluctuation account	Sub-total	Non- controlling interests	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
The Group							
Balance at 01/02/2015	161,863	9,343	448,802	(68)	619,940	39,539	659,479
Imputed interest on non controlling shareholders	-	-	-	-	-	10,007	10,007
Total comprehensive income and loss for the period	-	(5,155)	23,604	(3,910)	14,539	1,002	15,541
Dividends paid in respect of financial year ended 31 January 2014	-	-	(36,941)	-	(36,941)	-	(36,941)
Balance at 31/10/2015	<u>161,863</u>	<u>4,188</u>	<u>435,465</u>	<u>(3,978)</u>	<u>597,538</u>	<u>50,548</u>	<u>648,086</u>
Balance at 01/02/2014	161,863	6,229	310,385	309	478,786	13,296	492,082
Total comprehensive income and loss for the period	-	3,361	83,669	1,939	88,969	539	89,508
Dividends paid in respect of financial year ended 31 January 2014	-	-	(22,164)	-	(22,164)	(2,682)	(24,846)
Balance at 31/10/2014	<u>161,863</u>	<u>9,590</u>	<u>371,890</u>	<u>2,248</u>	<u>545,591</u>	<u>11,153</u>	<u>556,744</u>

- 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**

There was no change in the company's share capital as at 31 October 2015 compared to 31 January 2015.

There were no outstanding executives' share options granted as at 31 October 2015 and 31 January 2015.

There was no treasury share held or issued as at 31 October 2015 and 31 January 2015.

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

	As at 31-10-2015	As at 31-01-2015
Number of issued shares excluding treasury shares	738,816,000	738,816,000

- 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.**

There were no sales, transfers, disposal, cancellation and / or use of treasury shares as at 31 October 2015.

- 2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2400 (Engagements to Review Financial Statements), or an equivalent standard)**

The figures have not been audited or reviewed.

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

Not applicable.

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

Except as disclosed in paragraph 5 below, the Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period as compared with those used in the audited financial statements for the year ended 31 January 2015.

- 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**

The Group has adopted all the new and revised Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that are relevant to its operations and effective for annual periods beginning on or after 1 February 2014. The adoption of these new/revised FRSs and INT FRSs does not result in changes to the Group's and Company's accounting policies and has no material effect on the amounts reported for the current period or prior years except for more extensive disclosures in the consolidated financial statements required by FRS 112 Disclosure of Interests in Other Entities.

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		9 months ended	
	31-10-2015	31-10-2014	31-10-2015	31-10-2014
Earnings per ordinary share for the period based on net profit attributable to shareholders of the Company:				
(i) Based on weighted average number of ordinary shares in issue	1.59 cents	8.81 cents	3.19 cents	11.31 cents
(ii) On a fully diluted basis	1.59 cents	8.81 cents	3.19 cents	11.31 cents

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

	Group		Company	
	31-10-2015	31-01-2015	31-10-2015	31-01-2015
Net asset value per ordinary share	81 cents	84 cents	52 cents	54 cents
Net tangible assets backing per ordinary share	81 cents	84 cents	52 cents	54 cents

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on**

Construction

Construction revenue decreased by \$33.3M to \$19.4M during 9 months current year from \$52.7M during 9 months previous year. It decreased by \$23.9M to \$0.8M in Q3 current year from \$24.7M in Q3 previous year. The decrease was mainly due to decrease in construction activity as Genting Hotel at Jurong obtained its TOP on 13 March 2015.

Net profit before tax and non-controlling interests for construction segment increased by \$21.6M to \$31.7M during 9 months current year from \$10.1M during 9 months previous year. Net profit before tax and non-controlling interests for construction segment increased to \$17.8M in Q3 current year from a loss of \$5.1M in Q3 previous year. The increase was mainly due to write back of project costs for completed projects upon finalisation of accounts.

Hotel and F&B business

Revenue for hotel & F&B businesses decreased by \$4.5M to \$29.3M during 9 months current year from \$33.8M during 9 months previous year. It decreased by \$0.9M to \$10.2M in Q3 current year from \$11.1M in Q3 previous year.

Net profit before tax and non-controlling interests for hotel segment decreased by \$0.6M to \$4.5M during 9 months current year from \$5.1M during 9 months previous year. The decrease was mainly due to lower rates and occupancy in Duxton Saigon. The main road at the entrance to Duxton Saigon which was closed by the Vietnamese authorities since October 2014 has re-opened in Q2 current year. The occupancy of Duxton Saigon has improved gradually. Net profit before tax and non-controlling interests for hotel segment decreased by \$0.6M to \$1.7M in Q3 current year from \$2.3M in Q3 previous year.

Development

Revenue for development segment decreased by \$369.0M to \$3.6M during 9 months current year from \$372.6M during 9 months previous year. It decreased by \$369.4M to \$3.2M in Q3 current year from \$372.6M in Q3 previous year. The decrease was mainly due to the recognition of revenue from Parkland Residences, a DBSS development which obtained its TOP on 29 October 2014.

Net profit before tax and non-controlling interests for development segment is negative \$2.5M during 9 months current year and \$82.4M during 9 months previous year. Net profit before tax and non-controlling interests for development segment is negative \$2.9M in Q3 current year and \$79.1M in Q3 previous year. The decrease in net profit before tax and non-controlling interests was mainly due to lower contribution from development projects. Both Kismis Residences and Balestier Tower are in planning stage and have not been launched yet.

Investments

The Group's investments consist of investment properties mainly in Singapore and Malaysia as well as some quoted equity investments.

Investment revenue increased by \$13.3M to \$13.6M during 9 months current year from \$0.3M during 9 months previous year. It increased by \$4.4M to \$4.5M in Q3 current year from \$0.1M in Q3 previous year. The increase was due to the commencement of operations at Paya Lebar Square (Retail Mall) on 16 December 2014. Paya Lebar Square (Retail Mall) obtained TOP on 3 November 2014 and it is 99% leased as of 2 December 2015.

Net profit before tax and non-controlling interests for investment segment is negative \$1.9M during 9 months current year and \$1.2M during 9 months previous year. There was no significant change in net profit before tax and non-controlling interests between Q3 current year and Q3 previous year. The decrease in net profit before tax and non-controlling interests was mainly due to lower profit at Westgate Tower. Westgate Tower obtained TOP on 9 October 2014 and achieved leasing commitment of 96% as at 2 December 2015. Most tenants at Westgate Tower have commenced operations in November 2015.

On 2 February 2015, our wholly-owned subsidiary, Huatland Development Pte. Ltd. executed a letter of participation for the acquisition of 20% equity interest for the acquisition of AXA Tower located at 8 Shenton Way, Singapore 068811. The total purchase consideration of AXA Tower is approximately \$1,170,000,000, translating to \$1,735 per square foot based on the existing net lettable area of 674,000 square feet. AXA Tower is on a site with balance lease term of about 66.5 years and its current occupancy is about 84%. The acquisition is undertaken by a consortium of investors led by Perennial Real Estate Holdings Limited and was completed on 24 April 2015.

Net profit attributable to shareholders

Net profit attributable to shareholders decreased by \$59.9M to \$23.6M during 9 months current year from \$83.5M during 9 months previous year. The decrease was mainly due to lower profits from development and investment segments. It decreased by \$53.3M to \$11.8M in Q3 current year from \$65.1M in Q3 previous year.

Balance Sheet

Group shareholders' funds decreased by \$22.4M to \$597.5M as at 31 October 2015 from \$619.9M as at 31 January 2015. The decrease was mainly due to higher dividend paid during current year compared to previous year. Cash and cash equivalents and fixed deposit decreased by \$82.5M to \$198.3M as at 31 October 2015 from \$280.8M as at 31 January 2015. The Group's bank borrowings decreased by \$5.1M to \$336.9M as at 31 October 2015 from \$342.0M as at 31 January 2015 due to repayments of bank borrowings during the year. Gearing was 0.23 as at 31 October 2015 compared to 0.10 as at 31 January 2015.

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

Not applicable

10. A commentary at the date of the announcement of the 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

The cooling measures introduced by the Singapore government and the release of more land for development to cool the residential market continue to slow down the sluggish property market. The Group will continue to be selective in land bidding and investments projects.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared/recommended for the current financial period reported on? No

Name of Dividend : NIL
Dividend Type : NIL
Dividend Amount : NIL
Tax Rate : NIL

Name of Dividend : NIL
Dividend Type : NIL
Dividend Amount : NIL
Tax Rate : NIL

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? No

Name of Dividend : NIL
Dividend Type : NIL
Dividend Amount : NIL
Tax Rate : NIL

Name of Dividend : NIL
Dividend Type : NIL
Dividend Amount : NIL
Tax Rate : NIL

(c) Date payable

Not applicable

(d) Books 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.**

Not applicable

14. Confirmation by Directors

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the board of directors, which may render the unaudited consolidated financial results for the 9 months ended 31 October 2015 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Low Keng Boon
Joint Managing Director

Dato' Marco Low Peng Kiat
Joint Managing Director

11 December 2015