



PART I INFORMATION REQUIRED FOR QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR ANNOUNCEMENTS

- 1(a) 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 Income Statement

	Note	3 months ended		+ / (-) %
		31.3.14 \$'000	31.3.13 \$'000	
Revenue	1	111,418	114,698	(3)
Cost of sales	2	(51,125)	(57,663)	(11)
Gross profit		60,293	57,035	6
Investment income		855	819	4
Other gains/(losses) - net		499	296	69
Selling and distribution costs		(4,488)	(3,342)	34
Administrative expenses		(2,787)	(2,475)	13
Finance expenses		(400)	(457)	(12)
Share of results of associated companies		10,481	10,222	3
Share of results of joint ventures		8,720	3,958	120
Profit before income tax	3	73,173	66,056	11
Income tax expense		(9,453)	(9,236)	2
Net profit		63,720	56,820	12
Profit attributable to:				
Equity holders of the Company		54,483	49,634	10
Non-controlling interests		9,237	7,186	29
		63,720	56,820	12

Consolidated Statement of Comprehensive Income

	3 months ended	
	31.3.14	31.3.13
	\$'000	\$'000
Net profit	63,720	56,820
Other comprehensive (expense)/income items that may be reclassified subsequently to income statement:		
Net exchange differences on translation of financial statements of foreign entities	(5,550)	3,732
Total comprehensive income	58,170	60,552
Total comprehensive income attributable to:		
Equity holders of the Company	48,933	53,366
Non-controlling interests	9,237	7,186
	58,170	60,552

The net currency translation loss of \$5.6 million for the 3 months ended 31 March 2014 (3 months ended 31 March 2013: net currency translation gain of \$3.7 million) was attributable mainly to the Rmb financial statements of associated company, Shanghai Jin Peng Realty Co Ltd.

Notes to the income statement

	3 months ended	
	31.3.14	31.3.13
	\$'000	\$'000
<u>1. Revenue</u>		
Gross rental income	59,712	57,759
Gross revenue from hotel operations	31,994	25,640
Sales of properties held for sale	17,948	29,615
Car parking income and property services fees	1,764	1,684
	111,418	114,698
<u>2. Cost of sales</u>		
Property operating expenses	15,628	15,440
Cost of sales from hotel operations	21,839	20,166
Cost of properties held for sale sold	13,658	22,057
	51,125	57,663
<u>3. Profit before income tax</u>		
Profit before income tax is stated after charging:		
Depreciation	4,129	4,103

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.

	Note	Group		Company	
		31.3.14	31.12.13	31.3.14	31.12.13
		\$'000	\$'000	\$'000	\$'000
ASSETS					
Non-current assets					
Other receivables		167,455	168,517	595,041	590,396
Financial assets, available-for-sale		12,045	12,045	-	-
Investments in associated companies		684,938	678,564	350	350
Investments in joint ventures		28,731	20,011	-	-
Investments in subsidiary companies		-	-	972,442	972,442
Investment properties	1	4,863,021	4,858,500	-	-
Property, plant and equipment		428,110	431,251	-	-
		<u>6,184,300</u>	<u>6,168,888</u>	<u>1,567,833</u>	<u>1,563,188</u>
Current assets					
Cash and cash equivalents		143,036	97,496	90	153
Properties held for sale		649,453	656,399	-	-
Trade and other receivables		20,572	55,027	145	248
Inventories		860	952	-	-
		<u>813,921</u>	<u>809,874</u>	<u>235</u>	<u>401</u>
Total assets		6,998,221	6,978,762	1,568,068	1,563,589
LIABILITIES					
Current liabilities					
Trade and other payables		90,865	101,020	1,172	1,098
Current income tax liabilities		48,704	48,049	1,934	2,460
Borrowings		141,706	165,268	80,000	128,150
		<u>281,275</u>	<u>314,337</u>	<u>83,106</u>	<u>131,708</u>
Non-current liabilities					
Trade and other payables	2	47,001	45,963	407,239	354,888
Borrowings		459,466	466,307	-	-
Deferred income tax liabilities		43,137	42,983	-	-
		<u>549,604</u>	<u>555,253</u>	<u>407,239</u>	<u>354,888</u>
Total liabilities		830,879	869,590	490,345	486,596
NET ASSETS		<u>6,167,342</u>	<u>6,109,172</u>	<u>1,077,723</u>	<u>1,076,993</u>
EQUITY					
Capital and reserves attributable to equity holders of the Company					
Share capital		840,349	840,349	840,349	840,349
Reserves		4,599,800	4,550,867	237,374	236,644
		<u>5,440,149</u>	<u>5,391,216</u>	<u>1,077,723</u>	<u>1,076,993</u>
Non-controlling interests		727,193	717,956	-	-
TOTAL EQUITY		<u>6,167,342</u>	<u>6,109,172</u>	<u>1,077,723</u>	<u>1,076,993</u>

Notes to the statement of financial position

- Investment properties are stated at 31 December 2013 valuations by independent professional valuers, with \$4.5 million redevelopment and upgrading costs incurred during the first quarter of 2014. Valuations are carried out half yearly in June and December.
- The Company's 'Trade and other payables', which include amounts due from subsidiary companies, increased due to intercompany funding.

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

Amount repayable in one year or less, or on demand

At 31.3.14		At 31.12.13	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
406	141,300	418	164,850

Amount repayable after one year

At 31.3.14		At 31.12.13	
Secured	Unsecured	Secured	Unsecured
\$'000	\$'000	\$'000	\$'000
459,466	-	466,307	-

Details of any collateral

The \$459.9 million loans are secured by way of mortgages over Pan Pacific Singapore hotel, certain property development projects and bank deposits pledged.

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.

	3 months ended	
	31.3.14	31.3.13
	\$'000	\$'000
Cash flows from operating activities		
Profit before income tax	73,173	66,056
Adjustments to profit	(16,973)	(9,418)
Working capital changes	34,499	(335,378)
Interest paid	(2,528)	(1,642)
Income tax paid	(8,645)	(9,106)
Net cash provided by/(used in) operating activities	79,526	(289,488)
Cash flows from investing activities		
Purchase of property, plant and equipment	(986)	(575)
Upgrading of investment properties	(504)	(7,599)
Redevelopment of an investment property	(4,017)	-
Repayment of loan by an associated company	1,818	3,200
Loans to joint ventures	-	(2,550)
Investment in a joint venture	-	(500)
Interest received	106	126
Net cash used in investing activities	(3,583)	(7,898)
Cash flows from financing activities		
(Repayment of)/Proceeds from borrowings	(30,403)	302,558
Bank deposits pledged as security	(15,954)	-
Net cash (used in)/provided by financing activities	(46,357)	302,558
Net increase in cash and cash equivalents	29,586	5,172
Cash and cash equivalents at 1 January	68,143	58,775
Cash and cash equivalents at 31 March	97,729	63,947

For the purposes of the Statement of Cash Flows, the cash and cash equivalents comprise the following:

	31.3.14	31.3.13
	\$'000	\$'000
Cash and cash equivalents (per Statement of Financial Position)	143,036	69,517
Less: Bank deposits pledged as security	(45,307)	(5,570)
Cash and cash equivalents (per Statement of Cash Flows)	97,729	63,947

- 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.

<u>Group</u>	Attributable to equity holders of the Company				Non-controlling interests	Total equity
	Share capital \$'000	Retained earnings \$'000	Foreign currency reserve \$'000	Asset revaluation reserve \$'000		
2014						
Balance at 1 January 2014	840,349	4,498,095	12,202	40,570	5,391,216	717,956
Total comprehensive income/(expense)	-	54,483	(5,550)	-	48,933	9,237
Balance at 31 March 2014	840,349	4,552,578	6,652	40,570	5,440,149	727,193
2013						
Balance at 1 January 2013	840,349	4,241,386	-	40,570	5,122,305	634,476
Total comprehensive income	-	49,634	3,732	-	53,366	7,186
Balance at 31 March 2013	840,349	4,291,020	3,732	40,570	5,175,671	641,662

<u>Company</u>	Share capital \$'000	Retained earnings \$'000	Total equity \$'000
2014			
Balance at 1 January 2014	840,349	236,644	1,076,993
Total comprehensive income	-	730	730
Balance at 31 March 2014	840,349	237,374	1,077,723
2013			
Balance at 1 January 2013	840,349	230,666	1,071,015
Total comprehensive income	-	668	668
Balance at 31 March 2013	840,349	231,334	1,071,683

- 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.

Nil.

- 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.

	31.3.14	31.12.13
	'000	'000
Total number of issued shares	412,478	412,478

- 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.

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited or reviewed by the Company's auditors.

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

The same accounting policies and methods of computation as in the 2013 audited annual financial statements have been applied for the current reporting period.

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.

Nil.

6. Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

	Latest quarter	Previous quarter
	31.3.14	31.3.13
Earnings per ordinary share		
(a) Based on the weighted average number of ordinary shares on issue	13.2 cents	12.0 cents
(b) <u>On a fully diluted basis</u>		
Diluted earnings per share is the same as basic earnings per share as the Company has not issued any options or warrants which would have a dilutive effect on earnings per share when exercised.		

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.

	31.3.14	31.12.13
Net asset value per ordinary share		
Group	\$13.19	\$13.07
Company	\$2.61	\$2.61

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.

Revenue at \$111.4 million decreased by \$3.3 million (3%) due to lower trading property sales, partially offset by higher revenue from Pan Pacific Singapore hotel and higher rental income.

Sales of trading properties at \$17.9 million was lower by \$11.7 million (39%) due to lower contributions from The Trizon (fully sold in 1Q 2014) and The Excellency (Chengdu) residential property projects.

Revenue from Pan Pacific Singapore hotel increased by \$6.4 million (25%) to \$32.0 million with higher room and occupancy rates and higher food and beverage revenue. The hotel re-opened in September 2012 after major refurbishment.

Gross rental income from investment properties increased slightly by \$2.0 million (3%) to \$59.7 million.

Higher contribution from the 50%-owned Archipelago residential property project with progressive recognition of development profits, on percentage of completion basis, led to the increase in share of joint ventures' profit by \$4.8 million (120%) to \$8.7 million.

Overall, net attributable profit increased by \$4.8 million (10%) to \$54.5 million due mainly to higher contributions from Pan Pacific Singapore hotel and the Archipelago project.

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 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.**

Leasing demand for office space is expected to improve slowly with some improvement in business sentiments.

The outlook for the retail rental market is stable with healthy demand for retail space on the back of growing supply.

The expected growth in visitor arrivals will help absorb the impending supply of hotel rooms.

The current property cooling measures and TDSR (total debt servicing ratio) ruling will keep the residential property market subdued.

11. Dividend

(a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on? None.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year? None.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12. If no dividend has been declared/recommendeded, a statement to that effect.

No dividend has been declared/recommendeded for the quarter ended 31 March 2014.

13. If the Group has obtained a general mandate from shareholders for Interested Person Transactions ("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.

No IPT mandate has been obtained.

14. Negative confirmation pursuant to Rule 705(5).

The Board of Directors hereby confirms that, to the best of its knowledge, nothing has come to its attention which may render the unaudited financial results of the Group for the first quarter ended 31 March 2014 to be false or misleading in any material respect.

BY ORDER OF THE BOARD

Susie Koh
Company Secretary
25 April 2014