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			6 months ended		
		30.6.19 $'000	30.6.18 $'000 (restated)	+/(-) %	30.6.19 $'000	30.6.18 $'000 (restated)	+/(-) %
Revenue	1	218,742	182,453	20	404,043	348,104	16
Cost of sales	2	(137,735)	(105,764)	30	(243,252)	(195,763)	24
Gross profit		81,007	76,689	6	160,791	152,341	6
Interest income		4,023	2,192	84	7,931	3,793	109
Miscellanous income		799	957	(17)	1,679	1,725	(3)
Other gain - derecognition of an associated company		272,763	-	n.m.	272,763	-	n.m.
Other operating expenses		(210)	(140)	50	(236)	(256)	(8)
Impairment (loss)/write-back of impairment loss on financial assets		(7)	11	n.m.	(20)	(29)	(31)
Selling and distribution costs		(8,350)	(6,300)	33	(14,712)	(11,230)	31
Administrative expenses		(9,194)	(7,380)	25	(16,485)	(14,612)	13
Finance expenses		(5,818)	(2,630)	121	(8,544)	(5,307)	61
Profit before share of results of associated companies and joint ventures		335,013	63,399	428	403,167	126,425	219
Share of results of associated companies	3	12,903	7,968	62	41,597	15,734	164
Share of results of joint ventures	4	5,685	10,928	(48)	10,990	20,914	(47)
Fair value gain on investment properties		134,962	46,043	193	134,962	46,043	193
Profit before income tax	5	488,563	128,338	281	590,716	209,116	182
Income tax expense		(11,865)	(11,127)	7	(23,886)	(22,390)	7
Net profit		476,698	117,211	307	566,830	186,726	204
Profit attributable to:							
Equity holders of the Company		409,285	111,135	268	490,407	171,378	186
Non-controlling interests	6	67,413	6,076	n.m.	76,423	15,348	398
		476,698	117,211	307	566,830	186,726	204

The above net profit attributable to equity holders of the Company ("net attributable profit") can be analysed as follows:

Profit before fair value and other gains	55,111	61,301	(10)	136,233	121,544	12
Other gain - derecognition of an associated company	210,273	-	n.m.	210,273	-	n.m.
Profit before fair value gain	265,384	61,301	333	346,506	121,544	185
Fair value gain on investment properties held by subsidiary companies, associated company and joint venture, net of non-controlling interests included in:						
- Fair value gain on investment properties	134,962	46,043	193	134,962	46,043	193
- Share of results of associated companies	6,200	1,260	392	6,200	1,260	392
- Share of results of joint ventures	3,079	894	244	3,079	894	244
- Non-controlling interests (share of fair value (gain)/loss)	(340)	1,637	n.m.	(340)	1,637	n.m.
	143,901	49,834	189	143,901	49,834	189
Net attributable profit	409,285	111,135	268	490,407	171,378	186

n.m. - not meaningful

Consolidated Statement of Comprehensive Income

	3 months ended		6 months ended	
	30.6.19	30.6.18	30.6.19	30.6.18
	$'000	$'000 (restated)	$'000	$'000 (restated)
Net profit	476,698	117,211	566,830	186,726
Other comprehensive (expense)/income:				
Items that may be reclassified subsequently to income statement:				
Currency translation differences arising from consolidation of foreign operations	(5,962)	(2,507)	(1,900)	778
Share of other comprehensive (expense)/income of a joint venture	(107)	(325)	(310)	140
Cash flow hedges	(867)	174	(781)	131
	(6,936)	(2,658)	(2,991)	1,049
Items that will not be reclassified subsequently to income statement:				
Financial assets at fair value through other comprehensive income ("FVOCI")				
- Fair value gains	-	-	5,110	-
Currency translation differences arising from consolidation of foreign operations	(431)	(195)	(101)	118
	(431)	(195)	5,009	118
Other comprehensive (expense)/income	(7,367)	(2,853)	2,018	1,167
Total comprehensive income	469,331	114,358	568,848	187,893
Total comprehensive income attributable to:				
Equity holders of the Company	402,334	108,478	492,511	172,433
Non-controlling interests	66,997	5,880	76,337	15,460
	469,331	114,358	568,848	187,893

The fair value gains on FVOCI arose from upward revision of fair value estimated based on discounted cash flow method.

Notes to the income statement

	3 months ended		6 months ended	
	30.6.19	30.6.18	30.6.19	30.6.18
	$'000	$'000 (restated)	$'000	$'000 (restated)
1. Revenue				
Revenue from property investments	74,268	71,080	148,246	142,299
Revenue from property trading	51,133	40,372	80,071	61,135
Revenue from hotel operations *	51,241	35,796	89,454	74,049
Revenue from technology operations	41,456	34,926	85,223	69,946
Others	644	279	1,049	675
	218,742	182,453	404,043	348,104

For the second quarter ("2Q") of 2019, sales from property trading at $51.1 million was higher by $10.8 million (27%) mainly due to higher revenue recognised from the Pollen & Bleu residential project, previously sold under the deferred payment scheme.

Revenue from technology operations and property investments increased by $6.5 million (19%) and $3.2 million (4%) to $41.5 million and $74.3 million respectively due to higher computer software and hardware sales and higher rental contribution from UIC Building.

2. Cost of sales				
Cost of sales from property investments	18,491	19,824	37,442	37,861
Cost of sales from property trading	43,392	28,095	62,676	41,356
Cost of sales from hotel operations *	37,126	25,751	63,558	51,831
Cost of sales from technology operations	38,468	32,017	79,259	64,552
Others	258	77	317	163
	137,735	105,764	243,252	195,763

Notes to the income statement

	3 months ended		6 months ended	
	30.6.19	**30.6.18**	**30.6.19**	**30.6.18**
	$'000	$'000 (restated)	$'000	$'000 (restated)
3. Share of results of associated companies				
Share of results of associated companies comprise:				
- share of operating profits	6,703	6,708	35,397	14,474
- share of fair value gain on an investment property	6,200	1,260	6,200	1,260
	12,903	7,968	41,597	15,734
4. Share of results of joint ventures				
Share of results of joint ventures comprise:				
- share of operating profits	2,606	10,034	7,911	20,020
- share of fair value gain on an investment property	3,079	894	3,079	894
	5,685	10,928	10,990	20,914
5. Profit before income tax				
Profit before income tax is stated after charging:				
Depreciation *	9,059	5,715	14,951	11,427
6. Non-controlling interests				
Non-controlling interests comprise:				
- share of operating profits	67,073	7,713	76,083	16,985
- share of fair value gain/(loss) on investment properties	340	(1,637)	340	(1,637)
	67,413	6,076	76,423	15,348

* On 17 April 2019, UIC Group acquired an additional 24.27% interest in Marina Centre Holdings Private Limited ("MCH"), resulting in the increase in UIC's effective interest in MCH from 52.90% to 77.09%. On the same date, MCH also acquired an additional 25% interest in its 50% held associated company Aquamarina Hotel Private Limited ("AHPL") which holds the Marina Mandarin hotel, resulting in the increase in UIC's effective interest in AHPL from 26.45% to 57.82%. Following this acquisition, AHPL has been accounted as a subsidiary company of UIC Group.

Acquisition accounting was applied in accordance with SFRS(I) - 3 *Business Combinations*, requiring a fair valuation of all identifiable assets and liabilities of the acquired entity. The acquisition of AHPL resulted in a goodwill on acquisition of $46.6 million and a gain on derecognition of an associated company of $272.8 million. Arising from this, a fair value uplift of $582.4 million attributable to the Group has been recorded on property, plant and equipment which will result in a higher depreciation charge over the useful lives of the property, plant and equipment.

The share of results of associated companies for the period ended 30 June 2019 includes the share of profits of AHPL up to date of acquisition on 17 April 2019. From 18 April 2019, the results of AHPL are consolidated into the income statement of the Group. The increase in revenue from hotel operations, cost of sales from hotel operations, selling and distribution costs and administrative expenses were due mainly to this consolidation.

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.**

		Group				Company	
		30.6.19	31.12.18	1.1.18		30.6.19	31.12.18
	Note	$'000	$'000 (restated)	$'000 (restated)	Note	$'000	$'000
ASSETS							
Non-current assets							
Other receivables		330,486	375,284	187,054		-	-
Financial assets at fair value through other comprehensive income		8,494	3,384	6,365		-	-
Investments in associated companies		523,723	594,285	568,993		-	-
Investments in joint ventures		110,998	100,856	64,642		-	-
Investments in subsidiary companies		-	-	-		1,226,859	1,226,859
Investment properties	1	6,353,500	6,215,000	6,160,900		-	-
Property, plant and equipment		1,149,181	434,546	453,559		1,813	42
Goodwill on consolidation		46,587	-	-		-	-
		8,522,969	7,723,355	7,441,513		1,228,672	1,226,901
Current assets							
Cash and cash equivalents		293,534	247,891	177,381		671	1,723
Properties held for sale		200,678	263,403	330,186		-	-
Derivative financial instruments		-	52	-		-	52
Trade and other receivables		194,667	177,931	299,025	2	1,910,872	1,803,609
Inventories		2,883	3,220	3,730		-	-
		691,762	692,497	810,322		1,911,543	1,805,384
Total assets		9,214,731	8,415,852	8,251,835		3,140,215	3,032,285
LIABILITIES							
Current liabilities							
Trade and other payables		172,455	167,738	221,837	2	447,547	635,582
Current income tax liabilities		55,890	51,991	41,750		-	-
Borrowings	3	566,385	142,280	51,786	3	415,597	118,304
		794,730	362,009	315,373		863,144	753,886
Non-current liabilities							
Trade and other payables		64,094	60,372	54,832		2,803	1,624
Derivative financial instruments		1,057	328	-		1,057	328
Borrowings	3	362,018	307,162	479,130	3	348,650	298,450
Deferred income tax liabilities	4	159,208	57,543	64,189		-	-
		586,377	425,405	598,151		352,510	300,402
Total liabilities		1,381,107	787,414	913,524		1,215,654	1,054,288
NET ASSETS		7,833,624	7,628,438	7,338,311		1,924,561	1,977,997
EQUITY							
Capital and reserves attributable to equity holders of the Company							
Share capital		1,565,485	1,565,380	1,564,282		1,565,485	1,565,380
Reserves		5,595,262	5,223,014	4,956,944		359,076	412,617
		7,160,747	6,788,394	6,521,226		1,924,561	1,977,997
Non-controlling interests		672,877	840,044	817,085		-	-
TOTAL EQUITY		7,833,624	7,628,438	7,338,311		1,924,561	1,977,997

Notes to the statement of financial position

The increase in cash and cash equivalents, trade and other receivables, property, plant and equipment, trade and other payables, borrowings and deferred tax liabilities and the decrease in investments in associated companies as of 30 June 2019 were due mainly to the consolidation of AHPL upon the completion of acquisition on 17 April 2019 (see footnote * on Page 3). The goodwill of $46.6 million arising from the acquisition is primarily attributed to the deferred tax liability recognised on the fair value adjustments of the net assets acquired.

The following notes for other relevant variances excludes the effects of the consolidation of AHPL.

1. Investment properties are stated at valuation as determined by independent professional valuers. The increase in investment properties was due to $135.0 million fair value gain and $3.5 million redevelopment and upgrading costs incurred during the first half of 2019.

2. The Company's current trade and other receivables and trade and other payables which comprises mainly amounts due from and to subsidiary companies, increased and decreased due to intercompany funding.

3. The Group and Company's total borrowings increased due to higher borrowings arising from the acquisition of MCH and AHPL.

4. The increase is due to deferred income tax liabilities arising from the fair value uplift attributed to the acquisition of AHPL (see footnote * on Page 3).

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

Amount repayable in one year or less, or on demand

At 30.6.19		At 31.12.18	
Secured	Unsecured	Secured	Unsecured
$'000 787	$'000 565,598	$'000 2,376	$'000 139,904

Amount repayable after one year

At 30.6.19		At 31.12.18	
Secured	Unsecured	Secured	Unsecured
$'000 13,368	$'000 348,650	$'000 8,712	$'000 298,450

Details of any collaterals

The $14.2 million secured loans are collaterised by way of mortgage over the Westin Tianjin hotel.

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	
	30.6.19	**30.6.18**
	$'000	$'000 (restated)
Cash flows from operating activities		
Profit before income tax	488,563	128,338
Adjustments for:		
Depreciation of property, plant and equipment	9,059	5,715
Write-back of allowance for foreseeable losses on properties held for sale	(206)	(644)
Impairment loss/(write-back of impairment loss) on financial assets	7	(11)
Employee share option expense	63	77
Loss on disposal of property, plant and equipment	135	-
Share of results of associated companies	(12,903)	(7,968)
Share of results of joint ventures	(5,685)	(10,928)
Fair value gain on investment properties	(134,962)	(46,043)
Gain on derecognition of an associated company	(272,763)	-
Interest income	(4,023)	(2,192)
Interest expense	5,818	2,630
Unrealised currency translation differences	417	(156)
	73,520	68,818
Change in working capital:		
Properties held for sale	43,702	28,677
Inventories	715	505
Trade and other receivables	7,769	50,944
Trade and other payables	1,880	8,071
Cash generated from operations	127,586	157,015
Interest paid	(5,727)	(2,528)
Income tax paid	(17,123)	(13,132)
Net cash provided by operating activities	104,736	141,355
Cash flows from investing activities		
Acquisition of a subsidiary company, net of cash acquired	(100,321)	-
Purchase of property, plant and equipment	(1,739)	(1,330)
Upgrading of investment properties	(3,045)	(1,435)
Loans to an associated company	(4,200)	(90,066)
Loans to a joint venture	-	(2,816)
Repayment of loans by a joint venture	55,441	-
Dividends received from associated companies	3,638	4,819
Interest received	6,899	712
Net cash used in investing activities	(43,327)	(90,116)
Cash flows from financing activities		
Proceeds from borrowings	517,583	12,280
Increase in bank deposits pledged as security	(810)	-
Proceeds from issuance of shares	105	174
Acquisition of shares from non-controlling shareholders	(486,304)	-
Dividends paid to equity holders of the Company	(50,140)	(42,974)
Dividends paid to non-controlling interests	(1,878)	-
Net cash used in financing activities	(21,444)	(30,520)
Net increase in cash and cash equivalents	39,965	20,719
Cash and cash equivalents at 1 April	250,134	198,613
Cash and cash equivalents at 30 June	290,099	219,332

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

	30.6.19 $'000	**30.6.18** $'000
Cash and cash equivalents (per Statement of Financial Position)	293,534	219,332
Less: Bank deposits pledged as security	(3,435)	-
Cash and cash equivalents (per Statement of Cash Flows)	290,099	219,332

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.

	Attributable to equity holders of the Company						
Group	Share capital $'000	Retained earnings $'000	Asset revaluation reserve $'000	Other reserves $'000	Total $'000	Non-controlling interests $'000	Total equity $'000
2019							
Balance at 1 April 2019							
- as previously reported	1,565,380	5,272,440	40,441	5,300	6,883,561	849,382	7,732,943
- effect of change in accounting policy on capitalisation of borrowing costs	-	(4,969)	-	-	(4,969)	2	(4,967)
Balance at 1 April 2019, as restated	**1,565,380**	**5,267,471**	**40,441**	**5,300**	**6,878,592**	**849,384**	**7,727,976**
Net profit	-	409,285	-	-	409,285	67,413	476,698
Other comprehensive expense	-	-	-	(6,951)	(6,951)	(416)	(7,367)
Total comprehensive income/(expense)	**-**	**409,285**	**-**	**(6,951)**	**402,334**	**66,997**	**469,331**
Employee share option scheme							
- value of employee services	-	-	-	63	63	-	63
- proceeds from shares issued	105	-	-	-	105	-	105
Effect of acquisition of shares from non-controlling shareholders	-	(88,699)	18,492	-	(70,207)	(416,097)	(486,304)
Dividends paid in cash	-	(50,140)	-	-	(50,140)	(1,878)	(52,018)
Acquisition of a subsidiary company	-	-	-	-	-	174,471	174,471
Total transactions with owners, recognised directly in equity	**105**	**(138,839)**	**18,492**	**63**	**(120,179)**	**(243,504)**	**(363,683)**
Balance at 30 June 2019	**1,565,485**	**5,537,917**	**58,933**	**(1,588)**	**7,160,747**	**672,877**	**7,833,624**
2018							
Balance at 1 April 2018							
- as previously reported	1,565,191	4,981,166	40,441	7,679	6,594,477	826,681	7,421,158
- effect of change in accounting policy on capitalisation of borrowing costs	-	(8,314)	-	-	(8,314)	(11)	(8,325)
Balance at 1 April 2018, as restated	**1,565,191**	**4,972,852**	**40,441**	**7,679**	**6,586,163**	**826,670**	**7,412,833**
Net profit	-	111,135	-	-	111,135	6,076	117,211
Other comprehensive expense	-	-	-	(2,657)	(2,657)	(196)	(2,853)
Total comprehensive income/(expense)	**-**	**111,135**	**-**	**(2,657)**	**108,478**	**5,880**	**114,358**
Employee share option scheme							
- value of employee services	-	-	-	77	77	-	77
- proceeds from shares issued	174	-	-	-	174	-	174
Dividends paid in cash	-	(42,974)	-	-	(42,974)	-	(42,974)
Total transactions with owners, recognised directly in equity	**174**	**(42,974)**	**-**	**77**	**(42,723)**	**-**	**(42,723)**
Balance at 30 June 2018	**1,565,365**	**5,041,013**	**40,441**	**5,099**	**6,651,918**	**832,550**	**7,484,468**

Company	Share capital $'000	Retained earnings $'000	Share option reserve $'000	Hedging reserve $'000	Total equity $'000
2019					
Balance at 1 April 2019	**1,565,380**	**405,040**	**6,641**	**(190)**	**1,976,871**
Net loss	-	(1,471)	-	-	(1,471)
Other comprehensive expense	-	-	-	(867)	(867)
Total comprehensive expense	**-**	**(1,471)**	**-**	**(867)**	**(2,338)**
Employee share option scheme					
- value of employee services	-	-	63	-	63
- proceeds from shares issued	105	-	-	-	105
Dividends paid in cash	-	(50,140)	-	-	(50,140)
Balance at 30 June 2019	**1,565,485**	**353,429**	**6,704**	**(1,057)**	**1,924,561**
2018					
Balance at 1 April 2018	**1,565,191**	**405,693**	**6,446**	**(43)**	**1,977,287**
Net loss	-	(1,441)	-	-	(1,441)
Other comprehensive income	-	-	-	174	174
Total comprehensive (expense)/income	**-**	**(1,441)**	**-**	**174**	**(1,267)**
Employee share option scheme					
- value of employee services	-	-	77	-	77
- proceeds from shares issued	174	-	-	-	174
Dividends paid in cash	-	(42,974)	-	-	(42,974)
Balance at 30 June 2018	**1,565,365**	**361,278**	**6,523**	**131**	**1,933,297**

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.

As at 30 June 2019, there were 2,810,000 (30 June 2018: 2,825,000) ordinary shares which may be issued upon the exercise of the subscription rights in full by holders of options granted to executives of the Group under the UIC Share Option Scheme.

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.

	30.6.19 '000	31.12.18 '000
Total number of issued shares	1,432,567	1,432,531

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 in the 2018 audited annual financial statements have been applied for the current reporting period, except as disclosed in Section 5 below.

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.**

On 1 January 2019, the Group adopted the standards, amendments and interpretations to existing standards that are mandatory for application from that date. The following are the new or amended financial reporting standards that are relevant to the Group:

SFRS(I) 16 Leases
SFRS(I) 1-23 Borrowing Costs - Agenda Decision by the International Financial Reporting Interpretations Committee

The adoption of the above standards and interpretations did not result in any substantial change to the Group's accounting policies nor any significant impact on the financial statements except for the following:

SFRS(I) 16 Leases

SFRS(I) 16 will result in almost all leases being recognised on the statement of financial position, as the distinction between operating and finance leases is removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term and low-value leases. The accounting for lessors will not change significantly.

The Group has adopted SFRS(I) 16 retrospectively from 1 January 2019 but has not restated comparatives for the 2018 reporting period as permitted under the specific transition provisions in the standard. On adoption of SFRS(I) 16, there was no significant impact to the financial statements ended 30 June 2019.

SFRS(I) 1-23 Borrowing Costs

In 2018, the International Financial Reporting Standards Interpretations Committee ("Interpretations Committee"), which works with the International Accounting Standards Board in supporting the application of IFRS Standards, received a submission on whether a real estate developer capitalises borrowing costs as part of the cost of units for a residential multi-unit real estate development, for which the developer recognises revenue over time for the sale of individual units in the development based on IFRS 15 *Revenue from Contracts with Customers*.

In November 2018, the Committee issued a Tentative Agenda Decision containing explanatory material for the decision and how the applicable principles and requirements in IAS 23 *Borrowing Costs* apply to the fact pattern in the submission. The Interpretations Committee tentatively concluded that such an entity should not capitalise borrowing costs. This tentative agenda decision was finalised in its original form on 20 March 2019.

As SFRS(I) 1-23 and SFRS(I) 15 *Revenue from Contracts with Customers* (the accounting standards applicable to the Group) are aligned to IAS 23 and IFRS 15 respectively, the above Agenda Decision has relevant impact to the Group's activities as a property developer. Following this Agenda Decision, borrowing costs which were previously capitalised for development projects over the period of development are now expensed as incurred to the income statement.

The effects of the change in accounting policy on capitalisation of borrowing costs on the results and financial position of the Group are as follows:

	3 months ended 30.6.18			6 months ended 30.6.18		
	Previously reported $'000	Effects $'000	Restated $'000	Previously reported $'000	Effects $'000	Restated $'000
Consolidated Income Statement						
Cost of sales	(106,741)	977	(105,764)	(196,740)	977	(195,763)
Share of results of joint ventures	9,124	1,804	10,928	19,110	1,804	20,914
Income tax expense	(11,003)	(124)	(11,127)	(22,266)	(124)	(22,390)
Net profit	114,554	2,657	117,211	184,069	2,657	186,726
Attributable to:						
- Equity holders of the Company	108,483	2,652	111,135	168,726	2,652	171,378
- Non-controlling interests	6,071	5	6,076	15,343	5	15,348
	114,554	2,657	117,211	184,069	2,657	186,726
Basic and diluted earnings per ordinary share (cents)						
- excluding fair value gain on investment properties	4.1	0.2	4.3	8.3	0.2	8.5
- including fair value gain on investment properties	7.6	0.2	7.8	11.8	0.2	12.0

	As at 1.1.18			As at 31.12.18		
	Previously reported $'000	Effects $'000	Restated $'000	Previously reported $'000	Effects $'000	Restated $'000
Statement of Financial Position						
Properties held for sale	336,537	(6,351)	330,186	268,337	(4,934)	263,403
Investments in associated companies	568,993	-	568,993	595,447	(1,162)	594,285
Investments in joint ventures	67,629	(2,987)	64,642	100,558	298	100,856
Current income tax liabilities	42,355	(605)	41,750	52,467	(476)	51,991
Deferred income tax liabilities	64,597	(408)	64,189	57,898	(355)	57,543
Reserves	4,965,258	(8,314)	4,956,944	5,227,983	(4,969)	5,223,014
Non-controlling interests	817,096	(11)	817,085	840,042	2	840,044

There is no effect on net asset value per ordinary share as at 31 December 2018 resulting from the adoption of SFRS(I) 1-23.

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
	30.6.19	30.6.18
Earnings per ordinary share		(restated)
(a) Based on the weighted average number of ordinary shares on issue		
- excluding fair value gain on investment properties	18.5 cents	4.3 cents
- including fair value gain on investment properties	28.6 cents	7.8 cents
(b) On a fully diluted basis		
For the purposes of calculating diluted earnings per share, the weighted average number of shares in issue is adjusted to take into account the dilutive effect arising from the outstanding options granted to employees, where such shares would have been issued at a price lower than the average market price in the current quarter. As the impact of the dilution is insignificant, diluted earnings per share is the same as basic earnings per share.		

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.

	30.6.19	31.12.18
Net asset value per ordinary share		
Group	$5.00	$4.74
Company	$1.34	$1.38

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.

Comparison of 2nd quarter 2019 results with 2018

For the second quarter ("2Q") of 2019, the Group achieved revenue of $218.7 million, which was higher than the same period last year by $36.3 million (20%) mainly due to higher sales recognition from trading properties, hotel operations and technology operations.

Finance expenses increased by $3.2 million (121%) mainly due to interest on borrowings for the acquisition of MCH and AHPL.

Profit before fair value and other gains was $55.1 million, a decrease of $6.2 million (10%) due mainly to lower contribution from The Clement Canopy residential project which was fully sold in April 2019.

The Group also recorded a one-time gain on derecognition of an associated company (net of non-controlling interests) of $210.3 million upon acquisition of AHPL on 17 April 2019 (see footnote * on Page 3).

Based on valuation by professional valuers as at 30 June 2019 on the investment properties held by the Group's subsidiaries, associated company and joint venture, fair value gain (net of non-controlling interests) of $143.9 million (2Q 2018: fair value gain of $49.8 million) was recognised in the income statement.

After including the fair value gain on investment properties and one-time gain on derecognition of an associated company (net of non-controlling interests), net attributable profit recorded $409.3 million, which was higher by $298.2 million (268%) over the same period last year.

Comparison of 6 months ended 30 June 2019 results with 2018

For the first half ("1H") 2019, the Group achieved revenue of $404.0 million, which was higher than the same period last year by $55.9 million (16%) mainly due to higher sales recognition from trading properties, hotel operations and technology operations.

Profit before fair value and other gains was $136.2 million, an increase of $14.7 million (12%) due mainly to higher contribution from Park Eleven (Shanghai project) arising from handover of units in 2019 and UIC Building which achieved full occupancy since January 2019. The increase was partially offset by lower contribution from The Clement Canopy residential project which was fully sold in April 2019.

After including the fair value gain on investment properties and one-time gain on derecognition of an associated company (net of non-controlling interests), net attributable profit recorded $490.4 million, which was higher by $319.0 million (186%) over the same period last year.

Net current liabilities

As at 30 June 2019, total current liabilities exceed current assets due mainly to borrowings amounting to $566.4 million due within the next 12 months. These borrowings are drawn under various short-term revolving credit faciltities with banks, which the Group intends to rollover the loans upon maturity.

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.

The operating environment has remained and will likely continue to remain largely the same as that given in the last announcement. However, the bottom line earnings will benefit from the acquisition of the additional stake in Marina Centre Holdings Pte Ltd (Marina Square) and Aquamarina Hotel Pte Ltd (Marina Mandarin Hotel).

Global uncertainties arising from geopolitical and trade conflicts as well as economic slowdowns may have an impact upon operations and investments locally and overseas in the medium to long term.

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/recommended, a statement to that effect.

No dividend has been declared/recommended for the quarter ended 30 June 2019 as it is not the usual practice of the Group to declare interim dividends.

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 second quarter ended 30 June 2019 to be false or misleading in any material respect.

15. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).

The Company confirms that it has procured undertakings from all of its directors and executive officers in the format set out in Appendix 7.7 of the Listing Manual.

BY ORDER OF THE BOARD

Teo Hwee Ping
Company Secretary
26 July 2019