

STAMFORD LAND CORPORATION LTD

Company Registration No. 197701615H

Unaudited Third Quarter Financial Statement and Dividend Announcement

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

Unaudited financial statements for the nine months ended 31 December 2013.

Group Income Statement for the Period Ended 31 December		2013	2012	% increase/ (decrease)
		S\$'000	S\$'000	
	Revenue	216,510	195,509	10.7
	<u>Other Items of Income</u>			
5	Interest Income	1,203	1,088	10.6
	Dividend Income	208	129	61.2
3	Other Credits	4	270	(98.5)
	<u>Other Items of Expense</u>			
6	Cost of Development Properties Sold	(32,739)	(8,212)	298.7
	Raw Materials and Consumables Used	(16,224)	(17,092)	(5.1)
	Staff Costs	(67,951)	(72,471)	(6.2)
	Depreciation Expense	(11,399)	(12,240)	(6.9)
	Other Expenses	(48,999)	(49,152)	(0.3)
7	Finance Costs	(11,528)	(14,414)	(20.0)
4	Other Charges	(1,856)	(16)	nm
2	Profit Before Tax	27,229	23,399	16.4
	Income Tax Expense	(2,975)	(4,813)	(38.2)
	Profit Attributable to Shareholders	24,254	18,586	30.5

nm: Not meaningful

Notes

- 1 For the income statement, the Australian dollar and New Zealand dollar were translated at average rates as prescribed below:

	Dec 2013	Dec 2012
A\$	S\$1.1736	S\$1.2800
NZ\$	S\$1.0199	S\$1.0047

- 2 Profit before tax increased by 16.4% as a result of higher contributions from the property development segment.

- 3 Other Credits comprise:

	Dec 2013	Dec 2012
	S\$'000	S\$'000
Foreign exchange gains	-	84
Gains on disposal of property, plant and equipment	4	5
Gains on fair value of investments held-for-trading	-	181
	4	270

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

	Dec 2013	Dec 2012
	S\$'000	S\$'000
4 Other Charges comprise:		
Allowance for impairment of trade receivables	(8)	-
Foreign exchange losses	(1,736)	-
Losses on disposal of investments held-for-trading	(42)	-
Losses on fair value of investments held-for-trading	(70)	-
Inventories written off	-	(16)
	(1,856)	(16)
5 Interest income was higher due to higher bank deposits.		
6 Cost of development properties sold included cost allocated to 28 apartments (2012: 9 apartments) at The Stamford Residences Auckland ("TSRA"), 1 commercial unit (2012: 1 commercial unit) and 4 apartments (2012: 1 apartment) at The Stamford Residences & Reynell Terraces ("TSRRT") sold.		
7 Finance costs were lower due to lower interest rates and exchange rates on our Australian dollar loans.		

1 (a)(ii) Consolidated Statement of Total Comprehensive Income

	Dec 2013	Dec 2012	% increase/ (decrease)
	S\$'000	S\$'000	
Profit for the period	24,254	18,586	30.5
Other Comprehensive Income:			
(Losses)/Gains on fair value of available-for-sale investments	(21)	59	(135.6)
Exchange differences on consolidation of foreign subsidiaries	(64,298)	(13,400)	379.8
Exchange differences on foreign currency loans forming part of net investment in foreign operations	20,381	443	4500.7
Tax effect on other comprehensive income	-	-	-
Total Comprehensive Income, Net of Income Tax, Attributable to Shareholders	(19,684)	5,688	(446.1)

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

	THE GROUP		THE COMPANY	
	Dec 2013	Mar 2013	Dec 2013	Mar 2013
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Property, plant and equipment	446,915	478,604	-	-
Investment properties	197,308	224,411	-	-
Investments in subsidiaries	-	-	374,217	374,217
Available-for-sale investments	363	384	363	384
Deferred tax assets	1,836	2,108	-	-
	646,422	705,507	374,580	374,601
Current assets				
Amounts due from subsidiaries	-	-	24	29
Properties for sale under development	30,246	7,481	-	-
Completed properties for sale	74,315	112,631	-	-
Inventories	1,480	1,946	-	-
Trade and other receivables	11,243	15,475	2	85
Other assets	3,256	2,755	-	-
Investments held-for-trading	3,372	6,079	-	-
Cash and cash equivalents	92,125	79,463	525	482
	216,037	225,830	551	596
Total assets	862,459	931,337	375,131	375,197
Non-current liabilities				
Long-term bank borrowings	(128,329)	(29,924)	-	-
Amounts due to subsidiaries	-	-	(171,371)	(149,709)
Deferred tax liabilities	(23,950)	(27,501)	(6,026)	(6,026)
	(152,279)	(57,425)	(177,397)	(155,735)
Current liabilities				
Income tax payable	(42)	(5,062)	-	(3,072)
Current portion of long-term bank borrowings	(204,149)	(314,341)	-	-
Amounts due to subsidiaries	-	-	(22,626)	(6,859)
Trade and other payables	(30,852)	(33,773)	(3,562)	(3,591)
	(235,043)	(353,176)	(26,188)	(13,522)
Total liabilities	(387,322)	(410,601)	(203,585)	(169,257)
Net assets	475,137	520,736	171,546	205,940
Equity				
Share capital	144,556	144,556	144,556	144,556
Retained earnings	324,001	325,662	26,682	61,055
Other reserves	6,580	50,518	308	329
Total equity	475,137	520,736	171,546	205,940

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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 (continued)

Notes

- 1 In the balance sheets, the following closing rates were used to translate the Australian dollar and New Zealand dollar:

	Dec 2013	Mar 2013
A\$	\$1.1281	\$1.2954
NZ\$	\$1.0386	\$1.0401

- 2 This comprises of loans repayable in April, June, October to December 2014.

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

Amount repayable in one year or less, or on demand

As at 31/12/2013		As at 31/3/2013	
Secured	Unsecured	Secured	Unsecured
\$ 204,149,000	-	\$ 314,341,000	-

Amount repayable after one year

As at 31/12/2013		As at 31/3/2013	
Secured	Unsecured	Secured	Unsecured
\$ 128,329,000	-	\$ 29,924,000	-

Details of any collateral

The following properties are charged by way of mortgages and fixed and floating equitable charges for the above borrowings:

- 1 Stamford Grand North Ryde
- 2 Stamford Plaza Melbourne
- 3 Stamford Grand Adelaide
- 4 Stamford Plaza Adelaide
- 5 Stamford Plaza Auckland
- 6 Sir Stamford at Circular Quay
- 7 Stamford Plaza Sydney Airport
- 8 Stamford Plaza Brisbane
- 9 9th Floor Southpoint Building in Singapore
- 10 Dynons Plaza in Perth

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

	Dec 2013	Dec 2012
	S\$'000	S\$'000
Cash flows from operating activities:		
Profit for the period	24,254	18,586
Adjustments for:		
Income tax expense	2,975	4,813
Depreciation expense	11,399	12,240
Dividend income	(208)	(129)
Foreign exchange losses/(gains)	1,736	(84)
Interest expense	11,528	14,414
Interest income	(1,203)	(1,088)
Gains on disposal of property, plant and equipment	(4)	(5)
Operating profit before working capital changes	50,477	48,747
Properties for sale under development	(31,738)	(1,324)
Completed properties for sale	38,316	8,636
Inventories	302	8
Investments held-for-trading	2,707	(1,181)
Trade and other receivables	2,643	3,921
Trade and other payables	(3,995)	(6,669)
Cash generated from operations	58,712	52,138
Income taxes paid	(7,167)	(15,188)
Net cash from operating activities	51,545	36,950
Cash flows from investing activities:		
Proceeds from disposal of property, plant and equipment	4	7
Purchase of property, plant and equipment	(31,326)	(13,121)
Interest received	1,199	1,141
Dividends received	208	129
Net cash used in investing activities	(29,915)	(11,844)
Cash flows from financing activities:		
Net proceeds/(repayment) from borrowings	31,541	(6,310)
Interest paid	(11,695)	(14,758)
Dividends paid	(25,915)	(34,553)
Net cash used in financing activities	(6,069)	(55,621)
Net increase/(decrease) in cash and cash equivalents	15,561	(30,515)
Cash and cash equivalents at beginning of the period	75,378	84,474
Effect of foreign exchange rates adjustment	(2,899)	(842)
Cash and cash equivalents at end of the period	88,040	53,117
Restricted bank deposits	4,085	3,246
Cash and cash equivalents in the balance sheet	92,125	56,363

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

THE GROUP	Share capital	Fair value adjustment reserve	Foreign currency translation reserve	Retained earnings	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Previous Year:					
Opening Balance at 31 Mar 2012	144,556	292	51,763	328,519	525,130
Total comprehensive income for the period	-	59	(12,957)	18,586	5,688
Distribution to owners					
Dividends	-	-	-	(34,553)	(34,553)
Closing Balance at 31 Dec 2012	144,556	351	38,806	312,552	496,265
Current Year:					
Opening Balance at 31 Mar 2013	144,556	329	50,189	325,662	520,736
Total comprehensive income for the period	-	(21)	(43,917)	24,254	(19,684)
Distribution to owners					
Dividends	-	-	-	(25,915)	(25,915)
Closing Balance at 31 Dec 2013	144,556	308	6,272	324,001	475,137
THE COMPANY					
	Share capital	Fair value adjustment reserve	Retained earnings	Total equity	
	S\$'000	S\$'000	S\$'000	S\$'000	
Previous Year:					
Opening Balance at 31 Mar 2012	144,556	292	85,283	230,131	
Total comprehensive income for the period	-	59	(5,866)	(5,807)	
Distribution to owners					
Dividends	-	-	(34,553)	(34,553)	
Closing Balance at 31 Dec 2012	144,556	351	44,864	189,771	
Current Year:					
Opening Balance at 31 Mar 2013	144,556	329	61,055	205,940	
Total comprehensive income for the period	-	(21)	(8,458)	(8,479)	
Distribution to owners					
Dividends	-	-	(25,915)	(25,915)	
Closing Balance at 31 Dec 2013	144,556	308	26,682	171,546	

- 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, issues 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 have been no changes in the issued share capital of the Company since 31 March 2013.

There were no outstanding share options as at 31 December 2013 and 31 December 2012.

- 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**

	As at 31 December 2013	As at 31 March 2013
Total number of issued shares (excluding treasury shares)	863,833,482	863,833,482

There were no shares held as treasury shares as at 31 December 2013 and 31 December 2012.

- 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 standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)**

The figures have not been audited or reviewed by auditors.

- 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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial reporting period as compared to the most recently audited financial statements as at 31 March 2013.

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

Not applicable.

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

Earnings per ordinary share:-

- (i) Based on the weighted average number of ordinary shares in issue; and
- (ii) On a fully diluted basis

	Dec 2013	Dec 2012
	2.81 cents	2.15 cents
	2.81 cents	2.15 cents

Note to item (i)

Group basic earnings per ordinary share is calculated by dividing Group net profit attributable to members by the weighted average number of ordinary shares in issue during the period of 863,833,482 shares (December 2012: 863,833,482 shares).

Note to item (ii)

Group fully diluted earnings per ordinary share is the same as Group basic earnings per ordinary share because there is no potential dilutive shares as at 31 December 2013 and 31 December 2012.

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

Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on

	GROUP		COMPANY	
	Dec 2013	Mar 2013	Dec 2013	Mar 2013
	\$ 0.55	\$ 0.60	\$ 0.20	\$ 0.24

Lower net asset value per ordinary share is mainly attributed to payment of 3 cents dividend per ordinary share in August 2013 and lower closing currency rates used to translate Australian dollar and New Zealand dollar assets.

- 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, costs, 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

REVENUE	9 months ended			
	Dec 2013	Dec 2012	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	161,972	171,534	(9,562)	(5.6)
Property Development	40,965	10,665	30,300	284.1
Property Investment	10,298	10,632	(334)	(3.1)
Trading	3,203	2,594	609	23.5
	216,438	195,425	21,013	10.8
Unallocated corporate revenue	72	84	(12)	(14.3)
	216,510	195,509	21,001	10.7

Revenue from hotel segment was less because of unfavourable exchange rates and weaker performance from Adelaide. This was partially offset by better performance from our Sydney, Melbourne and Auckland hotels.

The property development segment reported higher revenue from sales of 28 apartments in TSRA (2012: 9 apartments), 1 commercial unit (2012: 1 commercial unit) and 4 apartments (2012: 1 apartment) from TSRRT.

Although Dynons Plaza Perth reported a 5% increase in rental income, property investment segment's revenue was impacted by a weaker Australian dollar.

Better performance from the interior decoration business contributed to trading segment's higher revenue.

OPERATING PROFIT	9 months ended			
	Dec 2013	Dec 2012	Change	%
	S\$'000	S\$'000	S\$'000	
Hotel Owning & Management	29,220	29,988	(768)	(2.6)
Property Development	3,110	(121)	3,231	2,670.2
Property Investment	9,344	8,826	518	5.9
Trading	374	342	32	9.4
	42,048	39,035	3,013	7.7
Unallocated corporate expenses	(2,850)	(2,693)	(157)	5.8
	39,198	36,342	2,856	7.9

Sydney, Melbourne, Brisbane and Auckland hotels performed creditably. Adelaide hotels have not recovered to their full potential. This, coupled with a weaker Australian dollar accounted for the minor drop in profits.

Higher sales from TSRRT contributed positively to the property development segment.

As a one-off maintenance refund of approximately S\$0.6 million was paid to tenants in 2012, this year's operating profit for property investment is thus higher.

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

No forecast was previously provided.

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

Sydney, Melbourne, Brisbane and Auckland hotels continue to perform satisfactorily. The Adelaide hotels are in recovery mode with current upgrades of their rooms and F&B outlets. The Group is also refreshing its other hotels to generate increased revenue.

In January 2014, the Group lodged its development application for the redevelopment of Sir Stamford Circular Quay into 104 residential apartments and 1,331 square metres of commercial space. Separately, 97% of 468 units launched for Macquarie Park Village ("MPV"), which is currently operated as Stamford Grand North Ryde ("SGNR") hotel, were pre-sold. The remaining 160 units will be released for sale on 1st March 2014. These two initiatives represent best use of our property portfolio.

The Group will cease to recognise approximately A\$5 million per annum upon SGNR's scheduled closure in Q2 2014. Furthermore, no revenue will be recognised for the A\$450 million MPV project until its completion in 2017.

The development application for Dulwich Hill was submitted in August 2013 for 250 residential apartments. Approval is expected next quarter. The value of the site, being adjacent to the railway station, is viewed positively.

Dynons Plaza Perth continues to perform well, underpinned by fixed lease income of over A\$11 million per annum until 2020.

11 Dividend

(a) Current Financial Period Reported On

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

(b) Corresponding Period of the Immediately Preceding Financial Year

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

(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 interim dividend has been declared/recommended in the current reporting period.

13 Interested person transactions (IPT)

During the period ended 31 December 2013, the following significant IPT were entered into by the Group:

Name of interested person	Latest Financial Period Aggregate value of all IPT during the financial period under review (excluding transactions less than S\$100,000)	Previous Financial Period Aggregate value of all IPT during the financial period under review (excluding transactions less than S\$100,000)
Transactions entered into by the Group with directors of the Company :		
- Purchase of goods and services	S\$875,000	-

All the above IPT were conducted on normal commercial terms.

The Company has not obtained a general mandate from shareholders for IPT.

Aggregate value of all IPT conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions below S\$100,000) is nil for both financial periods.

14 Segmental revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year

Segmental revenue and results for business segments

Dec 2013	Hotel Owning & Management	Property Development	Property Investment	Trading	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE						
External sales	161,972	40,965	10,298	3,203	-	216,438
Inter-segment sales	-	-	338	6	(344)	-
	161,972	40,965	10,636	3,209	(344)	216,438
Unallocated corporate revenue						72
Total revenue						216,510
RESULTS						
Segment results	29,220	3,110	9,344	374	-	42,048
Unallocated corporate expenses						(2,850)
Profit from operations						39,198
Interest income						1,203
Dividend income						208
Finance costs						(11,528)
Other charges						(1,852)
Profit before tax						27,229
Income tax expense						(2,975)
Profit after tax						24,254

Dec 2012	Hotel Owning & Management	Property Development	Property Investment	Trading	Eliminations	Consolidated
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
REVENUE						
External sales	171,534	10,665	10,632	2,594	-	195,425
Inter-segment sales	-	-	334	9	(343)	-
	171,534	10,665	10,966	2,603	(343)	195,425
Unallocated corporate revenue						84
Total revenue						195,509
RESULTS						
Segment results	29,988	(121)	8,826	342	-	39,035
Unallocated corporate expenses						(2,693)
Profit from operations						36,342
Interest income						1,088
Dividend income						129
Finance costs						(14,414)
Other credits						254
Profit before tax						23,399
Income tax expense						(4,813)
Profit after tax						18,586

15 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Please refer to explanation in item no. 8.

16 Negative Assurance Confirmation by the Board Pursuant to Rule 705(4) of the Listing Manual

We confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the unaudited third quarter financial results for the period ended 31 December 2013 to be false or misleading.

On behalf of the Board of Directors

Ow Chio Kiat
Executive Chairman

Ow Cheo Guan
Executive Deputy Chairman

BY ORDER OF THE BOARD

Teo Lay Eng
Company Secretary
13 February 2014