

**PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (1Q, 2Q & 3Q),
 HALF-YEAR AND FULL YEAR 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.

The unaudited results for the 2nd quarter and half year ended 30 June 2016 are as follow:

<u>GROUP</u>	Note	2nd Quarter (2Q) Ended 30 June			Half Year (1H) Ended 30 June		
		2016	2015	+ / (-)	2016	2015	+ / (-)
		\$'000	\$'000	%	\$'000	\$'000	%
<u>Revenue</u>							
Tin mining and smelting revenue		135,547	127,634*	6.2	272,043	271,144*	0.3
Property revenue		3,956	1,832	115.9	7,993	3,879	106.1
Total revenue	A	139,503	129,466	7.8	280,036	275,023	1.8
<u>Other items of income/(loss)</u>							
Dividend income		5,401	6,564	(17.7)	13,126	10,947	19.9
Interest income		3,095	2,653	16.7	6,392	4,618	38.4
Fair value changes in investment properties		1,249	294	324.8	1,249	294	324.8
Fair value changes in financial assets	B	1,827	(4,198)	NM	5,676	(6,208)	NM
Other income		761	324	134.9	952	1,052	(9.5)
		151,836	135,103	12.4	307,431	285,726	7.6
<u>Other items of expense</u>							
Employee benefits expense		(6,827)	(6,936)	(1.6)	(13,114)	(14,037)	(6.6)
Depreciation expense		(987)	(854)	15.6	(1,873)	(1,625)	15.3
Amortisation expense		(161)	(179)	(10.1)	(322)	(362)	(11.0)
Costs of tin mining and smelting	C	(121,806)	(126,662)*	(3.8)	(244,660)	(258,985)*	(5.5)
Finance costs		(4,663)	(3,215)	45.0	(9,877)	(6,845)	44.3
Other expenses		(5,965)	(5,899)	1.1	(11,872)	(9,944)	19.4
Exchange gains/(losses)		2,091	686	204.8	8,102	(2,969)	NM
Total expenses		(138,318)	(143,059)	(3.3)	(273,616)	(294,767)	(7.2)
Share of results of associates and joint ventures	D	(4,009)	3,919	NM	6,497	7,430	(12.6)
Profit/(Loss) before tax		9,509	(4,037)	NM	40,312	(1,611)	NM
Income tax (expense)/credit	E	(3,715)	2,894	NM	(7,114)	2,391	NM
Profit/(Loss) after tax		5,794	(1,143)	NM	33,198	780	4,156.2

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

The unaudited results for the 2nd quarter and half year ended 30 June 2016 are as follow (cont'd):

GROUP	Note	2nd Quarter (2Q) Ended 30 June			Half Year (1H) Ended 30 June		
		2016 \$'000	2015 \$'000	+ / (-) %	2016 \$'000	2015 \$'000	+ / (-) %
Profit attributable to:							
Owners of the Company		6,604	1,806	265.7	29,160	4,243	587.2
Non-controlling interests		(810)	(2,949)	(72.5)	4,038	(3,463)	NM
		5,794	(1,143)	NM	33,198	780	4,156.2

NM – Not Meaningful

Notes to the Income Statement:

- (A) Higher revenue in 2016 on the back of higher prices and sales quantity of refined tin from resources as well as rental income from the office building in Melbourne, Australia.
- (B) These were related to mark-to-market gains from marketable securities.
- (C) Included in costs of tin mining and smelting for 2016 was favourable inventory valuation adjustment made against the carrying value of tin inventory as closing tin prices were higher.
- (D) Despite better overall operating performance of associates and joint ventures, a loss was recorded in 2Q2016. This was largely due to additional provision for prior year taxes from the resources joint venture.
- (E) The tax expense for 2016 was mainly due to certain non-tax deductible expenses. The tax credit for 2015 was due to reversal of tax provisions relating to discontinued operations no longer required.

* Restatement of revenue and costs of tin mining and smelting from the resources operations:

	2015		
	1Q	2Q	Half Year ended 30 June
	\$'000	\$'000	\$'000
<u>Tin mining and smelting revenue</u>			
As reported	143,510	167,836	311,346
Adjustments	–	(40,202)	(40,202)
As Restated	143,510	127,634	271,144
<u>Costs of tin mining and smelting</u>			
As reported	(132,323)	(166,864)	(299,187)
Adjustments	–	40,202	40,202
As Restated	(132,323)	(126,662)	(258,985)

The adjustments had no financial impact to the profit or loss for the affected quarters in 2015.

1(a)(ii) Statement of comprehensive income for the 2nd quarter and half year ended 30 June 2016.

<u>GROUP</u>	2nd Quarter (2Q) Ended 30 June		Half Year (1H) Ended 30 June	
	2016	2015	2016	2015
	\$'000	\$'000	\$'000	\$'000
Profit/(Loss) after tax	5,794	(1,143)	33,198	780
Items that will not be reclassified to profit or loss:				
Share of revaluation surplus on property, plant and equipment of associates	536	271	536	271
Net fair value changes in equity securities at Fair Value through Other Comprehensive Income ("FVOCI")	11,291	–	23,819	–
Share of net fair value changes in equity securities at FVOCI of associates	2,286	–	5,285	–
	14,113	271	29,640	271
Items that may be reclassified subsequently to profit or loss:				
Net fair value changes in available-for-sale investment securities	–	(12,603)	–	(23,495)
Net fair value changes in cash flow hedges	(1,002)	226	1,576	1,006
Currency translation reserve	(9,565)	(7,556)	(9,025)	(7,186)
Share of reserves of associates and joint ventures	(4,942)	(2,544)	(3,649)	(4,110)
	(15,509)	(22,477)	(11,098)	(33,785)
Other comprehensive income after tax for the period	(1,396)	(22,206)	18,542	(33,514)
Total comprehensive income for the period	4,398	(23,349)	51,740	(32,734)
Total comprehensive income attributable to:				
Owners of the Company	5,678	(18,343)	45,025	(26,563)
Non-controlling interests	(1,280)	(5,006)	6,715	(6,171)
Total comprehensive income for the period	4,398	(23,349)	51,740	(32,734)

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.

Balance sheets as at 30 June 2016

	Note	GROUP		Note	COMPANY	
		30 June 2016 \$'000	31 Dec 2015 \$'000		30 June 2016 \$'000	31 Dec 2015 \$'000
Assets						
Non-current assets						
Property, plant and equipment		34,129	34,434		163	174
Investment properties	1	675,091	606,010		32,933	32,371
Goodwill		17,913	17,604		—	—
Other intangible assets		7,090	6,655		—	—
Subsidiaries		—	—		125,237	125,237
Associates and joint ventures		570,974	558,616		2,708	2,708
Deferred tax assets		1,492	1,599		—	—
Other non-current receivables		—	1,855		—	—
Investment securities	2	243,864	201,576		—	—
Other non-current assets		1,004	987		—	—
Total non-current assets		1,551,557	1,429,336		161,041	160,490
Current assets						
Assets classified as held for sale		25,116	17,771		18,079	17,771
Development properties for sale		75	70		—	—
Inventories		98,344	88,820		—	—
Income tax receivables		422	3,526		—	—
Prepayments and accrued income		2,375	1,854		86	1
Trade and other receivables		99,366	126,297		910,338	866,263
Marketable securities		165,708	178,282		—	—
Derivative financial instruments		54	200		—	—
Cash and short-term deposits		161,464	239,325	1a	35,217	105,579
Total current assets		552,924	656,145		963,720	989,614
Total assets		2,104,481	2,085,481		1,124,761	1,150,104
Equity and liabilities						
Equity						
Share capital		568,968	568,968		568,968	568,968
Retained earnings		794,164	782,253		69,530	86,250
Other reserves		(39,203)	(54,057)		(16,908)	(18,079)
Equity attributable to owners of the Company		1,323,929	1,297,164		621,590	637,139
Non-controlling interests		88,103	73,049		—	—
Total equity		1,412,032	1,370,213		621,590	637,139
Non-current liabilities						
Provisions		6,146	5,923		—	—
Deferred tax liabilities		6,731	5,654		2,854	2,806
Borrowings	3	445,217	373,985		—	—
Derivative financial instruments		921	24		—	—
Other non-current liabilities		855	465		—	—
Total non-current liabilities		459,870	386,051		2,854	2,806

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.

Balance sheets as at 30 June 2016 (cont'd)

	Note	GROUP		Note	COMPANY	
		30 June 2016 \$'000	31 Dec 2015 \$'000		30 June 2016 \$'000	31 Dec 2015 \$'000
<u>Current liabilities</u>						
Provisions		17,291	22,756		14,065	19,585
Income tax payable		2,267	2,083		245	442
Trade and other payables		90,599	122,962		486,007	490,132
Borrowings	4	121,916	177,682		—	—
Derivative financial instruments		506	3,734		—	—
Total current liabilities		232,579	329,217		500,317	510,159
Total liabilities		692,449	715,268		503,171	512,965
Total equity and liabilities		2,104,481	2,085,481		1,124,761	1,150,104

Notes to Balance Sheets:

Group

Non-current assets

- (1) The increase in investment properties was mainly due to acquisition of residential properties in Central Osaka, Japan.
- (2) The increase in investment securities was mainly due to mark-to-market gain and investment in financial assets.

Non-current liabilities

- (3) The increase in borrowings was mainly due to draw down of bank loans to finance new investments.

Current liabilities

- (4) The decrease in borrowings was mainly due to repayment of bank loans.

Company

Current assets

- (1a) The decrease in cash and short-term deposits was mainly due to intercompany advances to subsidiaries.

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

Amount repayable in one year or less, or on demand:

As at 30/06/2016		As at 31/12/2015	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
44,927	76,989	48,663	129,019

Amount repayable after one year:

As at 30/06/2016		As at 31/12/2015	
Secured \$'000	Unsecured \$'000	Secured \$'000	Unsecured \$'000
445,217	–	373,985	–

Details of any collaterals:

Secured borrowings are generally secured by mortgages on the subsidiaries' properties, other assets and shares held in a subsidiary.

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.

Consolidated cash flow statement for the 2nd quarter and half year ended 30 June 2016

	2 nd Quarter (2Q) Ended 30 June		Half Year (1H) Ended 30 June	
	2016	2015	2016	2015
	\$'000	\$'000	\$'000	\$'000
<u>Cash flows from operating activities</u>				
Profit/(Loss) before tax	9,509	(4,037)	40,312	(1,611)
<u>Adjustments</u>				
Depreciation of property, plant and equipment	987	854	1,873	1,625
Amortisation of intangible assets	161	179	322	362
Dividend income	(5,401)	(6,564)	(13,126)	(10,947)
Interest income	(3,095)	(2,653)	(6,392)	(4,618)
Finance costs	4,663	3,215	9,877	6,845
Currency realignment	(1,203)	2,979	(6,545)	5,980
Fair value changes in investment properties and financial assets	(3,076)	3,904	(6,925)	5,914
Net loss/(gain) on disposal of property, plant and equipment, investment properties and subsidiaries	1	(110)	(18)	(764)
(Favourable)/unfavourable valuation adjustment on tin inventory	(2,234)	8,102	(5,603)	12,869
(Write back)/provision for receivables	—	(7)	182	23
Share of results of equity-accounted associates and joint ventures	4,009	(3,919)	(6,497)	(7,430)
Operating cash flows before changes in working capital	4,321	1,943	7,460	8,248
Decrease in development properties for sale	—	38	—	61
Increase in inventories	(4,912)	(8,809)	(2,380)	(17,607)
Decrease/(Increase) in marketable securities	2,464	(36,804)	18,399	(79,537)
Decrease/(Increase) in trade and other receivables	35,199	(4,809)	24,973	(1,373)
(Decrease)/Increase in trade and other payables	(16,106)	3,328	(39,083)	(39)
Cash flows from/(used in) operations	20,966	(45,113)	9,369	(90,247)
Income taxes paid	(2,065)	(2,748)	(3,461)	(5,059)
Payment of finance costs	(4,340)	(3,126)	(9,081)	(6,370)
Interest received	691	2,555	1,790	3,747
Dividend income	2,551	4,294	7,476	6,053
Net cash flows from/(used in) operating activities	17,803	(44,138)	6,093	(91,876)

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.

Consolidated cash flow statement for the 2nd quarter and half year ended 30 June 2016 (cont'd)

	2 nd Quarter (2Q) Ended 30 June		Half Year (1H) Ended 30 June	
	2016 \$'000	2015 \$'000	2016 \$'000	2015 \$'000
<u>Cash flows from investing activities</u>				
Proceeds from disposal of property, plant and equipment and investment properties	–	6,370	28	43,040
Cost incurred on property, plant and equipment	(336)	(665)	(1,041)	(1,421)
Cost incurred on investment properties	(85,622)	–	(87,403)	(119)
Investment in an associate	–	–	(7,851)	–
Purchase of investment securities	–	(36,387)	(14,880)	(36,387)
Payment on property	–	(62,693)	–	(62,693)
Payment for deferred mine exploration and evaluation expenditure and mine properties	(471)	(278)	(645)	(492)
Net cash inflow from sale of subsidiaries	–	53,407	–	53,030
Dividend income from investment securities, associates and joint ventures	8,699	6,857	11,499	9,933
Currency realignment	2,418	(1,286)	2,615	(1,269)
Net cash flows (used in)/from investing activities	(75,312)	(34,675)	(97,678)	3,622
<u>Cash flows from financing activities</u>				
Dividends paid to shareholders	(16,324)	(16,324)	(16,324)	(16,324)
Dividend paid to non-controlling shareholders of a subsidiary	–	–	(61)	–
Loan to an associate	–	(60,000)	–	(60,000)
(Repayment)/Drawdown of short-term borrowings	(27,609)	9,453	(38,436)	(473)
Drawdown of long-term borrowings	57,163	75,584	57,575	75,584
Repayment of long-term borrowings	–	(41,995)	(2,068)	(65,676)
Net proceeds from issuance of shares by subsidiaries to non-controlling shareholders	7,144	2,100	9,994	14,500
Currency realignment	1,640	(5,347)	2,760	(7,834)
Net cash flows from/(used in) financing activities	22,014	(36,529)	13,440	(60,223)
Net decrease in cash and cash equivalents	(35,495)	(115,342)	(78,145)	(148,477)
Effect of exchange rate changes on cash and cash equivalents	(1,394)	(1,870)	284	(2,733)
Cash and cash equivalents, beginning balance	198,353	450,674	239,325	484,672
Cash and cash equivalents, ending balance	161,464	333,462	161,464	333,462

Notes to the Cash Flow Statement:

(i) Second Quarter and Half Year

Net cash inflow from operating activities for 2Q 2016 was mainly due to net receipt from trade facilities. For 1H2016, the cash inflow from sale of marketable securities was reduced by net payment for trade facilities.

Net cash outflow from investing activities for 2016 was mainly due to purchase of investment properties in Japan.

Net cash inflow from financing activities for 2016 was mainly due to drawdown of borrowings and proceeds from shares issued by subsidiaries to non-controlling shareholders. This was reduced by dividend paid to shareholders.

(ii) Significant non-cash transactions

There were no material non-cash transactions other than those disclosed in the cash flow statement.

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.

Statements of changes in equity for the period ended 30 June 2016

GROUP

	Total equity	Equity attributable to owners of the Company	Share capital	Retained earnings	AFS reserve	FVOCI reserve	Hedging reserve	Revaluation reserve	Translation reserve	Non- controlling interests
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Opening balance at 1 January 2016 (As previously stated)	1,370,213	1,297,164	568,968	782,253	(23,922)	—	(1,811)	15,578	(43,902)	73,049
Effect of adoption of FRS 109 (refer to item 5)	(3,409)	(1,859)	—	(1,286)	23,922	(24,495)	—	—	—	(1,550)
Opening balance at 1 January 2016 (As restated)	1,366,804	1,295,305	568,968	780,967	—	(24,495)	(1,811)	15,578	(43,902)	71,499
Total comprehensive income for the period	51,740	45,025	—	29,160	—	26,879	557	536	(12,107)	6,715
<u>Contributions by and distributions to owners</u>										
Dividend on ordinary shares	(16,324)	(16,324)	—	(16,324)	—	—	—	—	—	—
Dividend to non- controlling interests	(182)	—	—	—	—	—	—	—	—	(182)
Contribution of capital by non- controlling interests	9,994	—	—	—	—	—	—	—	—	9,994
Total contributions by and distributions to owners	(6,512)	(16,324)	—	(16,324)	—	—	—	—	—	9,812
<u>Changes in ownership interests in subsidiary</u>										
Dilution of ownership interests in subsidiaries that do not result in a loss of control	—	(77)	—	(77)	—	—	—	—	—	77
Total changes in ownership interests in subsidiaries	—	(77)	—	(77)	—	—	—	—	—	77
Total transactions with owners in their capacity as owners	(6,512)	(16,401)	—	(16,401)	—	—	—	—	—	9,889
<u>Others</u>										
Share of associate's realisation of revaluation reserve	—	—	—	438	—	—	—	(438)	—	—
Total others	—	—	—	438	—	—	—	(438)	—	—
Closing balance at 30 June 2016	1,412,032	1,323,929	568,968	794,164	—	2,384	(1,254)	15,676	(56,009)	88,103

Statements of changes in equity for the period ended 30 June 2016 (cont'd)

GROUP (cont'd)

	Total Equity \$'000	Equity attributable to owners of the Company \$'000	Share capital \$'000	Retained earnings \$'000	AFS reserve \$'000	Hedging reserve \$'000	Revaluation reserve \$'000	Translation reserve \$'000	Reserve of disposal group classified as held for sale \$'000	Non- controlling interests \$'000
Opening balance at 1 January 2015	1,405,898	1,354,997	568,968	787,375	19,102	(1,367)	8,034	(27,365)	250	50,901
Total comprehensive income for the period	(32,734)	(26,563)	—	4,243	(24,394)	568	271	(6,955)	(296)	(6,171)
<u>Contributions by and distributions to owners</u>										
Dividend on ordinary shares	(16,324)	(16,324)	—	(16,324)	—	—	—	—	—	—
Contribution of capital by non-controlling interests	14,500	—	—	—	—	—	—	—	—	14,500
Total contributions by and distributions to owners	(1,824)	(16,324)	—	(16,324)	—	—	—	—	—	14,500
Total transactions with owners in their capacity as owners	(1,824)	(16,324)	—	(16,324)	—	—	—	—	—	14,500
<u>Others</u>										
Reserve attributable to disposal group classified as held for sale	—	—	—	—	—	—	—	(46)	46	—
Total others	—	—	—	—	—	—	—	(46)	46	—
Closing balance at 30 June 2015	1,371,340	1,312,110	568,968	775,294	(5,292)	(799)	8,305	(34,366)	—	59,230

Statements of changes in equity for the period ended 30 June 2016 (cont'd)

COMPANY

	Total equity \$'000	Equity attributable to owners of the Company \$'000	Share capital \$'000	Retained earnings \$'000	Revaluation reserve \$'000	Translation reserve \$'000
Opening balance at 1 January 2016	637,139	637,139	568,968	86,250	202	(18,281)
Total comprehensive income for the period	775	775	–	(396)	–	1,171
<u>Contributions by and distributions to owners</u>						
Dividend on ordinary shares	(16,324)	(16,324)	–	(16,324)	–	–
Total transactions with owners in their capacity as owners	(16,324)	(16,324)	–	(16,324)	–	–
Closing balance at 30 June 2016	621,590	621,590	568,968	69,530	202	(17,110)

	Total equity \$'000	Equity attributable to owners of the Company \$'000	Share capital \$'000	Retained earnings \$'000	Revaluation reserve \$'000	Translation reserve \$'000
Opening balance at 1 January 2015	649,863	649,863	568,968	89,069	208	(8,382)
Total comprehensive income for the period	1,683	1,683	–	5,850	–	(4,167)
<u>Contributions by and distributions to owners</u>						
Dividend on ordinary shares	(16,324)	(16,324)	–	(16,324)	–	–
Total transactions with owners in their capacity as owners	(16,324)	(16,324)	–	(16,324)	–	–
Closing balance at 30 June 2015	635,222	635,222	568,968	78,595	208	(12,549)

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.

Not applicable.

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 June 2016	31 December 2015
Total number of ordinary shares in issue	408,095,772	408,095,772

There were no treasury shares as at 30 June 2016 and 31 December 2015.

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.

These figures had 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 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 item 5 below, the Group had applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements as at 31 December 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.**

(i) New and revised Financial Reporting Standards (“FRS”)

The Group adopted the following new and revised FRS that are relevant to its operations and effective for the financial period beginning 1 January 2016 with no material impact:

Improvements to FRSs (November 2014)

Amendments to FRS 27 Equity Method in Separate Financial Statements

Amendments to FRS 16 and FRS 38 Clarification of Acceptable Methods of Depreciation and Amortisation

Amendments to FRS 111 Accounting for Acquisitions of Interests in Joint Operations

Amendments to FRS 1 Disclosure Initiative

Amendments to FRS 110, FRS 112 and FRS 28 Investment Entities: Applying the Consolidation Exception

(ii) Early adoption of FRS 109 Financial Instruments (“FRS 109”)

The Group has elected to early adopt FRS 109 which is applied retrospectively from 1 January 2016 to better reflect the Group’s strategy on its financial assets. We have elected not to adjust the comparative information as permitted under FRS 109 transitional provision.

The early adoption of FRS 109 has no significant financial impact on the financial performance or position of the Group and Company.

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.**

	2 nd Quarter (2Q) Ended 30 June		Half Year (1H) Ended 30 June	
	2016	2015	2016	2015
Basic and diluted earnings per share for the period based on Group profit attributable to owners of the Company:	1.6 cents	0.4 cents	7.1 cents	1.0 cents

- 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.

Net asset value per share based on issued share capital at the end of:	30 June 2016	31 December 2015
The Group	\$3.24	\$3.18
The Company	\$1.52	\$1.56

- 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.

The following tables summarise the 2Q2016 operating results by business segments and comparables for 2Q2015 and the 1H2016 operating results by business segments and comparables for 1H2015.

2Q2016 Operating Segment Results

	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue						
External revenue	135,547	3,956	–	–	–	139,503
Inter-segment revenue	–	65	–	–	(65)	–
Total revenue	135,547	4,021	–	–	(65)	139,503
Segment results						
Operating profit	10,427	5,946	206	353	–	16,932
Fair value changes in investment properties	–	1,249	–	–	–	1,249
Finance costs	(1,007)	(3,640)	–	(16)	–	(4,663)
Share of results of associates and joint ventures	(10,358)	9,288	(2,939)	–	–	(4,009)
(Loss)/Profit before tax	(938)	12,843	(2,733)	337	–	9,509
Income tax expense	(2,503)	(877)	(57)	(278)	–	(3,715)
(Loss)/Profit after tax	(3,441)	11,966	(2,790)	59	–	5,794
(Loss)/Profit attributable to:						
Owners of the Company	(1,928)	11,263	(2,790)	59	–	6,604
Non-controlling interests	(1,513)	703	–	–	–	(810)
	(3,441)	11,966	(2,790)	59	–	5,794

2Q2015 Operating Segment Results

	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue						
External revenue	127,634	1,832	–	–	–	129,466
Inter-segment revenue	–	72	–	–	(72)	–
Total revenue	127,634	1,904	–	–	(72)	129,466
Segment results						
Operating (loss)/profit	(5,771)	(2,071)	137	2,670	–	(5,035)
Fair value changes in investment properties	–	294	–	–	–	294
Finance costs	(1,318)	(1,897)	–	–	–	(3,215)
Share of results of associates and joint ventures	(141)	2,900	1,160	–	–	3,919
(Loss)/Profit before tax	(7,230)	(774)	1,297	2,670	–	(4,037)
Income tax credit/(expense)	1,582	(925)	(56)	2,293	–	2,894
(Loss)/Profit after tax	(5,648)	(1,699)	1,241	4,963	–	(1,143)
(Loss)/Profit attributable to:						
Owners of the Company	(3,141)	(1,257)	1,241	4,963	–	1,806
Non-controlling interests	(2,507)	(442)	–	–	–	(2,949)
	(5,648)	(1,699)	1,241	4,963	–	(1,143)

Note:

Real Estate – This comprises the property portfolio, investments in Straits Real Estate Pte. Ltd. (“SRE”), Suntec REIT units and ARA Asset Management Limited (“ARA”).

Hospitality – This comprises the investments in Far East Hospitality Holdings Pte. Ltd. (“FEHH”) and Far East Hospitality Trust (“FEHT”).

Others – This comprises Group-level corporate and treasury services.

1H2016 Operating Segment Results

	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue						
External revenue	272,043	7,993	–	–	–	280,036
Inter-segment revenue	–	129	–	–	(129)	–
Total revenue	272,043	8,122	–	–	(129)	280,036
Segment results						
Operating profit	22,762	17,503	223	1,955	–	42,443
Fair value changes in investment properties	–	1,249	–	–	–	1,249
Finance costs	(2,470)	(7,374)	–	(33)	–	(9,877)
Share of results of associates and joint ventures	(10,242)	14,576	2,163	–	–	6,497
Profit before tax	10,050	25,954	2,386	1,922	–	40,312
Income tax expense	(5,115)	(1,442)	(113)	(444)	–	(7,114)
Profit after tax	4,935	24,512	2,273	1,478	–	33,198
Profit attributable to:						
Owners of the Company	2,694	22,715	2,273	1,478	–	29,160
Non-controlling interests	2,241	1,797	–	–	–	4,038
	4,935	24,512	2,273	1,478	–	33,198

1H2015 Operating Segment Results

	Resources	Real Estate (Note)	Hospitality (Note)	Others (Note)	Elimination	Consolidated
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue						
External revenue	271,144	3,879	–	–	–	275,023
Inter-segment revenue	–	86	–	–	(86)	–
Total revenue	271,144	3,965	–	–	(86)	275,023
Segment results						
Operating (loss)/profit	(5,507)	(945)	435	3,527	–	(2,490)
Fair value changes in investment properties	–	294	–	–	–	294
Finance costs	(3,014)	(3,831)	–	–	–	(6,845)
Share of results of associates and joint ventures	133	6,220	1,077	–	–	7,430
(Loss)/Profit before tax	(8,388)	1,738	1,512	3,527	–	(1,611)
Income tax credit/(expense)	1,219	(1,221)	(112)	2,505	–	2,391
(Loss)/Profit after tax	(7,169)	517	1,400	6,032	–	780
(Loss)/Profit attributable to:						
Owners of the Company	(4,180)	991	1,400	6,032	–	4,243
Non-controlling interests	(2,989)	(474)	–	–	–	(3,463)
	(7,169)	517	1,400	6,032	–	780

Note:

Real Estate – This comprises the property portfolio, investments in Straits Real Estate Pte. Ltd. (“SRE”), Suntec REIT units and ARA Asset Management Limited (“ARA”).

Hospitality – This comprises the investments in Far East Hospitality Holdings Pte. Ltd. (“FEHH”) and Far East Hospitality Trust (“FEHT”).

Others – This comprises Group-level corporate and treasury services.

Group

For 2Q2016, the Group reported a higher profit after tax and non-controlling interests of \$6.6 million. For 1H2016, the Group reported a higher profit after tax and non-controlling interests of \$29.2 million with better performance across all business segments.

Resources

The Group's resources revenue for 2016 was higher due to higher prices and sales quantity of refined tin.

For 2Q2016, despite its underlying operations being profitable, the resources business recorded a loss after tax and non-controlling interests of \$1.9 million. This was due to higher share of losses from a joint venture arising from the provision of additional prior year tax liabilities.

Overall 1H2016 profit after tax and non-controlling interests of \$2.7 million was recorded due to higher revenue, favourable valuation adjustment on tin inventory and positive impact from foreign currency translations.

Real Estate

The Group's real estate revenue for 2016 was higher compared with 2015 primarily due to rental income from the property in Melbourne, Australia.

For 2Q2016 and 1H2016, real estate operations reported a profit after tax and non-controlling interests of \$11.3 million and \$22.7 million respectively. The profits were from mark-to-market gains from trading securities, higher contributions from associates and joint ventures, as well as dividends and interest income from investments.

Hospitality

The hospitality segment recorded a loss after tax of \$2.8 million for 2Q2016 mainly from impairment made on its properties. In 1H2016, profit after tax was \$2.3 million arising from gain on sale of a hotel in 1Q2016.

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

No prospect statement was disclosed in the first quarter 2016 financial results announcement made on 13 May 2016.

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.

Straits Real Estate Pte. Ltd. ("SRE"), the Group's 89.5% owned real estate investment vehicle, made its maiden entry into the Japan residential market with the acquisition of three residential properties in Central Osaka. The acquisition which was completed towards the end of June 2016 will complement SRE's existing investments in the Asia Pacific region and is in line with its strategy of tapping into higher returning real estate investment opportunities.

Malaysia Smelting Corporation Berhad, the Group's 54.8% owned resources arm has seen some recovery in tin prices, but market conditions remain challenging. The outlook for global commodity and resources sectors remains uncertain and volatile.

Far East Hospitality Holdings Pte. Ltd. ("FEHH"), the Group's 30% owned hospitality arm continues to grow its businesses by increasing the number of management contracts, acquiring strategic assets, and divesting properties to recycle capital for re-deployment towards higher yielding growth opportunities when appropriate.

The Group will continue to nurture and invest in its various growth platforms to create long-term value for shareholders.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared 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 for the second quarter ended 30 June 2016.

- 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.**

The Company did not seek and does not have a general mandate from shareholders pursuant to Rule 920 of the Listing Manual.

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

The Board of Directors of the Company hereby confirms that, to the best of its knowledge, nothing has come to the attention of the Board of Directors which may render the second quarter 2016 financial results to be false or misleading in any material aspect.

- 15. Confirmation of Undertakings from Directors and Executive Officers pursuant to Rule 720(1) of the Listing Manual**

The Company has procured undertakings from all its Directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the Listing Manual.

BY ORDER OF THE BOARD

Aldric Tan Jee Wei

Secretary

12 August 2016

Singapore

This Announcement will be available at the Company's website at

<http://www.stc.com.sg/>