

SINARMAS LAND LIMITED (REG. NO. 199400619R)

Half Year Financial Statement And Dividend Announcement

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

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

**UNAUDITED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2014**

	1st Half 2014 S\$'000	(Restated) 1st Half 2013 S\$'000	Change %	2nd Qtr 2014 S\$'000	(Restated) 2nd Qtr 2013 S\$'000	Change %
Revenue	433,771	613,001	(29.2)	193,936	189,049	2.6
Cost of sales	(130,841)	(148,244)	(11.7)	(58,232)	(59,128)	(1.5)
Gross profit	<u>302,930</u>	<u>464,757</u>	(34.8)	<u>135,704</u>	<u>129,921</u>	4.5
Operating expenses						
Selling expenses	(24,518)	(23,124)	6.0	(13,192)	(13,091)	0.8
General and administrative expenses	(63,277)	(60,792)	4.1	(35,264)	(32,377)	8.9
Total operating expenses	<u>(87,795)</u>	<u>(83,916)</u>	4.6	<u>(48,456)</u>	<u>(45,468)</u>	6.6
Operating profit	<u>215,135</u>	<u>380,841</u>	(43.5)	<u>87,248</u>	<u>84,453</u>	3.3
Other income/(expenses)						
Finance income	20,001	14,778	35.3	10,514	7,975	31.8
Finance costs	(25,818)	1,689	n.m.	(13,481)	7,478	n.m.
Foreign exchange (loss)/gain, net	(9,465)	15,304	n.m.	8,642	17,015	(49.2)
Share of results of associated companies, net of tax	(3,945)	(6,010)	(34.4)	3,010	2,317	29.9
Share of results of joint ventures, net of tax	2,982	(101,897)	n.m.	1,885	(11,207)	n.m.
Other operating income, net	<u>8,331</u>	<u>6,040</u>	37.9	<u>5,568</u>	<u>3,677</u>	51.4
Other (expenses)/income, net	<u>(7,914)</u>	<u>(70,096)</u>	(88.7)	<u>16,138</u>	<u>27,255</u>	(40.8)
Exceptional items						
Gain on equity interest	3,381	45,847	(92.6)	3,381	45,847	(92.6)
Negative goodwill	<u>7,275</u>	<u>-</u>	n.m.	<u>7,275</u>	<u>-</u>	n.m.
Exceptional items, net	<u>10,656</u>	<u>45,847</u>	(76.8)	<u>10,656</u>	<u>45,847</u>	(76.8)
Profit before income tax	217,877	356,592	(38.9)	114,042	157,555	(27.6)
Income tax	<u>(23,420)</u>	<u>(32,843)</u>	(28.7)	<u>(12,836)</u>	<u>(11,049)</u>	16.2
Profit for the period	<u>194,457</u>	<u>323,749</u>	(39.9)	<u>101,206</u>	<u>146,506</u>	(30.9)
Attributable to:						
Owners of the Company	96,810	192,280	(49.7)	49,980	104,314	(52.1)
Non-controlling interests	<u>97,647</u>	<u>131,469</u>	(25.7)	<u>51,226</u>	<u>42,192</u>	21.4
	<u>194,457</u>	<u>323,749</u>	(39.9)	<u>101,206</u>	<u>146,506</u>	(30.9)

Notes:

- (1) Certain comparative figures have been restated and reclassified to account for retrospective adjustments arising from the adoption of FRS 110. Please refer to Note 5 for further details.
- (2) Included in finance costs was write-back of option reserve of \$14.7 million upon the renewal and redemption of certain convertible bonds which exceeded the total interest expense of \$13.0 million and \$7.2 million for the half year and second quarter of 2013 respectively.
- (3) n.m. – not meaningful.

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 JUNE 2014**

	1st Half 2014 <u>S\$'000</u>	(Restated) 1st Half 2013 <u>S\$'000</u>	2nd Qtr 2014 <u>S\$'000</u>	(Restated) 2nd Qtr 2013 <u>S\$'000</u>
Profit for the period	194,457	323,749	101,206	146,506
Other comprehensive income/(loss):				
Items that are or may be reclassified subsequently to profit or loss:				
Foreign currency translation differences on consolidation	252,142	(18,000)	13,056	(9,361)
Changes in fair value of available-for-sale financial assets	214	-	66	-
Equity portion of bonds	-	(14,934)	-	(14,934)
Other comprehensive income/(loss), net of tax	252,356	(32,934)	13,122	(24,295)
Total comprehensive income for the period	<u>446,813</u>	<u>290,815</u>	<u>114,328</u>	<u>122,211</u>
Total comprehensive income attributable to:				
Owners of the Company	228,684	159,828	62,236	80,234
Non-controlling interests	218,129	130,987	52,092	41,977
	<u>446,813</u>	<u>290,815</u>	<u>114,328</u>	<u>122,211</u>

ADDITIONAL INFORMATION

Earnings before income tax, non-controlling interests, interest on borrowings, depreciation and amortisation, foreign exchange (loss)/gain, exceptional items and share of results of associated companies and joint ventures ("EBITDA")

	1st Half 2014 <u>S\$'000</u>	(Restated) 1st Half 2013 <u>S\$'000</u>	Change %	2nd Qtr 2014 <u>S\$'000</u>	(Restated) 2nd Qtr 2013 <u>S\$'000</u>	Change %
Earnings before income tax, non-controlling interests, interest on borrowings, depreciation and amortisation, foreign exchange (loss)/gain, exceptional items and share of results of associated companies and joint ventures ("EBITDA")	253,323	410,386	(38.3)	108,313	100,694	7.6
Interest on borrowings	(25,818)	1,689	n.m.	(13,481)	7,478	n.m.
Depreciation	(9,856)	(8,727)	12.9	(4,983)	(4,589)	8.6
Foreign exchange (loss)/gain, net	(9,465)	15,304	n.m.	8,642	17,015	(49.2)
Exceptional items, net	10,656	45,847	(76.8)	10,656	45,847	(76.8)
Share of results of associated companies, net of tax	(3,945)	(6,010)	(34.4)	3,010	2,317	29.9
Share of results of joint ventures, net of tax	2,982	(101,897)	n.m.	1,885	(11,207)	n.m.
Profit before income tax	<u>217,877</u>	<u>356,592</u>	(38.9)	<u>114,042</u>	<u>157,555</u>	(27.6)

Notes:

- (1) Certain comparative figures have been restated and reclassified to account for retrospective adjustments arising from the adoption of FRS 110. Please refer to Note 5 for further details.
- (2) Included in finance costs was write-back of option reserve of \$14.7 million upon the renewal and redemption of certain convertible bonds which exceeded the total interest expense of \$13.0 million and \$7.2 million for the half year and second quarter of 2013 respectively.
- (3) n.m. – not meaningful.

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

**UNAUDITED STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2014**

	<u>Group</u>		<u>Company</u>	
	As at	(Restated) As at	As at	As at
	30/6/2014	31/12/2013	30/6/2014	31/12/2013
	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
<u>Assets</u>				
Current Assets				
Cash and cash equivalents	925,941	816,221	16,923	11,338
Short-term investments	7,930	1,007	-	-
Trade receivables	16,691	12,219	-	-
Other current assets	283,515	240,067	499,244	546,737
Inventories, at cost	1,137	949	-	-
Properties held for sale	650,958	547,179	-	-
	<u>1,886,172</u>	<u>1,617,642</u>	<u>516,167</u>	<u>558,075</u>
Non-Current Assets				
Subsidiaries	-	-	1,410,902	1,428,804
Associated companies	216,204	195,822	-	-
Joint ventures	97,045	65,512	-	-
Long-term investments	4,536	7,152	-	-
Properties under development for sale	1,612,792	1,446,235	-	-
Investment properties	581,052	535,367	-	-
Property, plant and equipment	142,483	129,568	135	156
Long-term receivables	455	413	-	-
Deferred tax assets	588	162	-	-
Goodwill	1,784	1,784	-	-
	<u>2,656,939</u>	<u>2,382,015</u>	<u>1,411,037</u>	<u>1,428,960</u>
Total Assets	<u>4,543,111</u>	<u>3,999,657</u>	<u>1,927,204</u>	<u>1,987,035</u>

Note: Certain comparative figures have been restated and reclassified to account for retrospective adjustments arising from the adoption of FRS 110. Please refer to Note 5 for further details.

UNAUDITED STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2014 (cont'd)

	<u>Group</u>		<u>Company</u>	
	As at	(Restated)	As at	As at
	30/6/2014	31/12/2013	30/6/2014	31/12/2013
	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
<u>Liabilities and Equity</u>				
Current Liabilities				
Short-term borrowings	166,233	135,697	-	-
Trade payables	20,721	18,815	-	-
Other payables and liabilities	648,767	504,897	16,133	49,040
Bonds payables	23,405	-	-	-
Obligations under finance leases	23	32	23	32
Income taxes payable	890	5,894	-	-
	<u>860,039</u>	<u>665,335</u>	<u>16,156</u>	<u>49,072</u>
Non-Current Liabilities				
Bonds payables	317,694	308,788	-	-
Obligations under finance leases	24	44	24	44
Long-term borrowings	188,211	194,290	-	-
Long-term payables	215,562	227,362	-	-
Deferred tax liabilities	14	12	-	-
	<u>721,505</u>	<u>730,496</u>	<u>24</u>	<u>44</u>
Total Liabilities	<u>1,581,544</u>	<u>1,395,831</u>	<u>16,180</u>	<u>49,116</u>
Equity attributable to Owners of the Company				
Issued capital	1,907,108	1,907,108	1,907,108	1,907,108
Foreign currency translation deficit	(1,152,395)	(1,278,594)	-	-
Goodwill on consolidation	(62,122)	(62,122)	-	-
Asset revaluation reserve	6,518	6,518	-	-
Other reserve	(27,914)	8,730	-	-
Fair value reserve	56	(65)	-	-
Retained earnings	921,323	839,723	3,916	30,811
	<u>1,592,574</u>	<u>1,421,298</u>	<u>1,911,024</u>	<u>1,937,919</u>
Non-Controlling Interests	<u>1,368,993</u>	<u>1,182,528</u>	<u>-</u>	<u>-</u>
Total Equity	<u>2,961,567</u>	<u>2,603,826</u>	<u>1,911,024</u>	<u>1,937,919</u>
Total Liabilities and Equity	<u>4,543,111</u>	<u>3,999,657</u>	<u>1,927,204</u>	<u>1,987,035</u>

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

	As at 30/6/2014			As at 31/12/2013		
	Secured	Unsecured	Total	Secured	Unsecured	Total
Amount repayable in one year or less, or on demand	166,256	23,405	189,661	135,729	-	135,729
Amount repayable after one year	488,784	17,145	505,929	467,361	35,761	503,122
Total	655,040	40,550	695,590	603,090	35,761	638,851

Details of any collateral

Certain time deposits, properties under development for sale, investment properties, and property, plant and equipment have been pledged to the creditors to obtain the above secured borrowings.

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

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2014

	1st Half 2014 S\$'000	(Restated) 1st Half 2013 S\$'000	2nd Qtr 2014 S\$'000	(Restated) 2nd Qtr 2013 S\$'000
Cash flows from operating activities				
Profit before income tax	217,877	356,592	114,042	157,555
Adjustments for:				
Depreciation	9,856	8,727	4,983	4,589
Interest expense	25,818	(1,689)	13,481	(7,478)
Gain on disposal of property, plant and equipment	(147)	(118)	(147)	(94)
Gain on equity interest	(3,381)	(45,847)	(3,381)	(45,847)
Gain on disposal of subsidiaries	(5,554)	-	(5,554)	-
Negative goodwill	(7,275)	-	(7,275)	-
Share of results of associated companies, net of tax	3,945	6,010	(3,010)	(2,317)
Share of results of joint ventures, net of tax	(2,982)	101,897	(1,885)	11,207
Allowance for trade and other receivables	-	143	-	143
Changes in fair value of financial assets at fair value through profit or loss	(87)	(192)	89	(36)
Unrealised foreign exchange loss/(gain), net	2,074	(8,332)	(12,766)	(10,094)
Interest income	(20,001)	(14,778)	(10,514)	(7,975)
Operating cash flows before working capital changes	220,143	402,413	88,063	99,653
Changes in working capital:				
Trade receivables	(4,297)	(1,163)	(1,576)	(1,340)
Other current assets and receivables	(17,790)	(117,165)	(1,774)	(75,059)
Inventories	(121)	21	30	37
Trade payables	1,906	(9,241)	1,765	298
Other payables	53,527	100,130	89,424	118,661
Cash generated from operations	253,368	374,995	175,932	142,250
Interest paid	(23,352)	(9,627)	(11,620)	(4,805)
Interest received	19,859	14,818	10,320	8,160
Tax paid	(37,200)	(41,074)	(12,854)	(26,365)
Net cash generated from operating activities	212,675	339,112	161,778	119,240

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2014 (cont'd)

	1st Half 2014 <u>S\$'000</u>	(Restated) 1st Half 2013 <u>S\$'000</u>	2nd Qtr 2014 <u>S\$'000</u>	(Restated) 2nd Qtr 2013 <u>S\$'000</u>
Cash flows from investing activities				
Acquisition of subsidiaries, net of cash acquired	2,891	(78,048)	2,891	(78,048)
Acquisition of an associated company	-	(10,432)	-	(10,432)
Acquisition of additional interest in associated companies	(15,560)	(37,012)	-	(37,012)
Acquisition of a joint venture	(16,830)	-	(16,830)	-
Investments in short-term investments	(3,366)	-	(3,366)	-
Additional investments in joint ventures	(8,415)	(137,787)	(8,415)	(19,890)
Proceeds from disposal of property, plant and equipment	147	152	147	126
Proceeds from disposal of subsidiaries	5,134	-	5,134	-
Proceeds from capital reduction in associated companies	-	520	-	520
Capital expenditure on investment properties	(9,683)	(18,578)	(4,915)	(16,855)
Capital expenditure on property, plant and equipment	(15,758)	(3,930)	(8,246)	(1,197)
Capital expenditure on properties under development and held for sale	(66,020)	(113,569)	(60,276)	(34,634)
Repayment of long-term receivables	-	53,526	-	-
Dividends from an associated company and joint ventures	9,090	9,299	9,090	9,299
Net cash used in investing activities	<u>(118,370)</u>	<u>(335,859)</u>	<u>(84,786)</u>	<u>(188,123)</u>
Cash flows from financing activities				
Proceeds from/(Repayment of) borrowings, net	9,360	78,931	(25,492)	80,819
Proceeds from issuance of bonds, net	-	220,109	-	220,109
Increase in time deposits pledged	(29,850)	(562)	(8,048)	(539)
Payments of obligations under finance leases	(29)	(58)	(9)	(36)
Payment of dividends	(15,210)	(17,052)	(15,210)	(17,052)
Capital returned to non-controlling shareholders	(55,000)	(1,024)	(55,000)	(1,024)
Cash subscribed by non-controlling shareholders	3,726	2,126	-	2,126
Net cash (used in)/generated from financing activities	<u>(87,003)</u>	<u>282,470</u>	<u>(103,759)</u>	<u>284,403</u>
Net increase/(decrease) in cash and cash equivalents	7,302	285,723	(26,767)	215,520
Cash and cash equivalents at beginning of the period	761,658	652,079	851,996	723,522
Effect of exchange rate changes on cash and cash equivalent	72,568	7,937	16,299	6,697
Cash and cash equivalents at end of the period (Note 3)	<u>841,528</u>	<u>945,739</u>	<u>841,528</u>	<u>945,739</u>

Notes:

- (1) Certain comparative figures have been restated and reclassified to account for retrospective adjustments arising from the adoption of FRS 110. Please refer to Note 5 for further details.
- (2) Included in finance costs was write-back of option reserve of \$14.7 million upon the renewal and redemption of certain convertible bonds which exceeded the total interest expense of \$13.0 million and \$7.2 million for the half year and second quarter of 2013 respectively.
- (3) Cash and cash equivalents consist of cash on hand and balances with banks and comprise the following:

	As at 30/6/2014 <u>S\$'000</u>	(Restated) As at 30/6/2013 <u>S\$'000</u>
Cash on hand, cash in banks and time deposits	925,941	947,830
Less: Time deposits pledged	(84,413)	(2,091)
	<u>841,528</u>	<u>945,739</u>

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 Owners of the Company							Non-Controlling Interests	Total Equity	
	Issued capital	Foreign currency translation deficit	Goodwill on consolidation	Asset revaluation reserve	Other reserves	Fair value reserve	Retained earnings			Total
<u>The Group</u>	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1.1.2014	1,907,108	(1,183,977)	(62,122)	9,758	8,730	(65)	803,337	1,482,769	836,986	2,319,755
Effect of adoption of FRS 110	-	(94,617)	-	(3,240)	-	-	36,386	(61,471)	345,542	284,071
Balance at 1.1.2014 as restated	1,907,108	(1,278,594)	(62,122)	6,518	8,730	(65)	839,723	1,421,298	1,182,528	2,603,826
Profit for the period	-	-	-	-	-	-	46,830	46,830	46,421	93,251
Other comprehensive income for the period	-	119,553	-	-	-	65	-	119,618	119,616	239,234
Total comprehensive income for the period	-	119,553	-	-	-	65	46,830	166,448	166,037	332,485
Acquisition of a subsidiary	-	-	-	-	-	-	-	-	16,170	16,170
Capital subscribed by non-controlling interest shareholders	-	-	-	-	-	-	-	-	3,726	3,726
Balance at 31.3.2014	1,907,108	(1,159,041)	(62,122)	6,518	8,730	-	886,553	1,587,746	1,368,461	2,956,207
Dividends paid	-	-	-	-	-	-	(15,210)	(15,210)	-	(15,210)
Profit for the period	-	-	-	-	-	-	49,980	49,980	51,226	101,206
Other comprehensive income for the period	-	12,200	-	-	-	56	-	12,256	866	13,122
Total comprehensive income for the period	-	12,200	-	-	-	56	49,980	62,236	52,092	114,328
Acquisition of a subsidiary	-	-	-	-	-	-	-	-	4,538	4,538
Adjustment for acquisition of a subsidiary	-	-	-	-	-	-	-	-	(16,170)	(16,170)
Capital returned to non-controlling shareholders	-	-	-	-	-	-	-	-	(55,000)	(55,000)
Change in interest in subsidiaries	-	-	-	-	(36,644)	-	-	(36,644)	36,644	-
Disposal of subsidiaries	-	(5,554)	-	-	-	-	-	(5,554)	(685)	(6,239)
Dividends payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(20,887)	(20,887)
Balance at 30.6.2014	1,907,108	(1,152,395)	(62,122)	6,518	(27,914)	56	921,323	1,592,574	1,368,993	2,961,567

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 Owners of the Company									
	Issued capital	Foreign currency translation deficit	Goodwill on consolidation	Option reserve	Asset revaluation reserve	Other reserve	Retained earnings	Total	Non-Controlling Interests	Total Equity
The Group	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1.1.2013	1,907,108	(950,323)	(62,122)	14,934	9,758	13,203	562,415	1,494,973	823,568	2,318,541
Profit for the period	-	-	-	-	-	-	87,966	87,966	89,277	177,243
Other comprehensive loss for the period	-	(8,372)	-	-	-	-	-	(8,372)	(267)	(8,639)
Total comprehensive income/(loss) for the period	-	(8,372)	-	-	-	-	87,966	79,594	89,010	168,604
Change in interest in subsidiaries	-	-	-	-	-	(8,288)	-	(8,288)	8,288	-
Balance at 31.3.2013	1,907,108	(958,695)	(62,122)	14,934	9,758	4,915	650,381	1,566,279	920,866	2,487,145
Effect of adoption of FRS 110	-	-	-	-	(3,240)	-	-	(3,240)	406,543	403,303
Dividends paid	-	-	-	-	-	-	(11,559)	(11,559)	(5,493)	(17,052)
Profit for the period, restated	-	-	-	-	-	-	104,314	104,314	42,192	146,506
Other comprehensive loss for the period, restated	-	(9,146)	-	(14,934)	-	-	-	(24,080)	(215)	(24,295)
Total comprehensive income/(loss) for the period, restated	-	(9,146)	-	(14,934)	-	-	104,314	80,234	41,977	122,211
Change in interest in a subsidiary	-	-	-	-	-	(170)	-	(170)	170	-
Capital returned to non-controlling shareholders	-	-	-	-	-	-	-	-	(1,024)	(1,024)
Cash subscribed by non-controlling shareholders	-	-	-	-	-	-	-	-	2,126	2,126
Acquisition of a subsidiary	-	-	-	-	-	-	-	-	24,285	24,285
Dividends payable to non-controlling shareholders	-	-	-	-	-	-	-	-	(22,177)	(22,177)
Balance at 30.6.2013	1,907,108	(967,841)	(62,122)	-	6,518	4,745	743,136	1,631,544	1,367,273	2,998,817

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>The Company</u>	<u>Issued capital</u>	<u>Retained earnings</u>	<u>Total</u>
	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
Balance at 1 January 2014	1,907,108	30,811	1,937,919
Profit for the period, representing total comprehensive income for the period	-	1,750	1,750
Balance at 31 March 2014	1,907,108	32,561	1,939,669
Dividends paid for 2013	-	(15,210)	(15,210)
Loss for the period, representing total comprehensive loss for the period	-	(13,435)	(13,435)
Balance at 30 June 2014	<u>1,907,108</u>	<u>3,916</u>	<u>1,911,024</u>
Balance at 1 January 2013	1,907,108	23,306	1,930,414
Profit for the period, representing total comprehensive income for the period	-	1,181	1,181
Balance at 31 March 2013	1,907,108	24,487	1,931,595
Dividends paid for 2012	-	(11,559)	(11,559)
Profit for the period, representing total comprehensive income for the period	-	644	644
Balance at 30 June 2013	<u>1,907,108</u>	<u>13,572</u>	<u>1,920,680</u>

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year

The Company did not have treasury shares as at 30 June 2014 and 2013.

There have been no changes to the number of issued shares of the Company since 31 December 2013.

As at 30 June 2014, the outstanding number of warrants was 1,520,978,744. Each warrant carries the right to subscribe for one new ordinary share at an exercise price of S\$0.10 and may only be exercised on the fifth (5th) anniversary of the date of issuance (i.e. 18 November 2015). Assuming all the warrants are fully exercised, the number of new ordinary shares to be issued would be 1,520,978,744.

1(d)(iii) To show the 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.

The total number of issued shares excluding treasury shares as at 30 June 2014 and 31 December 2013 was 3,041,959,437 ordinary shares.

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 have not been audited, or reviewed by the 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 Note 5 below, the Group has applied the same accounting policies and methods of computation consistent with those used in the most recent audited financial statements for the year ended 31 December 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

The Group adopted various new and revised Singapore Financial Reporting Standards ("FRSs") that are relevant to its operations and effective for period beginning 1 January 2014. Except as disclosed below, the adoption of the new and revised FRSs has had no material financial impact on the Group's financial statements.

FRS 110, *Consolidated Financial Statements* changes the definition of control and applies it to all investees to determine the scope of consolidation. The requirements under FRS 110 applies to all type of potential subsidiaries. It requires an investor to reassess the decision whether to consolidate an investee when events indicate that there may be a change to one of the three elements of control, i.e. power, variable returns and the ability to use power to affect returns.

Upon adoption of FRS 110, the Group has re-evaluated its involvement with investees under the new control definition. Based on its assessment, the Group is required under FRS 110 to consolidate PT Puradelta Lestari Tbk and its subsidiaries ("PDL group") with effect from April 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

In accordance with FRS 110, this change in accounting policy was applied retrospectively. Accordingly, the comparatives have been restated with the following impact:

	As previously reported HY2013 S\$'000	Restated for adoption of FRS 110 HY2013 S\$'000	As previously reported 2Q2013 S\$'000	Restated for adoption of FRS 110 2Q2013 S\$'000
<u>Consolidated income statement</u>				
Revenue	600,284	613,001	176,332	189,049
Cost of sales	(142,366)	(148,244)	(53,250)	(59,128)
Operating profit	375,851	380,841	79,463	84,453
Other (expenses)/income, net	(68,596)	(70,096)	28,755	27,255
Profit before income tax	307,255	356,592	108,218	157,555
Income tax	(32,207)	(32,843)	(10,413)	(11,049)
Total profit for the period	275,048	323,749	97,805	146,506
Profit attributable to:				
Owners of the Company	146,940	192,280	58,974	104,314
Non-controlling interests	128,108	131,469	38,831	42,192

	<u>As at 31/12/2013</u>	
	As previously reported S\$'000	Restated for adoption of FRS 110 S\$'000
<u>Consolidated statement of financial position</u>		
Associated companies	592,138	195,822
Properties under development for sale	859,365	1,446,235
Property, plant and equipment	124,327	129,568
Long-term receivables	73,732	413
Cash and cash equivalents	687,733	816,221
Other current assets	228,664	240,067
Properties held for sale	369,188	547,179
Total Assets	3,559,299	3,999,657
Other payables and liabilities	374,868	504,897
Income taxes payables	5,550	5,894
Long-term liabilities	201,448	227,362
Total Liabilities	1,239,544	1,395,831
Equity attributable to Owners of the Company	1,482,769	1,421,298
Non-controlling interests	836,986	1,182,528
Total Equity	2,319,755	2,603,826

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

The Group			
	1st Half 2014	(Restated) 1st Half 2013	(Restated) 2nd Qtr 2013
Earnings per ordinary share for the period after deducting any provision for preference dividends:-			
(i) Based on weighted average number of ordinary shares	SGD3.18cents	SGD6.32cents	SGD1.64cents
(ii) On a fully diluted basis	SGD2.26cents	SGD4.53cents	SGD1.16cents
Weighted average number of ordinary shares	4,277,039,921	4,244,741,791	4,293,738,403
			4,306,016,096

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

	The Group		The Company	
	As at 30/6/2014	(Restated) As at 31/12/2013	As at 30/6/2014	As at 31/12/2013
Net asset value per ordinary share based on existing issued share capital of 3,041,959,437 shares as at end of the period reported on	S\$0.52	S\$0.47	S\$0.63	S\$0.64

Note: Certain comparative figures have been restated and reclassified to account for retrospective adjustments arising from the adoption of FRS 110. Please refer to Note 5 for further details.

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 material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

(in S\$ million)	PROPERTY BUSINESSES				Corporate & investment holding	Total
For half year ended	Indonesia	China (see note 3)	Others (see note 4)	Total Property Business		
Revenue						
30 June 2014	404.2	10.6	19.0	433.8	-	433.8
30 June 2013, restated	589.7	10.7	12.6	613.0	-	613.0
Increase/(Decrease)	(185.5)	(0.1)	6.4	(179.2)	-	(179.2)
Increase/(Decrease) %	(31.5)	(0.9)	50.8	(29.2)	-	(29.2)
Gross Profit						
30 June 2014	288.0	3.2	11.7	302.9	-	302.9
30 June 2013, restated	455.5	2.5	6.8	464.8	-	464.8
Increase/(Decrease)	(167.5)	0.7	4.9	(161.9)	-	(161.9)
Increase/(Decrease) %	(36.8)	28.0	72.1	(34.8)	-	(34.8)
EBITDA						
30 June 2014	237.0	1.8	9.3	248.1	5.2	253.3
30 June 2013, restated	409.6	1.1	3.7	414.4	(4.0)	410.4
Increase/(Decrease) in earnings	(172.6)	0.7	5.6	(166.3)	9.2	(157.1)
Increase/(Decrease) %	(42.1)	63.6	151.4	(40.1)	n.m.	(38.3)
Interest on borrowings						
30 June 2014	22.8	-	4.9	27.7	(1.9)	25.8
30 June 2013, restated	(4.3)	-	4.6	0.3	(2.0)	(1.7)
Increase/(Decrease) in interest	27.1	-	0.3	27.4	0.1	27.5
Increase/(Decrease) %	n.m.	-	6.5	n.m.	5.0	n.m.
Depreciation						
30 June 2014	7.4	-	2.5	9.9	-	9.9
30 June 2013, restated	6.4	-	2.3	8.7	-	8.7
Increase/(Decrease)	1.0	-	0.2	1.2	-	1.2
Increase/(Decrease) %	15.6	-	8.7	12.9	-	12.9
Foreign exchange gain/(loss)						
30 June 2014	(7.6)	-	0.5	(7.1)	(2.4)	(9.5)
30 June 2013, restated	1.3	-	1.3	2.6	12.7	15.3
Increase/(Decrease) in gain	(8.9)	-	(0.8)	(9.7)	(15.1)	(24.8)
Increase/(Decrease) %	n.m.	-	(61.5)	n.m.	n.m.	n.m.
Share of associates' results, net of tax						
30 June 2014	(3.9)	-	-	(3.9)	-	(3.9)
30 June 2013, restated	(6.0)	-	-	(6.0)	-	(6.0)
Increase/(Decrease) in profit	2.1	-	-	2.1	-	2.1
Increase/(Decrease) %	34.4	-	-	34.4	-	34.4
Share of joint ventures' results, net of tax						
30 June 2014	3.0	-	-	3.0	-	3.0
30 June 2013	(101.9)	-	-	(101.9)	-	(101.9)
Increase/(Decrease) in profit	104.9	-	-	104.9	-	104.9
Increase/(Decrease) %	n.m.	-	-	n.m.	-	n.m.
Pre-tax profit/(loss)						
30 June 2014	209.3	1.7	2.3	213.3	4.6	217.9
30 June 2013, restated	346.9	1.0	(1.8)	346.1	10.5	356.6
Increase/(Decrease) in profit	(137.6)	0.7	4.1	(132.8)	(5.9)	(138.7)
Increase/(Decrease) %	(39.7)	70.0	n.m.	(38.4)	(56.2)	(38.9)
Net profit/(loss) attributable to Owners of the Company						
30 June 2014	88.4	1.3	2.5	92.2	4.6	96.8
30 June 2013, restated	183.1	0.9	(2.2)	181.8	10.5	192.3
Increase/(Decrease) in profit	(94.7)	0.4	4.7	(89.6)	(5.9)	(95.5)
Increase/(Decrease) %	(51.7)	44.4	n.m.	(49.3)	(56.2)	(49.7)

Notes:

- (1) Certain comparative figures have been restated and reclassified to account for retrospective adjustments arising from the adoption of FRS 110. Please refer to Note 5 for further details.
- (2) Included in finance costs was write-back of option reserve of \$14.7 million upon the renewal and redemption of certain convertible bonds which exceeded the total interest expense of \$13.0 million and \$7.2 million for the half year and second quarter of 2013 respectively.
- (3) This refers to certain mixed developments located in Chengdu and Shenyang, China.
- (4) This refers to investment property operations in United Kingdom and AFP Land group, which consists of the former Amcol group of companies mainly located in Singapore, Malaysia and Batam (Indonesia).
- (5) n.m. – not meaningful.

PERFORMANCE FOR HALF YEAR ENDED 30 JUNE 2014

The Group recorded revenue of \$433.8 million and EBITDA of \$253.3 million for the half year ended 30 June 2014 ("1H2014").

REVENUE

The Group is required under the FRS 110 to consolidate PDL group with effect from April 2013. PDL group's main project is Kota Deltamas ("Deltamas"), which is a mixed-use development project comprising industrial estates, residential units, commercial centres, business parks, schools, hospital and other public facilities and is located at Bekasi Regency, West Java. PDL group contributed \$135.3 million revenue in 1H2014 (1H2013 (restated): \$12.7 million), which included sales of a land parcel of \$65.5 million to an associated company of the Group (PT AMSL Deltamas) for further joint development. The gain arising from this transaction that is attributable to the interests of the Group has not been recognised in the income statement in accordance with the requirement of FRSs. Hence, appropriate adjustments have been made in the share of results of associated companies in the current period.

During the current period, the Group also recognised \$14.3 million revenue from the commercial shop-houses project in Kota Wisata, Indonesia, as well as higher revenue from its residential projects in BSD City and higher leasing revenue from its investment properties in London and Indonesia.

Notwithstanding the above increases, total revenue in 1H2014 was lower by 29.2% primarily due to absence of \$324.3 million sales of land parcels in BSD City to its joint ventures and associated company for further development.

GROSS PROFIT

The Group's gross profit and gross profit margin were lower at \$302.9 million and 69.8% respectively, as compared to \$464.8 million and 75.8% respectively in 1H2013. The decline was mainly attributable to absence of sales of land parcels in BSD City to its joint ventures and associated company for further development despite better gross profit contribution from other operating activities.

OPERATING EXPENSES

Selling expenses of \$24.5 million comprised mainly advertising and marketing expenses, professional fees, and salaries and related expenses. While general and administrative expenses of \$63.3 million comprised mainly salaries and related expenses, professional fees, repairs and maintenance, depreciation, rent, tax and licenses, office supplies and utilities. Total operating expenses increased by 4.6% to \$87.8 million in 1H2014 mainly due to consolidation of the PDL group.

FINANCE (EXPENSES)/INCOME, NET

Net finance expenses comprised interest expenses and amortisation of deferred bond and loan charges, net of interest income and write-back of option reserve. The Group recorded net finance expenses of \$5.8 million in 1H2014 as compared to a net finance income (excluding the effect of write-back of option reserve of \$14.7 million upon the renewal and redemption of certain convertible bonds) of \$1.8 million in 1H2013. This was mainly attributable to higher interest expenses in line with increased borrowings.

FOREIGN EXCHANGE (LOSS)/GAIN, NET

The Group recorded a net foreign exchange loss of \$9.5 million in 1H2014 as compared to a gain of \$15.3 million in 1H2013. The current period's loss was mainly relating to unrealised translation loss arising from weakening of U.S. Dollar ("USD") against SGD and Indonesian Rupiah ("IDR") during 1H2014. While the strengthening of USD against SGD and IDR in the corresponding period in 2013 has resulted in a net foreign exchange gain.

SHARE OF RESULTS OF ASSOCIATED COMPANIES (NET)

The share of net loss in associated companies of \$3.9 million in 1H2014 included an unrealised gain adjustment of \$15.2 million (1H2013: \$17.2 million) for portion of gain on sales of land parcel to an associated company which is attributable to the interest of the Group.

SHARE OF RESULTS OF JOINT VENTURES (NET)

The Group recorded share of profit in joint ventures \$3.0 million in 1H2014 as compared to share of net loss of \$101.9 million in 1H2013. The comparative results comprised unrealised gain adjustments of \$103.7 million for portion of gain on sales of land parcels to joint ventures which is attributable to the interest of the Group which are not recurring in the current period.

EXCEPTIONAL GAIN

The exceptional gain in 1H2014 comprised \$7.3 million negative goodwill and \$3.4 million gain on equity interest previously held in an associated company, which became the Group's subsidiary following the acquisition of additional 22.52% interests in June 2014.

The exceptional gain of \$45.8 million in 1H2013 related to gain on equity interest previously held in the PDL group, which became the Group's subsidiary following the adoption of FRS 110.

INCOME TAX

Income tax expense comprised final tax on revenue derived from sales of land and properties in Indonesia and corporate income tax derived by applying the varying statutory tax rates of the different countries in which the Group operates on its taxable profit and taxable temporary difference. No group relief is available for set-off of taxable profits against tax losses of companies within the Group. Income tax expense decreased from \$32.8 million to \$23.4 million in 1H2014 in line with lower revenue recorded in Indonesia Property.

NON-CONTROLLING INTERESTS

Profit attributable to non-controlling interests was lower at \$97.6 million in 1H2014 in line with lower profit recorded in Indonesia Property during the current period.

REVIEW OF FINANCIAL POSITION AS AT 30 JUNE 2014

Since the end of 2013, IDR has strengthened against SGD from IDR9,632/SGD1 to IDR9,476/SGD1. Accordingly, the Group reported a higher total assets and liabilities in SGD equivalent upon translation from its original currency, IDR as at 30 June 2014.

Assets

The Group's total assets increased by \$543.5 million to \$4,543.1 million as at 30 June 2014 mainly attributable to translation effect of strengthening of IDR against SGD, capital expenditure incurred for development properties in Indonesia, additional capital investment in associated companies and joint ventures, as well as cash and cash equivalents generated from operations during 1H2014.

Liabilities

Total liabilities of the Group increased by \$185.7 million to \$1,581.5 million as at 30 June 2014 mainly due to translation effect of strengthening of IDR against SGD and higher advances and deposits received on our development properties in Indonesia.

REVIEW OF CASH FLOWS FOR HALF YEAR ENDED 30 JUNE 2014

Net cash and cash equivalents (before the effect of exchange rate changes) increased by \$7.3 million in 1H2014 mainly as a result of cash generated from operations, after cash used in investing and financing activities.

Net cash used in investing activities of \$118.4 million mainly related to capital expenditure incurred on properties under development, as well as additional investments in associated companies and joint ventures.

Net cash used in financing activities of \$87.0 million mainly related to dividend payments and payment for redemption of preference shares to non-controlling shareholders in certain subsidiaries during the current period.

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

Not applicable.

10. A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The performance of the Group will continue to be affected by various factors, including the macroeconomics in the countries that we operate in. Barring unforeseen circumstances and not including one-off land sales, our Indonesian property division should continue to grow within our expectations due to stable property sales and increase in recurring income supported by the addition of investment properties.

The China property market remains challenging. On the international front, the Group is looking to expand in the London property market to strengthen its recurring income base and international presence. With a strong financial position, the Group is still poised to make further acquisitions to grow its property portfolio.

11. Dividend**(a) Current Financial Period Reported On**

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

(b) Corresponding Period of the Immediately Preceding Financial Year

Any ordinary 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 dividend has been declared for the second quarter ended 30 June 2014.

13. Interested persons transactions disclosure

Name of interested person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than SGD100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than SGD100,000)
	2Q2014	2Q2014
	S\$	S\$
Asia Integrated Agri Resources Limited	5,526,400	Nil
PT Bank Sinarmas Tbk *	Nil	23,754,555
PT Ivo Mas Tunggal	Nil	544,694
PT Sinar Mas Agro Resources and Technology Tbk	Nil	10,704,569
Total	5,526,400	35,003,818

Notes:

* Principal amount of placements as at 30 June 2014 is approximately \$24.0 million.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
 (This part is not applicable to Q1, Q2, Q3 or Half Year Results)
14. Segmented 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

Not applicable.

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

Not applicable.

16. A breakdown of sales

Not applicable.

17. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

Not applicable.

18. Confirmation pursuant to the rule 705(5) of the listing manual

We, Ferdinand Sadeli and Robin Ng, being two directors of Sinarmas Land Limited (the "Company"), do hereby confirm on behalf of the directors of the Company that, to the best of their knowledge, nothing has come to their attention which would render the half year and second quarter ended 30 June 2014 unaudited financial results to be false or misleading.

On behalf of the board of directors

Ferdinand Sadeli
Director

Robin Ng
Director

14 August 2014

BY ORDER OF THE BOARD

Ferdinand Sadeli
Director
14 August 2014

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 14 August 2014 to the SGX