

SINARMAS LAND LIMITED (REG. NO. 199400619R)

First Quarter Financial Statement And Dividend Announcement

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

1(a) An income statement and statement of comprehensive income 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 31 MARCH 2018

	1st Qtr 2018 S\$'000	(Restated) 1st Qtr 2017 S\$'000	Change %
Revenue	187,014	245,359	(23.8)
Cost of sales	<u>(57,031)</u>	<u>(77,364)</u>	(26.3)
Gross profit	<u>129,983</u>	<u>167,995</u>	(22.6)
Operating expenses			
Selling expenses	(22,687)	(22,459)	1.0
General and administrative expenses	<u>(37,281)</u>	<u>(35,999)</u>	3.6
Total operating expenses	<u>(59,968)</u>	<u>(58,458)</u>	2.6
Operating profit	<u>70,015</u>	<u>109,537</u>	(36.1)
Other income/(expenses)			
Finance income	11,270	7,667	47.0
Finance costs	(27,226)	(24,113)	12.9
Foreign exchange loss	(2,417)	(15,301)	(84.2)
Share of results of associated companies	3,363	4,280	(21.4)
Share of results of joint ventures	(3,017)	4,218	n.m.
Other operating income	<u>7,263</u>	<u>11,775</u>	(38.3)
Other expense, net	<u>(10,764)</u>	<u>(11,474)</u>	(6.2)
Profit before income tax	59,251	98,063	(39.6)
Income tax	<u>(7,919)</u>	<u>(10,735)</u>	(26.2)
Profit for the period	<u>51,332</u>	<u>87,328</u>	(41.2)
Attributable to:			
Owners of the Company	28,014	38,036	(26.3)
Non-controlling interests	<u>23,318</u>	<u>49,292</u>	(52.7)
	<u>51,332</u>	<u>87,328</u>	(41.2)

Notes:

- (1) Certain comparative figures have been restated to account for retrospective adjustments arising from the adoption of SFRS(I) 15. Please refer to Note 5 for further details.
- (2) n.m. – not meaningful.

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2018**

	1st Qtr 2018 <u>S\$'000</u>	(Restated) 1st Qtr 2017 <u>S\$'000</u>
Profit for the period	<u>51,332</u>	<u>87,328</u>
Other comprehensive income/(loss):		
<u>Items that will not be reclassified subsequently to profit or loss:</u>		
Share of other comprehensive income of associated companies	40	130
Share of other comprehensive income of joint ventures	1	-
<u>Items that may be reclassified subsequently to profit or loss:</u>		
Foreign currency translation differences	8,608	(310,947)
Changes in fair value of available-for-sale financial assets	-	63
Other comprehensive income/(loss), net of tax	<u>8,649</u>	<u>(310,754)</u>
Total comprehensive income/(loss) for the period	<u>59,981</u>	<u>(223,426)</u>
Total comprehensive income/(loss) attributable to:		
Owners of the Company	35,937	(100,151)
Non-controlling interests	24,044	(123,275)
	<u>59,981</u>	<u>(223,426)</u>

ADDITIONAL INFORMATION

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

	1st Qtr 2018 <u>S\$'000</u>	(Restated) 1st Qtr 2017 <u>S\$'000</u>	Change %
Earnings before income tax, non-controlling interests, interest on borrowings, depreciation, foreign exchange loss, exceptional item and share of results of associated companies and joint ventures ("EBITDA")	102,378	140,038	(26.9)
Interest on borrowings	(27,226)	(24,113)	12.9
Depreciation	(13,830)	(11,059)	25.1
Foreign exchange loss	(2,417)	(15,301)	(84.2)
Share of results of associated companies	3,363	4,280	(21.4)
Share of results of joint ventures	(3,017)	4,218	n.m.
Profit before income tax	<u>59,251</u>	<u>98,063</u>	(39.6)

Notes:

- (1) Certain comparative figures have been restated to account for retrospective adjustments arising from the adoption of SFRS(I) 15. Please refer to Note 5 for further details.
- (2) 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 31 MARCH 2018**

	<u>Group</u>		<u>Company</u>	
	<u>As at 31/3/2018 S\$'000</u>	<u>(Restated) As at 31/12/2017 S\$'000</u>	<u>As at 31/3/2018 S\$'000</u>	<u>As at 31/12/2017 S\$'000</u>
<u>Assets</u>				
Current Assets				
Cash and cash equivalents	807,532	930,287	4,571	31,276
Short-term investments	330,213	21,730	-	-
Trade receivables	39,724	35,701	-	-
Other current assets	313,388	309,748	52,639	25,925
Inventories, at cost	1,389	1,338	-	-
Properties held for sale	1,277,392	1,230,153	-	-
	<u>2,769,638</u>	<u>2,528,957</u>	<u>57,210</u>	<u>57,201</u>
Non-Current Assets				
Subsidiaries	-	-	2,116,052	2,111,660
Associated companies	269,702	266,378	-	-
Joint ventures	143,073	146,089	-	-
Long-term investments	2,182	2,182	-	-
Properties under development for sale	1,789,037	1,755,445	-	-
Investment properties	1,679,236	1,656,565	-	-
Property, plant and equipment	176,621	178,097	402	434
Long-term receivables	25,191	25,189	-	-
Deferred tax assets	324	464	-	-
Goodwill	1,784	1,784	-	-
	<u>4,087,150</u>	<u>4,032,193</u>	<u>2,116,454</u>	<u>2,112,094</u>
Total Assets	<u>6,856,788</u>	<u>6,561,150</u>	<u>2,173,664</u>	<u>2,169,295</u>

Note:

Certain comparative figures have been restated to account for retrospective adjustments arising from the adoption of SFRS(I) 15. Please refer to Note 5 for further details.

UNAUDITED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2018 (cont'd)

	<u>Group</u>		<u>Company</u>	
	As at 31/3/2018 <u>S\$'000</u>	(Restated) As at 31/12/2017 <u>S\$'000</u>	As at 31/3/2018 <u>S\$'000</u>	As at 31/12/2017 <u>S\$'000</u>
<u>Liabilities and Equity</u>				
Current Liabilities				
Short-term borrowings	89,580	26,837	-	-
Trade payables	40,533	42,331	-	-
Other payables and liabilities	729,097	710,590	118,394	117,673
Bonds and notes payable	177,051	176,934	-	-
Obligations under finance lease	3,190	4,390	40	40
Income taxes payable	4,587	4,584	-	-
	<u>1,044,038</u>	<u>965,666</u>	<u>118,434</u>	<u>117,713</u>
Non-Current Liabilities				
Bonds and notes payable	549,470	542,144	-	-
Obligations under finance lease	234	454	87	97
Long-term borrowings	933,835	774,194	-	-
Long-term liabilities	226,536	235,524	-	-
Deferred tax liabilities	15	14	-	-
	<u>1,710,090</u>	<u>1,552,330</u>	<u>87</u>	<u>97</u>
Total Liabilities	<u>2,754,128</u>	<u>2,517,996</u>	<u>118,521</u>	<u>117,810</u>
Equity attributable to Owners of the Company				
Issued capital	2,057,844	2,057,844	2,057,844	2,057,844
Treasury shares	(170,460)	(170,460)	(170,460)	(170,460)
Foreign currency translation deficit	(1,296,861)	(1,304,750)	-	-
Goodwill on consolidation	(62,122)	(62,122)	-	-
Asset revaluation reserve	6,518	6,518	-	-
Other reserves	33,269	32,034	-	-
Fair value reserve	93	188	-	-
Retained earnings	1,622,169	1,594,085	167,759	164,101
	<u>2,190,450</u>	<u>2,153,337</u>	<u>2,055,143</u>	<u>2,051,485</u>
Non-Controlling Interests	<u>1,912,210</u>	<u>1,889,817</u>	<u>-</u>	<u>-</u>
Total Equity	<u>4,102,660</u>	<u>4,043,154</u>	<u>2,055,143</u>	<u>2,051,485</u>
Total Liabilities and Equity	<u>6,856,788</u>	<u>6,561,150</u>	<u>2,173,664</u>	<u>2,169,295</u>

Note:

Certain comparative figures have been restated to account for retrospective adjustments arising from the adoption of SFRS(I) 15. Please refer to Note 5 for further details.

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

	As at 31/03/2018			As at 31/12/2017		
	Secured S\$'000	Unsecured S\$'000	Total S\$'000	Secured S\$'000	Unsecured S\$'000	Total S\$'000
Amount repayable in one year or less, or on demand	206,644	63,177	269,821	206,095	2,066	208,161
Amount repayable after one year	1,042,006	441,533	1,483,539	821,923	494,869	1,316,792
Total	1,248,650	504,710	1,753,360	1,028,018	496,935	1,524,953

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 31 MARCH 2018

	1st Qtr 2018 S\$'000	(Restated) 1st Qtr 2017 S\$'000
Cash flows from operating activities		
Profit before income tax	59,251	98,063
Adjustments for:		
Depreciation	13,830	11,059
Interest expense	27,226	24,113
Share of results of associated companies	(3,363)	(4,280)
Share of results of joint ventures	3,017	(4,218)
Allowance for impairment loss on trade receivables	33	10
Loss on disposal of a subsidiary	9	-
Gain on disposal of investment properties	(1,416)	-
Gain on disposal of property, plant and equipment	(53)	-
Gain on disposal of short-term investments	(17)	-
Changes in fair value of financial assets at fair value through profit or loss	(181)	(116)
Unrealised net foreign exchange loss	3,209	16,817
Interest income	(11,270)	(7,667)
Operating cash flows before working capital changes	90,275	133,781
Changes in working capital:		
Trade receivables	(4,081)	(4,258)
Other current assets and receivables	1,167	6,179
Inventories	(51)	163
Trade payables	(1,798)	836
Other payables and liabilities	4,036	32,198
Cash generated from operations	89,548	168,899
Interest paid	(21,058)	(19,808)
Interest received	9,227	7,693
Tax paid	(10,551)	(4,219)
Net cash generated from operating activities	67,166	152,565

**UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2018 (cont'd)**

	1st Qtr 2018 <u>S\$'000</u>	(Restated) 1st Qtr 2017 <u>S\$'000</u>
Cash flows from investing activities		
Capital expenditure on investment properties	(10,849)	(1,215)
Capital expenditure on property, plant and equipment	(1,395)	(2,886)
Capital expenditure on properties under development and held for sale	(82,206)	(57,063)
Acquisition of additional interest in an associated company	-	(950)
Acquisition of an associated company	-	(4)
Net cash outflow from disposal of a subsidiary	(8)	-
Proceeds from disposal of investment properties	2,327	-
Proceeds from disposal of property, plant and equipment	53	-
Short-term investments	(308,290)	(2,150)
Net cash used in investing activities	<u>(400,368)</u>	<u>(64,268)</u>
Cash flows from financing activities		
Proceeds from borrowings	312,198	26,455
Payments of bonds and notes	-	(34,623)
Payments of borrowings	(102,457)	(3,648)
Capital subscribed by non-controlling shareholders	-	3,865
Acquisition of additional interest in subsidiaries	(450)	(4,088)
(Increase)/Decrease in time deposits pledged	(8,956)	2,158
Payments of obligations under finance lease	(1,420)	(2,407)
Net cash generated from/(used in) financing activities	<u>198,915</u>	<u>(12,288)</u>
Net (decrease)/increase in cash and cash equivalents	(134,287)	76,009
Cash and cash equivalents at the beginning of the period	865,577	801,507
Effect of exchange rate changes on cash and cash equivalents	2,576	(73,427)
Cash and cash equivalents at the end of the period (See Note)	<u>733,866</u>	<u>804,089</u>

Note:

Cash and cash equivalents consist of cash on hand and balances with banks and comprise the following:

	As at 31/3/2018 <u>S\$'000</u>	As at 31/3/2017 <u>S\$'000</u>
Cash on hand, cash in banks and time deposits	807,532	867,700
Less: Time deposits pledged	(73,666)	(63,611)
	<u>733,866</u>	<u>804,089</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

<u>The Company</u>	<u>Issued capital</u>	<u>Treasury shares</u>	<u>Retained earnings</u>	<u>Total</u>
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1 January 2018	2,057,844	(170,460)	164,101	2,051,485
Profit for the period, representing total comprehensive income for the period	-	-	3,658	3,658
Balance at 31 March 2018	<u>2,057,844</u>	<u>(170,460)</u>	<u>167,759</u>	<u>2,055,143</u>
Balance at 1 January 2017	2,057,844	(170,460)	207,229	2,094,613
Loss for the period, representing total comprehensive loss for the period	-	-	(8,080)	(8,080)
Balance at 31 March 2017	<u>2,057,844</u>	<u>(170,460)</u>	<u>199,149</u>	<u>2,086,533</u>

<u>The Group</u>	← Attributable to Owners of the Company →										<u>Non-Controlling Interests</u>	<u>Total Equity</u>
	<u>Issued capital</u>	<u>Treasury shares</u>	<u>Foreign currency translation deficit</u>	<u>Goodwill on consolidation</u>	<u>Asset revaluation reserve</u>	<u>Other reserves</u>	<u>Fair value reserve</u>	<u>Retained earnings</u>	<u>Total</u>	<u>Total</u>		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 31.12.2017 as previously reported	2,057,844	(170,460)	(1,306,524)	(62,122)	6,518	32,034	188	1,613,672	2,171,150	1,914,046	4,085,196	
Effect of adoption of SFRS(I) 15	-	-	1,774	-	-	-	-	(19,587)	(17,813)	(24,229)	(42,042)	
Balance at 31.12.2017 as restated	2,057,844	(170,460)	(1,304,750)	(62,122)	6,518	32,034	188	1,594,085	2,153,337	1,889,817	4,043,154	
Effect of adoption of SFRS(I) 9	-	-	-	-	-	-	(95)	70	(25)	-	(25)	
Balance at 1.1.2018	2,057,844	(170,460)	(1,304,750)	(62,122)	6,518	32,034	93	1,594,155	2,153,312	1,889,817	4,043,129	
Profit for the period	-	-	-	-	-	-	-	28,014	28,014	23,318	51,332	
Foreign currency translation differences	-	-	7,889	-	-	-	-	-	7,889	719	8,608	
Other comprehensive income for the period	-	-	-	-	-	34	-	-	34	7	41	
Total comprehensive income for the period	-	-	7,889	-	-	34	-	28,014	35,937	24,044	59,981	
Changes in interest in subsidiaries	-	-	-	-	-	1,201	-	-	1,201	(1,651)	(450)	
Balance at 31.3.2018	<u>2,057,844</u>	<u>(170,460)</u>	<u>(1,296,861)</u>	<u>(62,122)</u>	<u>6,518</u>	<u>33,269</u>	<u>93</u>	<u>1,622,169</u>	<u>2,190,450</u>	<u>1,912,210</u>	<u>4,102,660</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 →								Total	Non-Controlling Interests	Total Equity
	Issued capital	Treasury shares	Foreign currency translation deficit	Goodwill on consolidation	Asset revaluation reserve	Other reserves	Fair value reserve	Retained earnings			
The Group	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1.1.2017 as previously reported	2,057,844	(170,460)	(1,174,116)	(62,122)	6,518	25,982	91	1,299,834	1,983,571	1,871,725	3,855,296
Effect of adoption of SFRS(I) 15	-	-	-	-	-	-	-	(19,494)	(19,494)	(21,832)	(41,326)
Balance at 1.1.2017 as restated	2,057,844	(170,460)	(1,174,116)	(62,122)	6,518	25,982	91	1,280,340	1,964,077	1,849,893	3,813,970
Profit for the period, restated	-	-	-	-	-	-	-	38,036	38,036	49,292	87,328
Foreign currency translation differences, restated	-	-	(138,340)	-	-	-	-	-	(138,340)	(172,607)	(310,947)
Other comprehensive income for the period, restated	-	-	-	-	-	110	43	-	153	40	193
Total comprehensive (loss)/income for the period, restated	-	-	(138,340)	-	-	110	43	38,036	(100,151)	(123,275)	(223,426)
Capital subscribed by non-controlling shareholders	-	-	-	-	-	-	-	-	-	3,865	3,865
Changes in interest in subsidiaries	-	-	-	-	-	10,978	-	-	10,978	(15,066)	(4,088)
Balance at 31.3.2017 as restated	2,057,844	(170,460)	(1,312,456)	(62,122)	6,518	37,070	134	1,318,376	1,874,904	1,715,417	3,590,321

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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed 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 were no movements in the Company's issued capital since 31 December 2017. Details of the Company's issued and paid-up capital were as follows:

	As at	
	31/3/2018	31/12/2017
Number/Percentage of treasury shares	293,456,700 / 6.45%	293,456,700 / 6.45%
Number of issued shares (excluding treasury shares)	4,255,862,496	4,255,862,496

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 31 March 2018 and 31 December 2017 respectively was 4,255,862,496.

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

There were no changes in the number of ordinary shares held as treasury shares by the Company since 31 December 2017.

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 2017.

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 has adopted the new SFRS (I) framework in 2018 and concurrently applied the following SFRS (I)s, interpretations of SFRS(I) and requirements of SFRS (I) which are mandatorily effective from 1 January, 2018.

SFRS(I) 1 - First-time adoption of Singapore Financial Reporting Standards (International)
SFRS(I) 15 - Revenue from Contracts with Customers
SFRS(I) 9 - Financial Instruments

The adoption of the above standards do not have any significant impact on the financial statements except for SFRS(I) 15 and SFRS(I) 9.

SFRS(I) 15, *Revenue from Contracts with Customers* sets out the requirements for recognising revenue that apply to all contracts with customers (except for contracts that are within the scope of the standards on leases, insurance contracts and financial instruments)

Prior to adoption of SFRS(I) 15, the Group recognises revenue from the sale of development properties under construction using the completed contract method when the Group's significant risks and rewards of ownership in the real estate have been transferred to the customers and the Group does not have a substantial continuing involvement with the properties. This generally coincides with the point in time when the development property is delivered to the customer. Certain contracts also allow the customers to settle the contract sum by instalments where the period between the transfer of the development properties to the customer and full settlement by the customer may exceed one year. Upon adoption of SFRS(I) 15, revenue of contracts where the period between the transfer of promised goods or services to customer and full settlement by customer exceeds one year, and where cash received in advance from the buyers for the sale of development properties prior to the handing over of units and the availability of various instalment plan repayment schemes offered to its customers, is deemed to contain a financing component and accordingly, the transaction price is adjusted for the time value of money of the contracts. In accordance with SFRS(I) 15, the change in accounting policy was applied retrospectively.

SFRS(I) 9 contains new requirements for classification and measurement of financial instruments, a new expected credit loss model for calculating impairment of financial assets, and new general hedge accounting requirements.

Prior to adoption of SFRS(I) 9, the Groups classifies its non-derivative financial assets as loans and receivables, fair value through profit or loss and available-for-sale. The classification depends on the purpose for which the financial assets are acquired. Upon adoption of SFRS(I) 9, the Group's investments in bonds and equity instruments that are currently classified as available-for-sale that satisfy the certain conditions will be classified as at fair value through other comprehensive income ("FVOCI"). All other financial assets will be held at fair value through profit or loss ("FVTPL"). Fair value reserve relating to the fair value changes of unit trusts and funds will be reclassified to retained earnings as these investments are classified as FVTPL. Also, impairment of financial assets measured at amortised cost or fair value through other comprehensive income (FVOCI) (except for investments in equity instruments) is now based on the expected credit loss model instead of the previous "incurred loss" model used previously. The Group does not restate the comparative information for the effect of adopting SFRS (I) 9 due to the exemption in SFRS (I) 9 but has instead recognised the effect in retained earnings and other reserves as at 1 January 2018.

The following reconciliations summaries the impacts on initial application of SFRS(I) 15 and SFRS(I) 9 on the Group's financial statements.

Consolidated income statements for the period ended 31 March 2017

	As previously reported <u>S\$'000</u>	<u>1st Quarter 2017</u>	
		Effect of SFRS(I) 15 <u>S\$'000</u>	As restated <u>S\$'000</u>
Revenue	237,131	8,228	245,359
Finance income	7,793	(126)	7,667
Finance costs	(17,844)	(6,269)	(24,113)
Share of results of joint ventures	3,819	399	4,218
Other operating income	10,020	1,755	11,775
Profit before income tax	96,294	1,769	98,063
Owners of the Company	37,201	835	38,036
Non-controlling interests	<u>48,358</u>	<u>934</u>	<u>49,292</u>

Consolidated statement of comprehensive income for the period ended 31 March 2017

	As previously reported <u>S\$'000</u>	<u>1st Quarter 2017</u>	
		Effect of SFRS(I) 15 <u>S\$'000</u>	As restated <u>S\$'000</u>
Profit for the period	85,559	1,769	87,328
Foreign currency translation differences	(314,588)	3,641	(310,947)
Owners of the Company	(102,704)	2,553	(100,151)
Non-controlling interests	<u>(126,132)</u>	<u>2,857</u>	<u>(123,275)</u>

Consolidated statement of financial position as at 31 December 2017 and 1 January 2018

	<u>31 December 2017</u>			<u>1 January 2018</u>	
	As previously reported <u>S\$'000</u>	Effect of SFRS(I) 15 <u>S\$'000</u>	As restated <u>S\$'000</u>	Effect of SFRS(I) 9 <u>S\$'000</u>	As restated <u>S\$'000</u>
Joint ventures	148,382	(2,293)	146,089	-	-
Trade receivables	35,016	685	35,701	(25)	35,676
Other payables and liabilities	695,363	15,227	710,590	-	-
Long-term liabilities	210,317	25,207	235,524	-	-
Foreign currency translation deficit	(1,306,524)	1,774	(1,304,750)	-	-
Fair value reserve	188	-	188	(95)	93
Retained earnings	1,613,672	(19,587)	1,594,085	70	1,594,155
Non-controlling interests	<u>1,914,046</u>	<u>(24,229)</u>	<u>1,889,817</u>	-	-

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

Earnings per ordinary share for the period after deducting any provision for preference dividends:-

(i) Based on weighted average number of ordinary shares

Weighted average number of shares (excluding treasury shares)

(ii) On a fully diluted basis

Weighted average number of shares (excluding treasury shares)

The Group	
1st Qtr 2018	(Restated) 1st Qtr 2017
SGD0.66cents	SGD0.89cents
4,255,862,496	4,255,862,496
Not applicable	Not applicable
Not applicable	Not applicable

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

Net asset value per ordinary share based on existing issued share capital (excluding treasury shares) of 4,255,862,496 shares

The Group		The Company	
As at 31/3/2018	(Restated) As at 31/12/2017	As at 31/3/2018	As at 31/12/2017
S\$0.51	S\$0.51	S\$0.48	S\$0.48

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.

(in S\$ million)	PROPERTY BUSINESS				Corporate & investment holding	Total
	Indonesia	United Kingdom	Others (see note 1)	Total Property Business		
For the period ended						
Revenue						
31 March 2018	171.5	10.6	4.9	187.0	-	187.0
31 March 2017, restated	233.6	6.5	5.3	245.4	-	245.4
Increase/(Decrease)	(62.1)	4.1	(0.4)	(58.4)	-	(58.4)
Increase/(Decrease) %	(26.6)	63.1	(7.5)	(23.8)	-	(23.8)
Gross Profit						
31 March 2018	119.7	7.7	2.6	130.0	-	130.0
31 March 2017, restated	161.6	3.9	2.5	168.0	-	168.0
Increase/(Decrease)	(41.9)	3.8	0.1	(38.0)	-	(38.0)
Increase/(Decrease) %	(25.9)	97.4	4.0	(22.6)	-	(22.6)
EBITDA						
31 March 2018	91.0	9.4	3.6	104.0	(1.6)	102.4
31 March 2017, restated	135.4	5.3	0.4	141.1	(1.1)	140.0
Increase/(Decrease) in earnings	(44.4)	4.1	3.2	(37.1)	(0.5)	(37.6)
Increase/(Decrease) %	(32.8)	77.4	800.0	(26.3)	(45.5)	(26.9)
Interest on borrowings						
31 March 2018	23.7	3.0	2.1	28.8	(1.6)	27.2
31 March 2017, restated	21.0	2.1	2.6	25.7	(1.6)	24.1
Increase/(Decrease)	2.7	0.9	(0.5)	3.1	-	3.1
Increase/(Decrease) %	12.9	42.9	(19.2)	12.1	-	12.9
Depreciation						
31 March 2018	10.8	2.4	0.6	13.8	-	13.8
31 March 2017	8.2	1.7	1.2	11.1	-	11.1
Increase/(Decrease)	2.6	0.7	(0.6)	2.7	-	2.7
Increase/(Decrease) %	31.7	41.2	(50.0)	25.1	-	25.1
Foreign exchange (loss)/gain						
31 March 2018	(2.5)	0.1	5.4	3.0	(5.4)	(2.4)
31 March 2017	3.5	-	(4.2)	(0.7)	(14.6)	(15.3)
Increase/(Decrease) in loss	6.0	(0.1)	(9.6)	(3.7)	(9.2)	(12.9)
Increase/(Decrease) %	n.m.	n.m.	n.m.	n.m.	(63.0)	(84.2)
Share of associates' profit						
31 March 2018	3.4	-	-	3.4	-	3.4
31 March 2017	4.3	-	-	4.3	-	4.3
Increase/(Decrease)	(0.9)	-	-	(0.9)	-	(0.9)
Increase/(Decrease) %	(21.4)	-	-	(21.4)	-	(21.4)
Share of joint ventures' profit						
31 March 2018	(3.0)	-	-	(3.0)	-	(3.0)
31 March 2017, restated	4.2	-	-	4.2	-	4.2
Increase/(Decrease)	(7.2)	-	-	(7.2)	-	(7.2)
Increase/(Decrease) %	n.m.	-	-	n.m.	-	n.m.
Pre-tax profit/(loss)						
31 March 2018	54.4	4.1	6.3	64.8	(5.5)	59.3
31 March 2017, restated	119.5	1.6	(7.6)	113.5	(15.4)	98.1
Increase/(Decrease) in profit	(65.1)	2.5	13.9	(48.7)	9.9	(38.8)
Increase/(Decrease) %	(54.5)	156.3	n.m.	(42.9)	64.3	(39.6)
Net profit/(loss) attributable to Owners of the Company						
31 March 2018	22.3	4.1	7.1	33.5	(5.5)	28.0
31 March 2017, restated	58.5	1.6	(6.7)	53.4	(15.4)	38.0
Increase/(Decrease) in profit	(36.2)	2.5	13.8	(19.9)	9.9	(10.0)
Increase/(Decrease) %	(61.9)	156.3	n.m.	(37.3)	64.3	(26.3)

Notes:

- (1) Certain comparative figures have been restated to account for retrospective adjustments arising from the adoption of SFRS(I) 15. Please refer to Note 5 for further details.
- (2) This refers to certain mixed developments located in Chengdu and Shenyang, China and investment property operations in AFP Land group, which consists of the former Amcol group of companies mainly located in Singapore, Malaysia and Batam (Indonesia).
- (3) Certain comparative figures have been reclassified to conform to current year's presentation.
- (4) n.m. – not meaningful.

PERFORMANCE FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2018

The Group recorded revenue of \$187.0 million and EBITDA of \$102.4 million for the three-month period ended 31 March 2018 ("1Q2018"), mainly affected by lower hand-over of residential units and lower industrial land sales.

REVENUE

The Group's revenue decreased by 23.8% to \$187.0 million in 1Q2018 as compared to \$245.4 million in the previous corresponding period ("1Q2017"), mainly attributable to lower number of residential units handed over to buyers in BSD City. This reduction was partially offset by leasing income from the 'Horseferry' building in London, as well as higher leasing income from our investment properties in Indonesia.

GROSS PROFIT

The Group's gross profit was lower at \$130.0 million in tandem with lower revenue. However, the higher contribution from leasing income has resulted in an overall increase in the Group's gross profit margin from 68.5% in 1Q2017 to 69.5% in the current period.

OPERATING EXPENSES

Selling expenses comprised mainly advertising and marketing expenses, professional fees, and salaries and related expenses. General and administrative expenses of \$37.3 million comprised mainly salaries and related expenses, legal and professional fees, repairs and maintenance, depreciation, rent, tax and licenses, office supplies and utilities. Total operating expenses increased marginally from \$58.5 million in 1Q2017 to \$60.0 million in 1Q2018 mainly due to higher salaries and related expenses.

FINANCE EXPENSES, NET

Net finance expenses comprised interest expenses (net of interest income) and amortisation of deferred bond and loan charges. Net finance expenses decreased from \$16.4 million in 1Q2017 to \$16.0 million in the current period mainly attributable to higher interest income from the increased average Indonesian Rupiah ("IDR") denominated time deposit.

FOREIGN EXCHANGE LOSS

The net foreign exchange loss of the Group decreased from \$15.3 million in 1Q2017 to \$2.4 million mainly due to translation gain on U.S. Dollar ("USD") denominated payables following the weakening of USD against Malaysian Ringgit and SGD in 1Q2018.

SHARE OF RESULTS OF ASSOCIATED COMPANIES, NET

The share of profit in associated companies decreased by 21.4% to \$3.4 million in 1Q2018 mainly attributable to higher interest expenses incurred by certain associated companies in line with higher borrowings.

SHARE OF RESULTS OF JOINT VENTURES, NET

The Group recorded a share of loss in joint ventures of \$3.0 million as compared to a share of profit of \$4.2 million in 1Q2017. This was mainly due to lower sales of residential units in certain joint ventures, coupled with the pre-operation costs incurred for certain joint ventures in Indonesia.

OTHER OPERATING INCOME

Net operating income comprised mainly building and estate management service income (net of expenses), fair value gain on financial instruments, management and lease co-ordination fees. Net operating income was lower at \$7.3 million in 1Q2018 mainly due to absence of fair value gain on conversion option, partially offset by higher property management income.

REVIEW OF FINANCIAL POSITION AS AT 31 MARCH 2018

Assets

The Group's total assets increased by \$295.6 million from \$6,561.2 million as at end of previous year to \$6,856.8 million as at 31 March 2018. This was due to increase in short-term investments, partially offset by lower cash and cash equivalents.

Short-term investments of \$330.2 million mainly comprised placements in mutual funds that invested in money market products and bonds portfolio. The increase of \$308.5 million in 1Q2018 was mainly due to short-term placement of funds for yield enhancement purposes.

Liabilities

As compared to 31 December 2017, total liabilities of the Group increased by \$236.1 million to \$2,754.1 million as at 31 March 2018 mainly attributable to higher total borrowings from additional bank loans.

REVIEW OF CASH FLOWS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2018

Net cash and cash equivalents (before the effect of exchange rate changes) decreased by \$134.3 million in 1Q2018 mainly as a result of cash used in investment activities, partially offset by cash generated from operating and financing activities of \$67.2 million and \$198.9 million respectively.

Net cash used in investing activities of \$400.4 million mainly related to placement in short-term mutual fund and capital expenditure incurred on properties under development and held for sale.

Net cash generated from financing activities of \$198.9 million mainly related to net proceeds from additional borrowings 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

Dragged by slower growth in household consumption which accounts for more than half of the economic growth, Indonesia's GDP grew by a modest 5.06% in 1Q2018. Growth had been hovering at only around the 5% region, despite Bank Indonesia (BI) cutting interest rates eight times over the past 2 years. With the Indonesia Rupiah now weakening to almost 14,000 to the US Dollar, it appears that BI could raise rates to defend the currency from depreciating further. We expect the macro economic factors to weigh on our marketing sales this year, and as of now, we do not expect significant one-off transactions on land sale as compared to last year. Furthermore, with Indonesian regional elections happening this year, the demand for home purchases is expected to dampen, as consumers adopt the wait-and-see approach for big spending. Our Indonesia Property Division will continue with defensive marketing tactics such as the 'Price Lock' and 'Price Amnesty' programs in previous years to adapt in the challenging environment. The Group maintains a strong cash position and will stay on course in its longer term strategy to increase recurring income, both in Indonesia and internationally, through new investments and acquisitions.

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 quarter ended 31 March 2018.

13. Interested persons transactions disclosure

Name of interested person	Aggregate value of all interested person transactions during the period under review (excluding transactions less than S\$100,000 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 S\$100,000)
	1Q2018	1Q2018
	S\$	S\$
Golden Agri International Pte Ltd	486,000	Nil
PT Bank Sinarmas Tbk #1	Nil	13,322,157
PT Bank Sinarmas Tbk #2	Nil	229,618
PT Bumipermai Lestari	Nil	1,137,528
PT Sinar Mas Tunggal	133,432	Nil
PT Sinarmas Cakrawala Persada	Nil	1,234,305
PT Sumber Indah Perkasa	Nil	1,137,528
PT Tarunacipta Kencana	Nil	200,841
Total	619,432	17,261,977

Notes:

#1 Principal amount of placements as at 31 March 2018 is approximately S\$11.1 million.

#2 This relates to leasing contract(s) signed with PT Bank Sinarmas Tbk as lease.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

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 Cheng Jiet, 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 first quarter ended 31 March 2018 unaudited financial results to be false or misleading.

On behalf of the board of directors

Ferdinand Sadeli
Director

Robin Ng Cheng Jiet
Director

14 May 2018

19. Confirmation pursuant to the rule 720(1) of the listing manual

The Company confirms that it has procured undertakings from all its directors and executive officers in the form set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

BY ORDER OF THE BOARD

Ferdinand Sadeli
Director
14 May 2018

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 14 May 2018 to the SGX