

**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 2014**

	<b>1st Qtr 2014 S\$'000</b>	<b>1st Qtr 2013 S\$'000</b>	<b>Change %</b>
<b>Revenue</b>	239,835	423,952	(43.4)
Cost of sales	(72,609)	(89,116)	(18.5)
<b>Gross profit</b>	<u>167,226</u>	<u>334,836</u>	(50.1)
<b>Operating expenses</b>			
Selling expenses	(11,326)	(10,033)	12.9
General and administrative expenses	(28,013)	(28,415)	(1.4)
Total operating expenses	<u>(39,339)</u>	<u>(38,448)</u>	2.3
<b>Operating profit</b>	<u>127,887</u>	<u>296,388</u>	(56.9)
<b>Other income/(expenses)</b>			
Finance income	9,487	6,803	39.5
Finance costs	(12,337)	(5,789)	113.1
Foreign exchange loss, net	(18,107)	(1,711)	n.m.
Share of results of associated companies, net of tax	(6,955)	(8,327)	(16.5)
Share of results of joint ventures, net of tax	1,097	(90,690)	n.m.
Other operating income, net	2,763	2,363	16.9
Other expense, net	<u>(24,052)</u>	<u>(97,351)</u>	(75.3)
<b>Profit before income tax</b>	103,835	199,037	(47.8)
Income tax	<u>(10,584)</u>	<u>(21,794)</u>	(51.4)
<b>Profit for the period</b>	<u>93,251</u>	<u>177,243</u>	(47.4)
<b>Attributable to:</b>			
Owners of the Company	46,830	87,966	(46.8)
Non-controlling interests	46,421	89,277	(48.0)
	<u>93,251</u>	<u>177,243</u>	(47.4)

**Note:** n.m. – not meaningful

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31 MARCH 2014**

	<b>1st Qtr 2014 S\$'000</b>	<b>1st Qtr 2013 S\$'000</b>
<b>Profit for the period</b>	93,251	177,243
<b>Other comprehensive income:</b>		
Items that are or may be reclassified subsequently to profit or loss:		
Foreign currency translation differences on consolidation, net of tax	239,086	(8,639)
Changes in fair value of available-for-sale financial assets	148	-
<b>Total comprehensive income for the period</b>	<u>332,485</u>	<u>168,604</u>
<b>Total comprehensive income attributable to:</b>		
Owners of the Company	166,448	79,594
Non-controlling interests	<u>166,037</u>	<u>89,010</u>
	<u>332,485</u>	<u>168,604</u>

**ADDITIONAL INFORMATION**

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

	<b>1st Qtr 2014 S\$'000</b>	<b>1st Qtr 2013 S\$'000</b>	<b>Change %</b>
<b>Earnings before income tax, non-controlling interests, interest on borrowings, depreciation and amortisation, foreign exchange loss, exceptional item and share of results of associated companies and joint ventures ("EBITDA")</b>	145,010	309,692	(53.2)
Interest on borrowings	(12,337)	(5,789)	113.1
Depreciation and amortisation	(4,873)	(4,138)	17.8
Foreign exchange loss, net	(18,107)	(1,711)	n.m.
Share of results of associated companies, net of tax	(6,955)	(8,327)	(16.5)
Share of results of joint ventures, net of tax	1,097	(90,690)	n.m.
<b>Profit before income tax</b>	<u>103,835</u>	<u>199,037</u>	(47.8)

**Note:** 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 2014**

	<b>Group</b>		<b>Company</b>	
	<b>As at</b>	<b>(Restated)</b>	<b>As at</b>	<b>As at</b>
	<b>31/3/2014</b>	<b>31/12/2013</b>	<b>31/3/2014</b>	<b>31/12/2013</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b><u>Assets</u></b>				
Current Assets				
Cash and cash equivalents	928,361	816,221	14,755	11,338
Short-term investments	4,516	1,007	-	-
Trade receivables	14,940	12,219	-	-
Other current assets	280,225	240,067	530,322	546,737
Inventories, at cost	1,100	949	-	-
Properties held for sale	601,833	547,179	-	-
	<u>1,830,975</u>	<u>1,617,642</u>	<u>545,077</u>	<u>558,075</u>
Non-Current Assets				
Subsidiaries	-	-	1,427,615	1,428,804
Associated companies	221,230	195,822	-	-
Joint ventures	73,191	65,512	-	-
Long-term investments	4,603	7,152	-	-
Properties under development for sale	1,602,484	1,446,235	-	-
Investment properties	571,867	535,367	-	-
Property, plant and equipment	137,412	129,568	145	156
Long-term receivables	455	413	-	-
Deferred tax assets	2,007	162	-	-
Goodwill	1,784	1,784	-	-
	<u>2,615,033</u>	<u>2,382,015</u>	<u>1,427,760</u>	<u>1,428,960</u>
<b>Total Assets</b>	<b><u>4,446,008</u></b>	<b><u>3,999,657</u></b>	<b><u>1,972,837</u></b>	<b><u>1,987,035</u></b>

**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 31 MARCH 2014 (cont'd)**

	<u>Group</u>		<u>Company</u>	
	As at 31/3/2014 <u>S\$'000</u>	(Restated) As at 31/12/2013 <u>S\$'000</u>	As at 31/3/2014 <u>S\$'000</u>	As at 31/12/2013 <u>S\$'000</u>
<b><u>Liabilities and Equity</u></b>				
Current Liabilities				
Short-term borrowings	180,413	135,697	-	-
Trade payables	18,956	18,815	-	-
Other payables and liabilities	574,279	504,897	33,112	49,040
Obligations under finance leases	14	32	14	32
Income taxes payable	946	5,894	-	-
	<u>774,608</u>	<u>665,335</u>	<u>33,126</u>	<u>49,072</u>
Non-Current Liabilities				
Bonds payables	340,383	308,788	-	-
Obligations under finance leases	42	44	42	44
Long-term borrowings	198,306	194,290	-	-
Long-term payables	176,448	227,362	-	-
Deferred tax liabilities	14	12	-	-
	<u>715,193</u>	<u>730,496</u>	<u>42</u>	<u>44</u>
Total Liabilities	<u>1,489,801</u>	<u>1,395,831</u>	<u>33,168</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	(1,159,041)	(1,278,594)	-	-
Goodwill on consolidation	(62,122)	(62,122)	-	-
Asset revaluation reserve	6,518	6,518	-	-
Other reserves	8,730	8,730	-	-
Fair value reserve	-	(65)	-	-
Retained earnings	886,553	839,723	32,561	30,811
	<u>1,587,746</u>	<u>1,421,298</u>	<u>1,939,669</u>	<u>1,937,919</u>
Non-Controlling Interests	<u>1,368,461</u>	<u>1,182,528</u>	<u>-</u>	<u>-</u>
Total Equity	<u>2,956,207</u>	<u>2,603,826</u>	<u>1,939,669</u>	<u>1,937,919</u>
<b>Total Liabilities and Equity</b>	<b><u>4,446,008</u></b>	<b><u>3,999,657</u></b>	<b><u>1,972,837</u></b>	<b><u>1,987,035</u></b>

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

	As at 31/03/2014			As at 31/12/2013		
	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	180,427	-	180,427	135,729	-	135,729
Amount repayable after one year	498,787	39,944	538,731	467,361	35,761	503,122
<b>Total</b>	<b>679,214</b>	<b>39,944</b>	<b>719,158</b>	<b>603,090</b>	<b>35,761</b>	<b>638,851</b>

**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 2014**

	<b>1st Qtr 2014 S\$'000</b>	<b>1st Qtr 2013 S\$'000</b>
<b>Cash flows from operating activities</b>		
<b>Profit before income tax</b>	103,835	199,037
Adjustments for:		
Depreciation	4,873	4,138
Interest expense	12,337	5,789
Gain on disposal of property, plant and equipment	-	(24)
Share of results of associated companies, net of tax	6,955	8,327
Share of results of joint ventures, net of tax	(1,097)	90,690
Changes in fair value of financial assets at fair value through profit or loss	(176)	(156)
Unrealised foreign exchange loss, net	14,840	1,762
Interest income	(9,487)	(6,803)
<b>Operating cash flows before working capital changes</b>	<b>132,080</b>	<b>302,760</b>
Changes in working capital:		
Trade receivables	(2,721)	177
Other current assets and receivables	(16,016)	(42,106)
Inventories	(151)	(16)
Trade payables	141	(9,539)
Other payables and liabilities	(35,897)	(18,531)
Cash generated from operations	77,436	232,745
Interest paid	(11,732)	(4,822)
Interest received	9,539	6,658
Tax paid	(24,346)	(14,709)
<b>Net cash generated from operating activities</b>	<b>50,897</b>	<b>219,872</b>

**UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 MARCH 2014 (cont'd)**

	<b>1st Qtr 2014 <u>S\$'000</u></b>	<b>1st Qtr 2013 <u>S\$'000</u></b>
<b>Cash flows from investing activities</b>		
Acquisition of a subsidiary, net of cash acquired	16,170	-
Additional investments in joint ventures	-	(117,897)
Acquisition of additional interest in associated companies	(15,560)	-
Proceeds from disposal of property, plant and equipment	-	26
Capital expenditure on investment properties	(4,768)	(1,723)
Capital expenditure on property, plant and equipment	(7,512)	(2,733)
Capital expenditure on properties under development and held for sale	(21,914)	(78,935)
Repayment of long-term receivables	-	53,526
<b>Net cash used in investing activities</b>	<b>(33,584)</b>	<b>(147,736)</b>
<b>Cash flows from financing activities</b>		
Proceeds from/(Repayment of) borrowings, net	34,852	(1,888)
Increase in time deposits pledged	(21,802)	(23)
Payments of obligations under finance leases	(20)	(22)
Capital subscribed by non-controlling shareholders, net	3,726	-
<b>Net cash generated from/(used in) financing activities</b>	<b>16,756</b>	<b>(1,933)</b>
<b>Net increase in cash and cash equivalents</b>	<b>34,069</b>	<b>70,203</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>761,658</b>	<b>652,079</b>
<b>Effect of exchange rate changes on cash and cash equivalents</b>	<b>56,269</b>	<b>1,240</b>
<b>Cash and cash equivalents at the end of the period (See Note)</b>	<b>851,996</b>	<b>723,522</b>

**Note:**

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

	<b>As at 31/3/2014 <u>S\$'000</u></b>	<b>As at 31/3/2013 <u>S\$'000</u></b>
Cash on hand, cash in banks and time deposits	928,361	725,074
Less: Time deposits pledged	(76,365)	(1,552)
	<b>851,996</b>	<b>723,522</b>

**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

	Issued capital	Foreign currency translation deficit	Goodwill on consolidation	Option reserve	Asset revaluation reserve	Other reserves	Retained earnings	Total	Non-Controlling Interests	Total Equity
<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 1.1.2013	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 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

**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**

<b><u>The Company</u></b>	<b><u>Issued capital</u></b> <b><u>S\$'000</u></b>	<b><u>Retained earnings</u></b> <b><u>S\$'000</u></b>	<b><u>Total</u></b> <b><u>S\$'000</u></b>
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	<u>1,907,108</u>	<u>32,561</u>	<u>1,939,669</u>
Balance at 1 January 2013	1,907,108	23,306	1,930,414
Profit for the period, representing total comprehensive loss for the period	-	1,181	1,181
Balance at 31 March 2013	<u>1,907,108</u>	<u>24,487</u>	<u>1,931,595</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 31 March 2014 and 2013.

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

As at 31 March 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 (5<sup>th</sup>) 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 31 March 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.

FRS110, *Consolidated Financial Statements* changes the definition of control and applies it to all investees to determine the scope of consolidation. The requirements under FRS110 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 FRS110, 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.

In accordance with FRS110, this change in accounting policy was applied retrospectively. Accordingly, the comparatives have been restated with the following impact:

	<b><u>As at 31/12/2013</u></b>	
	As previously reported	Restated for adoption of
	<b><u>S\$'000</u></b>	<b><u>S\$'000</u></b>
<b><u>Consolidated statement of financial position</u></b>		
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	<u>3,559,299</u>	<u>3,999,657</u>
Other payables and liabilities	374,868	504,897
Income taxes payables	5,550	5,894
Long-term liabilities	201,448	227,362
Total Liabilities	<u>1,239,544</u>	<u>1,395,831</u>
Equity attributable to Owners of the Company	1,482,769	1,421,298
Non-controlling interests	836,986	1,182,528
Total Equity	<u>2,319,755</u>	<u>2,603,826</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**

		<b>The Group</b>	
		1st Qtr 2014	1st 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	SGD1.54cents	SGD2.89cents	
Weighted average number of shares	3,041,959,437	3,041,959,437	
(ii) On a fully diluted basis	SGD1.10cents	SGD2.13cents	
Weighted average number of ordinary shares	4,257,520,763	4,138,083,783	

**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**

	<b>The Group</b>		<b>The Company</b>	
	As at 31/3/2014	(Restated) As at 31/12/2013	As at 31/3/2014	As at 31/12/2013
Net asset value per ordinary share based on existing issued share capital as at end of the period reported on	S\$0.52	S\$0.47	S\$0.64	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 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 BUSINESSES				Corporate & investment holding	
For the period ended	Indonesia	China (see note 1)	Others (see note 2)	Total Property Business		Total
<b>Revenue</b>						
31 March 2014	225.5	4.6	9.7	239.8	-	239.8
31 March 2013	409.1	8.7	6.2	424.0	-	424.0
Increase/(Decrease)	(183.6)	(4.1)	3.5	(184.2)	-	(184.2)
Increase/(Decrease) %	(44.9)	(47.1)	56.5	(43.4)	-	(43.4)
<b>Gross Profit</b>						
31 March 2014	159.9	1.3	6.0	167.2	-	167.2
31 March 2013	329.2	2.2	3.4	334.8	-	334.8
Increase/(Decrease)	(169.3)	(0.9)	2.6	(167.6)	-	(167.6)
Increase/(Decrease) %	(51.4)	(40.9)	76.5	(50.1)	-	(50.1)
<b>EBITDA</b>						
31 March 2014	140.7	0.7	4.8	146.2	(1.2)	145.0
31 March 2013	307.4	1.6	1.6	310.6	(0.9)	309.7
Increase/(Decrease) in earnings	(166.7)	(0.9)	3.2	(164.4)	(0.3)	(164.7)
Increase/(Decrease) %	(54.2)	(56.3)	200.0	(52.9)	(33.3)	(53.2)
<b>Interest on borrowings</b>						
31 March 2014	11.1	-	2.8	13.9	(1.6)	12.3
31 March 2013	4.6	-	2.3	6.9	(1.1)	5.8
Increase/(Decrease)	6.5	-	0.5	7.0	(0.5)	6.5
Increase/(Decrease) %	141.3	-	21.7	101.4	(45.5)	113.1
<b>Depreciation and amortisation</b>						
31 March 2014	3.6	-	1.3	4.9	-	4.9
31 March 2013	3.1	-	1.0	4.1	-	4.1
Increase/(Decrease)	0.5	-	0.3	0.8	-	0.8
Increase/(Decrease) %	16.1	-	30.0	17.8	-	17.8
<b>Foreign exchange gain/(loss)</b>						
31 March 2014	(23.0)	-	(0.4)	(23.4)	5.3	(18.1)
31 March 2013	(10.2)	-	1.2	(9.0)	7.3	(1.7)
Increase/(Decrease) in loss	12.8	-	1.6	14.4	2.0	16.4
Increase/(Decrease) %	125.5	-	n.m.	160.0	27.4	n.m.
<b>Share of associates' results, net of tax</b>						
31 March 2014	(7.0)	-	-	(7.0)	-	(7.0)
31 March 2013	(8.3)	-	-	(8.3)	-	(8.3)
Increase/(Decrease) in profit	1.3	-	-	1.3	-	1.3
Increase/(Decrease) %	16.5	-	-	16.5	-	16.5
<b>Share of joint ventures' results, net of tax</b>						
31 March 2014	1.1	-	-	1.1	-	1.1
31 March 2013	(90.7)	-	-	(90.7)	-	(90.7)
Increase/(Decrease) in profit	91.8	-	-	91.8	-	91.8
Increase/(Decrease) %	n.m.	-	-	n.m.	-	n.m.
<b>Pre-tax profit/(loss)</b>						
31 March 2014	97.1	0.7	0.3	98.1	5.7	103.8
31 March 2013	190.4	1.6	(0.5)	191.5	7.5	199.0
Increase/(Decrease) in profit	(93.3)	(0.9)	0.8	(93.4)	(1.8)	(95.2)
Increase/(Decrease) %	(49.0)	(56.3)	n.m.	(48.8)	(24.0)	(47.8)
<b>Net profit/(loss) attributable to Owners of the Company</b>						
31 March 2014	40.2	0.5	0.4	41.1	5.7	46.8
31 March 2013	79.7	1.2	(0.4)	80.5	7.5	88.0
Increase/(Decrease) in profit	(39.5)	(0.7)	0.8	(39.4)	(1.8)	(41.2)
Increase/(Decrease) %	(49.6)	(58.3)	n.m.	(48.9)	(24.0)	(46.8)

**Notes:**

- (1) This refers to certain mixed developments located in Chengdu and Shenyang, China.
- (2) 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).
- (3) n.m. – not meaningful.

## **PERFORMANCE FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2014**

The Group's revenue for the 3-month period ended 31 March 2014 ("1Q2014") was lower at \$239.8 million as compared to \$424.0 million for the same period in 2013 ("1Q2013") primarily due to absence of sales of land parcels in BSD City to its joint ventures and associated company. Coupled with higher foreign exchange loss in the current period, the Group's total profit for 1Q2014 decreased by 47.4% to \$93.3 million.

### **REVENUE**

The Indonesia Property segment remains the main contributor, representing 94.0% of the Group's revenue for 1Q2014. Total revenue in 1Q2014 decreased by 43.4% or \$184.2 million mainly due to absence of \$293.4 million sales of land parcels in BSD City to its joint ventures and associated company for further development, partially offset by higher revenue from completed residential units in BSD City, leasing revenue from our investment property in London and Indonesia, as well as revenue contribution from the PDL group.

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 \$89.9 million revenue in 1Q2014, which included sales of a land parcel of \$64.9 million to an associated company of the Group (PT ASML 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.

### **COST OF SALES**

Cost of sales decreased from \$89.1 million in 1Q2013 to \$72.6 million mainly due to lower cost of sales for land parcels in Indonesia and residential units in China in line with lower revenue.

### **GROSS PROFIT**

In line with lower revenue, gross profit decreased from \$334.8 million to \$167.2 million in 1Q2014. Gross profit margin decreased from 79.0% to 69.7% in 1Q2014 mainly attributable to absence of sales of land parcels in BSD City.

### **OPERATING EXPENSES**

#### **SELLING EXPENSES**

Selling expenses comprised mainly advertising and marketing expenses, professional fees, and salaries and related expenses. Selling expenses were higher at \$11.3 million in 1Q2014 mainly due to higher advertising and marketing expenses incurred and consolidation of PDL group.

#### **GENERAL AND ADMINISTRATIVE EXPENSES**

General and administrative expenses of \$28.0 million comprised mainly salaries and related expenses, professional fees, repairs and maintenance, depreciation, rent, tax and licenses, office supplies and utilities.

### **FINANCE INCOME/(EXPENSES), NET**

Net finance income comprised interest income after deducting interest expenses and amortisation of deferred bond and loan charges. The Group recorded net finance expenses of \$2.9 million in 1Q2014 as compared to a net finance income of \$1.0 million in 1Q2013. This was mainly attributable to higher interest expenses in line with increased borrowings.

## **FOREIGN EXCHANGE LOSS, NET**

Net foreign exchange loss increased from \$1.7 million to \$18.1 million in 1Q2014 primarily attributable to unrealised translation loss on higher United State dollars ("USD") denominated monetary assets in certain subsidiaries in Indonesia following the weakening of USD against Indonesian Rupiah ("IDR") during the current period.

## **SHARE OF RESULTS OF ASSOCIATED COMPANIES (NET)**

The share of net loss in associated companies of \$7.0 million in 1Q2014 included an unrealised gain adjustment of \$15.1 million (1Q2013: \$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 \$1.1 million in 1Q2014 as compared to share of net loss of \$90.7 million in 1Q2013. The comparative results comprised unrealised gain adjustments of \$91.6 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.

## **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 \$21.8 million to \$10.6 million in 1Q2014 in line with lower revenue recorded in Indonesia Property.

## **NON-CONTROLLING INTERESTS**

Profit attributable to non-controlling interests was lower at \$46.4 million in 1Q2014 in line with lower profit recorded in Indonesia Property during the current period.

## **REVIEW OF FINANCIAL POSITION AS AT 31 MARCH 2014**

Since the end of 2013, IDR has strengthened against SGD from IDR9,632/SGD1 to IDR9,012/SGD1. Accordingly, the Group reported a higher total assets and liabilities in SGD equivalent upon translation from its original currency, IDR as at 31 March 2014.

### **Assets**

The Group's total assets increased by \$446.4 million to \$4,446.0 million as at 31 March 2014 mainly attributable to translation effect of strengthening of IDR against SGD, increase in advance payment made for development properties, additional capital investment in existing associated companies, coupled with higher cash and cash equivalents resulted from cash generated from operations.

### **Liabilities**

Total liabilities of the Group increased by \$94.0 million to \$1,489.8 million as at 31 March 2014 mainly due to translation effect of strengthening of IDR against SGD and proceeds from additional bank borrowings for working capital purposes.

## REVIEW OF CASH FLOWS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2014

Net cash and cash equivalents (before the effect of exchange rate changes) increased by \$34.1 million in 1Q2014 mainly as a result of cash generated from operations and additional borrowings, after cash used in investing activities.

Net cash used in investing activities of \$33.6 million mainly related to the capital expenditure incurred on properties under development, investment properties and property, plant and equipment during the current period.

Net cash generated from financing activities of \$16.8 million mainly related to proceeds from additional bank loans drawn 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**

GDP growth in Indonesia continued to slow to 5.21% in 1Q2014, as compared to the same quarter last year, after interest rate increases last year curbed investments and due to a slowdown in the mining industry. The government said it plans to cut the full year GDP growth forecast in 2014 to 5.8% from an earlier estimate of 6%. In 2013, Indonesia adopted the most aggressive rate-tightening approach in 8 years to rein in a current-account gap and to lower inflation which eased further in 1Q2014. The central bank expects inflation between 3.5% to 5.5%, much lower than 8.38% last year. The Indonesian Rupiah also rebounded in 1Q2014 to about 11,500 to the US Dollar. Household consumption remains on a healthy track of growth. Against this economic backdrop, our Indonesian property division will continue to focus on driving primary demand in home purchases. The catalyst for growth in the coming year will be the development of our CBD Jakarta site acquired last year and forging more strategic alliances to unlock values from our land banks.

China's GDP growth also slowed further to 7.4% in 1Q2014, as compared to the same quarter last year. The China property market is also showing signs of cooling down with pressure on selling prices in many cities. The final phase of our Shenyang project will be completed in the second quarter of 2014.

The Group's stronger cash position will enable it to seek further acquisitions both in Indonesia and internationally should the opportunity arise.

## 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 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)
	<b>1Q2014</b>	<b>1Q2014</b>
	S\$	S\$
Golden Agri International Pte Ltd	486,000	Nil
PT Bank Sinarmas Tbk *	Nil	7,358,166
PT Sinar Mas Agro Resources and Technology Tbk	Nil	616,153
<b>Total</b>	<b>486,000</b>	<b>7,974,319</b>

Notes:

\* Principal amount of placements as at 31 March 2014 is approximately \$7.6 million.

## 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 2014 unaudited financial results to be false or misleading.

On behalf of the board of directors

Ferdinand Sadeli  
Director

Robin Ng Cheng Jiet  
Director

15 May 2014

## BY ORDER OF THE BOARD

Ferdinand Sadeli  
Director  
15 May 2014

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 15 May 2014 to the SGX