

## RESULTS FOR FIRST QUARTER ENDED 31 DECEMBER 2016

### Financial Statements and Dividend Announcement

The Directors are pleased to make the following announcement of the unaudited results for the First Quarter ended 31 December 2016.

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

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

#### 1(a)(i) GROUP PROFIT STATEMENT

	1st quarter to 31/12/2016 \$'000	1st quarter to 31/12/2015 \$'000	Inc/(Dec) %
<b>REVENUE</b>	971,668	671,625	44.7%
Cost of sales	(614,203)	(428,693)	43.3%
<b>Gross Profit</b>	357,465	242,932	47.1%
Other income/(losses)	19,054	5,258	N/M
Administrative expenses	(69,192)	(70,051)	(1.2)%
<b>TRADING PROFIT</b>	307,327	178,139	72.5%
Share of results of joint ventures and associates, net of tax	23,735	32,849	(27.7)%
<b>PROFIT BEFORE INTEREST, FAIR VALUE CHANGE, TAXATION AND EXCEPTIONAL ITEMS</b>	331,062	210,988	56.9%
Interest income	11,062	8,924	24.0%
Interest expense	(34,986)	(41,664)	(16.0)%
Net interest expense	(23,924)	(32,740)	(26.9)%
<b>PROFIT BEFORE FAIR VALUE CHANGE, TAXATION AND EXCEPTIONAL ITEMS</b>	307,138	178,248	72.3%
Fair value change on investment properties	-	-	N/M
<b>PROFIT BEFORE TAXATION AND EXCEPTIONAL ITEMS</b>	307,138	178,248	72.3%
Exceptional items	5,140	(1,324)	N/M
<b>PROFIT BEFORE TAXATION</b>	312,278	176,924	76.5%
Taxation	(58,961)	(35,584)	65.7%
<b>PROFIT FOR THE PERIOD</b>	253,317	141,340	79.2%
<b>Attributable profit:-</b>			
- Before fair value change and exceptional items	181,989	90,312	101.5%
- Fair value change	-	9,666	N/M
- Exceptional items	5,526	(1,324)	N/M
	187,515	98,654	90.1%
Non-controlling interests	65,802	42,686	54.2%
<b>PROFIT FOR THE PERIOD</b>	253,317	141,340	79.2%

N/M = Not Meaningful

**1(a)(ii) BREAKDOWN AND EXPLANATORY NOTES TO GROUP PROFIT STATEMENT**

	1st quarter to 31/12/2016 S\$'000	1st quarter to 31/12/2015 S\$'000	Inc/(Dec) %
<b>Other items of expenses</b>			
Included in other items of expenses are:			
Allowance for doubtful trade receivables	(846)	(282)	200.0%
Write-back of allowance for doubtful trade receivables	829	1	N/M
Bad debts written off	(3)	-	N/M
Depreciation of property, plant and equipment	(14,082)	(14,578)	(3.4)%
Amortisation of intangible assets	(232)	(413)	(43.8)%
Employee share-based expense	(2,888)	(2,509)	15.1%
<b>Other income/(losses)</b>			
Included in other income/(losses) are:			
Net fair value change on foreign currency forward contracts	13,646	1,579	N/M
Foreign exchange gain	4,971	2,558	94.3%
Loss on disposal of property, plant and equipment	(5)	(28)	(82.1)%
<b>Taxation</b>			
Over/(under) provision in prior years taxation	286	(1,210)	N/M
<b>Exceptional items</b>			
Transaction costs on acquisition of subsidiaries and associates	-	(1,324)	N/M
Non-capitalisable expenses in relation to the acquisition of a hotel	(493)	-	N/M
Gain on acquisition of an associate	5,633	-	N/M
	5,140	(1,324)	
<b>PBIT as a percentage of revenue</b>	34.1%	31.4%	

N/M = Not Meaningful

**1(a)(iii) ADDITIONAL INFORMATION**

	1st quarter to 31/12/2016 \$'000	1st quarter to 31/12/2015 \$'000
<b>Group revenue and profit analysis</b>		
<b><u>Revenue</u></b>		
<b>By Business Segment</b>		
Singapore SBU	202,025	116,444
Australia SBU	215,672	305,375
Hospitality SBU	207,647	212,605
International Business	346,162	36,796
Corporate & Others	162	405
	971,668	671,625
<b>By Geographical Segment</b>		
Singapore	197,054	114,108
Australia	282,480	367,031
Europe	114,032	107,700
China	327,190	38,672
Others *	50,912	44,114
	971,668	671,625
<b><u>Profit before interest, fair value change, taxation and exceptional items ("PBIT")</u></b>		
<b>By Business Segment</b>		
Singapore SBU	105,865	100,527
Australia SBU	39,291	58,316
Hospitality SBU	48,791	47,771
International Business	137,668	15,723
Corporate & Others	(553)	(11,349)
	331,062	210,988
<b>By Geographical Segment</b>		
Singapore	109,910	84,982
Australia	62,085	81,331
Europe	19,655	18,948
China	125,668	15,737
Others *	13,744	9,990
	331,062	210,988
* New Zealand, Vietnam, the Philippines, Indonesia, Malaysia, Japan and Thailand		
<b><u>Attributable profit</u></b>		
<b>By Business Segment</b>		
Singapore SBU	45,009	37,301
Australia SBU	1,506	21,705
Hospitality SBU	8,202	9,148
International Business	102,949	11,015
Corporate & Others	24,323	11,143
	181,989	90,312
Exceptional items	5,526	(1,324)
Fair value change on investment properties	-	9,666
	187,515	98,654
Non-controlling interests	65,802	42,686
	253,317	141,340

**1(a)(iv) STATEMENT OF COMPREHENSIVE INCOME**

	<b>Group</b>	
	<b>1st quarter to 31/12/2016 S\$'000</b>	<b>1st quarter to 31/12/2015 S\$'000</b>
<b>PROFIT FOR THE PERIOD</b>	253,317	141,340
<b>OTHER COMPREHENSIVE INCOME</b>		
<b>Items that may be subsequently reclassified to profit statement:</b>		
Net fair value change of cash flow hedges	53,701	24,793
Foreign currency translation	15,727	8,903
Share of other comprehensive income of joint ventures and associates	471	223
Other comprehensive income for the period, net of tax	69,899	33,919
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>323,216</b>	<b>175,259</b>
<b>PROFIT FOR THE PERIOD</b>		
<b>Attributable to:-</b>		
Shareholders of the Company	187,031	98,654
Holders of Perpetual Securities	2,243	-
Non-controlling Interests	64,043	42,686
	<b>253,317</b>	<b>141,340</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		
<b>Attributable to:-</b>		
Shareholders of the Company	243,253	129,897
Holders of Perpetual Securities	2,243	-
Non-controlling Interests	77,720	45,362
	<b>323,216</b>	<b>175,259</b>

**1(b)(i) A statement of financial position (for the issuer and Group), together with a comparative statement as at the end of the immediately preceding financial year.**

**Balance Sheets**

	<b>Group</b>		<b>Company</b>	
	<b>As at 31/12/2016 \$'000</b>	<b>As at 30/09/2016 \$'000</b>	<b>As at 31/12/2016 \$'000</b>	<b>As at 30/09/2016 \$'000</b>
<b>NON-CURRENT ASSETS</b>				
Investment properties	13,699,428	13,494,019	1,600	1,600
Property, plant and equipment	2,233,943	1,972,282	1	1
Investments in:				
- Subsidiaries	-	-	1,799,896	1,799,896
- Joint ventures	244,900	240,213	500	500
- Associates	579,931	552,800	-	-
Financial assets	2,164	2,162	2,148	2,148
Intangible assets	684,275	681,736	-	-
Prepayments	2,762	3,074	-	-
Other receivables	242,470	228,644	1,507,389	1,414,431
Deferred tax assets	52,483	55,160	-	-
Derivative financial instruments	20,567	2,136	2,027	225
	<b>17,762,923</b>	<b>17,232,226</b>	<b>3,313,561</b>	<b>3,218,801</b>
<b>CURRENT ASSETS</b>				
Inventory	6,261	5,679	-	-
Properties held for sale	4,135,767	3,997,551	-	-
Prepaid land and development costs	91,559	60,455	-	-
Other prepayments	42,122	52,602	55	51
Trade and other receivables	602,308	677,821	2,326,218	1,960,927
Derivative financial instruments	5,235	9,361	-	-
Bank deposits	361,412	437,337	-	-
Cash and cash equivalents	1,625,227	1,731,343	9,857	67,516
	<b>6,869,891</b>	<b>6,972,149</b>	<b>2,336,130</b>	<b>2,028,494</b>
<b>TOTAL ASSETS</b>	<b>24,632,814</b>	<b>24,204,375</b>	<b>5,649,691</b>	<b>5,247,295</b>
<b>CURRENT LIABILITIES</b>				
Trade and other payables	1,515,324	1,694,961	572,519	196,222
Derivative financial instruments	13,966	46,924	1,423	263
Provision for taxation	290,505	236,971	16,805	14,905
Loans and borrowings	2,063,656	1,470,116	-	-
	<b>3,883,451</b>	<b>3,448,972</b>	<b>590,747</b>	<b>211,390</b>
<b>NET CURRENT ASSETS</b>	<b>2,986,440</b>	<b>3,523,177</b>	<b>1,745,383</b>	<b>1,817,104</b>
	<b>20,749,363</b>	<b>20,755,403</b>	<b>5,058,944</b>	<b>5,035,905</b>
<b>NON-CURRENT LIABILITIES</b>				
Other payables	283,289	290,426	1,355	1,308
Derivative financial instruments	55,003	89,994	15,597	32,484
Deferred tax liabilities	206,317	206,078	-	-
Loans and borrowings	7,912,820	8,325,421	-	-
	<b>8,457,429</b>	<b>8,911,919</b>	<b>16,952</b>	<b>33,792</b>
<b>NET ASSETS</b>	<b>12,291,934</b>	<b>11,843,484</b>	<b>5,041,992</b>	<b>5,002,113</b>
<b>SHARE CAPITAL AND RESERVES</b>				
Share capital	1,774,771	1,766,800	1,774,771	1,766,800
Retained earnings	5,398,033	5,222,073	3,073,904	3,033,213
Other reserves	(266,051)	(327,733)	193,317	202,100
<b>Equity attributable to Owners of the Company</b>	<b>6,906,753</b>	<b>6,661,140</b>	<b>5,041,992</b>	<b>5,002,113</b>
<b>NON-CONTROLLING INTERESTS - Perpetual Securities</b>	<b>1,391,803</b>	<b>1,391,783</b>	<b>-</b>	<b>-</b>
	<b>8,298,556</b>	<b>8,052,923</b>	<b>5,041,992</b>	<b>5,002,113</b>
<b>NON-CONTROLLING INTERESTS - Others</b>	<b>3,993,378</b>	<b>3,790,561</b>	<b>-</b>	<b>-</b>
<b>TOTAL EQUITY</b>	<b>12,291,934</b>	<b>11,843,484</b>	<b>5,041,992</b>	<b>5,002,113</b>

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

The Group's borrowings and debt securities as at the end of the financial period reported on and comparative figures as at the end of the immediately preceding financial year:

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

	<b>As at 31/12/2016 \$'000</b>	<b>As at 30/09/2016 \$'000</b>
Secured	969,274	384,270
Unsecured	1,094,382	1,085,846
	<hr/> 2,063,656 <hr/>	<hr/> 1,470,116 <hr/>

**Amount repayable after one year**

	<b>As at 31/12/2016 \$'000</b>	<b>As at 30/09/2016 \$'000</b>
Secured	1,678,577	2,127,428
Unsecured	6,234,243	6,197,993
	<hr/> 7,912,820 <hr/>	<hr/> 8,325,421 <hr/>

**Details of any collateral**

Secured borrowings are generally bank loans secured on certain investment properties and properties held for sale and/or a first fixed and floating charge over the assets, and assignment of all rights, benefits and title in contracts of the respective borrowing companies.

- 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.

**GROUP CASH FLOW STATEMENT**

	<b>Group</b>	
	<b>1st quarter to 31/12/2016 \$'000</b>	<b>1st quarter to 31/12/2015 \$'000</b>
<b><u>Cash Flow from Operating Activities</u></b>		
Profit after taxation	253,317	141,340
Adjustments for:		
Depreciation of property, plant and equipment	14,082	14,578
Share of results of joint ventures and associates, net of tax	(23,735)	(32,849)
Amortisation of intangible assets	232	413
Loss on disposal of property, plant and equipment	5	28
Allowance for doubtful trade receivables, net	17	281
Bad debts written off	3	-
Employee share-based expense	2,888	2,509
Gain on acquisition of an associate	(5,633)	-
Net fair value change on foreign currency forward contracts	(13,646)	(1,579)
Interest income	(11,062)	(8,924)
Interest expense	34,986	41,664
Tax expense	58,961	35,584
Exchange difference	9,454	10,605
Operating profit before working capital changes	319,869	203,650
Change in trade and other receivables	84,971	89,322
Change in trade and other payables	(181,254)	3,714
Change in properties held for sale	(169,320)	(123,360)
Change in inventory	(582)	1,651
Cash generated from operations	53,684	174,977
Income taxes paid	(2,035)	(998)
<b>Net cash generated from operating activities</b>	<b>51,649</b>	<b>173,979</b>
<b><u>Cash Flow from Investing Activities</u></b>		
Acquisition of/development expenditure on investment properties	(190,398)	(141,616)
Purchase of property, plant and equipment	(274,866)	(12,516)
Proceeds from disposal of property, plant and equipment	-	22
Net investments in/loans to joint ventures and associates	(37,690)	674
Repayments of loans from joint ventures and associates	8,344	1,500
Dividends from joint ventures and associates	37,209	1,524
Settlement of hedging instruments	(14,907)	(445)
Interest received	7,110	7,228
Acquisition of subsidiaries, net of cash acquired	-	(75,938)
Proceeds from disposal of assets held for sale	-	112,123
Redemption of structured deposits upon maturity	83,083	-
<b>Net cash used in investing activities</b>	<b>(382,115)</b>	<b>(107,444)</b>

**1(c) GROUP CASH FLOW STATEMENT (cont'd)**

	<b>Group</b>	
	<b>1st quarter to 31/12/2016 \$'000</b>	<b>1st quarter to 31/12/2015 \$'000</b>
<b><u>Cash Flow from Financing Activities</u></b>		
Contributions from non-controlling interests of subsidiaries without change in control	210,724	1,254
Dividends paid to non-controlling interests	(83,735)	(61,065)
Proceeds from bank borrowings	284,637	177,844
Repayment of bank borrowings	(137,252)	(144,773)
Distributions to perpetual securities holders	(2,243)	-
Write-back of perpetual securities issuance costs	20	-
Interest paid	(37,746)	(47,778)
Issuance costs	(2,420)	(78)
Repayment of amounts due to non-controlling interests	-	(26,487)
<b>Net cash generated from/(used in) financing activities</b>	<b>231,985</b>	<b>(101,083)</b>
<b>Net change in cash and cash equivalents</b>	<b>(98,481)</b>	<b>(34,548)</b>
Cash and cash equivalents at beginning of period	1,728,197	1,367,505
Effects of exchange rate on opening cash	(5,212)	(3,260)
<b>Cash and cash equivalents at end of period</b>	<b>1,624,504</b>	<b>1,329,697</b>
Cash and cash equivalents at end of period:		
Fixed deposits, current	505,029	727,390
Cash and bank balances	1,120,198	603,054
	1,625,227	1,330,444
Bank overdraft, unsecured	(723)	(747)
<b>Cash and cash equivalents at end of period</b>	<b>1,624,504</b>	<b>1,329,697</b>
<b><u>Analysis of Acquisition of Subsidiaries</u></b>		
<b>Net assets acquired:</b>		
Property, plant and equipment	-	76,126
Inventories	-	2,000
Trade and other payables	-	(2,188)
Cash and cash equivalents	-	1,356
Fair value of net assets	-	77,294
Goodwill on acquisition of subsidiaries	-	-
Consideration paid in cash	-	77,294
Cash and cash equivalents of subsidiaries acquired	-	(1,356)
Cashflow on acquisition, net of cash and cash equivalents acquired	-	75,938



- 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.**

**STATEMENT OF CHANGES IN EQUITY**

	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Equity Attributable to Owners of the Company \$'000	Non- controlling Interests - Perpetual Securities \$'000	Total \$'000	Non- controlling Interests - Others \$'000	Total Equity \$'000
<b>Group</b>								
<b>1st quarter ended 31 December 2016</b>								
Opening balance at 1 October 2016	1,766,800	5,222,073	(327,733)	6,661,140	1,391,783	8,052,923	3,790,561	11,843,484
Profit for the period	-	187,031	-	187,031	2,243	189,274	64,043	253,317
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	-	-	39,440	39,440	-	39,440	14,261	53,701
Foreign currency translation	-	-	16,311	16,311	-	16,311	(584)	15,727
Share of other comprehensive income of joint ventures and associates	-	-	471	471	-	471	-	471
Other comprehensive income for the period	-	-	56,222	56,222	-	56,222	13,677	69,899
<b>Total comprehensive income for the period</b>	-	187,031	56,222	243,253	2,243	245,496	77,720	323,216
<u>Contributions by and distributions to owners</u>								
Ordinary shares issued	7,971	-	(7,971)	-	-	-	-	-
Employee share-based expense	-	-	2,888	2,888	-	2,888	-	2,888
Dividend paid	-	-	-	-	-	-	(83,735)	(83,735)
Transfer to other reserves	-	(10,543)	10,543	-	-	-	-	-
<b>Total contributions by and distributions to owners</b>	7,971	(10,543)	5,460	2,888	-	2,888	(83,735)	(80,847)
<u>Changes in ownership interests in subsidiaries</u>								
Units issued to non-controlling interests	-	-	-	-	-	-	210,724	210,724
Issuance costs incurred by subsidiaries	-	(528)	-	(528)	-	(528)	(1,892)	(2,420)
<b>Total changes in ownership interests in subsidiaries</b>	-	(528)	-	(528)	-	(528)	208,832	208,304
<b>Total transactions with owners in their capacity as owners</b>	7,971	(11,071)	5,460	2,360	-	2,360	125,097	127,457
<u>Contributions by and distributions to perpetual securities holders</u>								
Write-back of issuance costs	-	-	-	-	20	20	-	20
Distributions to perpetual securities holders	-	-	-	-	(2,243)	(2,243)	-	(2,243)
<b>Total contributions by and distributions to perpetual securities holders</b>	-	-	-	-	(2,223)	(2,223)	-	(2,223)
<b>Closing balance at 31 December 2016</b>	1,774,771	5,398,033	(266,051)	6,906,753	1,391,803	8,298,556	3,993,378	12,291,934

**1(d)(i) STATEMENT OF CHANGES IN EQUITY (cont'd)**

Group	Share Capital S\$'000	Retained Earnings S\$'000	Other Reserves S\$'000	Equity Attributable to Owners of the Company S\$'000	Non- controlling Interests - Perpetual Securities S\$'000	Total S\$'000	Non- controlling Interests - Others S\$'000	Total Equity S\$'000
<b>1st Quarter ended 31 December 2015</b>								
Opening balance at 1 October 2015	1,759,858	4,995,420	(245,798)	6,509,480	1,293,254	7,802,734	2,848,219	10,650,953
Profit for the period	-	98,654	-	98,654	-	98,654	42,686	141,340
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	-	-	21,552	21,552	-	21,552	3,241	24,793
Foreign currency translation	-	-	9,468	9,468	-	9,468	(565)	8,903
Share of other comprehensive income of joint ventures and associates	-	-	223	223	-	223	-	223
Other comprehensive income for the period	-	-	31,243	31,243	-	31,243	2,676	33,919
<b>Total comprehensive income for the period</b>	-	98,654	31,243	129,897	-	129,897	45,362	175,259
<u>Contributions by and distributions to owners</u>								
Ordinary shares issued	6,942	-	(6,942)	-	-	-	-	-
Employee share-based expense	-	-	2,509	2,509	-	2,509	-	2,509
Dividend paid	-	-	-	-	-	-	(61,065)	(61,065)
<b>Total contributions by and distributions to owners</b>	6,942	-	(4,433)	2,509	-	2,509	(61,065)	(58,556)
<u>Changes in ownership interests in subsidiaries</u>								
Units issued to non-controlling interests	-	-	-	-	-	-	1,254	1,254
Acquisition of non-controlling interests in subsidiaries without change in control	-	(42,173)	-	(42,173)	-	(42,173)	411	(41,762)
Issuance costs incurred by subsidiaries	-	(21)	-	(21)	-	(21)	(57)	(78)
<b>Total changes in ownership interests in subsidiaries</b>	-	(42,194)	-	(42,194)	-	(42,194)	1,608	(40,586)
<b>Total transactions with owners in their capacity as owners</b>	6,942	(42,194)	(4,433)	(39,685)	-	(39,685)	(59,457)	(99,142)
<b>Closing balance at 31 December 2015</b>	1,766,800	5,051,880	(218,988)	6,599,692	1,293,254	7,892,946	2,834,124	10,727,070

**1(d)(i) STATEMENT OF CHANGES IN EQUITY (cont'd)**

	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Hedging Reserve \$'000	Share-based Compensation Reserve \$'000	Dividend Reserve \$'000	Total Equity \$'000
<b>Company</b>							
<b>1st quarter ended 31 December 2016</b>							
Opening balance at 1 October 2016	1,766,800	3,033,213	202,100	3,700	18,600	179,800	5,002,113
Profit for the period	-	40,691	-	-	-	-	40,691
<u>Other comprehensive income</u>							
Net fair value change of cash flow hedges	-	-	(3,700)	(3,700)	-	-	(3,700)
<b>Total comprehensive income for the period</b>	-	40,691	(3,700)	(3,700)	-	-	36,991
<u>Contributions by and distributions to owners</u>							
Ordinary shares issued	7,971	-	(7,971)	-	(7,971)	-	-
Employee share-based expense	-	-	2,888	-	2,888	-	2,888
<b>Total contributions by and distributions to owners</b>	7,971	-	(5,083)	-	(5,083)	-	2,888
<b>Closing balance at 31 December 2016</b>	1,774,771	3,073,904	193,317	-	13,517	179,800	5,041,992

	Share Capital S\$'000	Retained Earnings S\$'000	Other Reserves S\$'000	Hedging Reserve S\$'000	Share-based Compensation Reserve S\$'000	Dividend Reserve S\$'000	Total Equity S\$'000
<b>Company</b>							
<b>1st Quarter ended 31 December 2015</b>							
Opening balance at 1 October 2015	1,759,858	2,490,922	198,030	3,217	15,322	179,491	4,448,810
Profit for the period	-	44,556	-	-	-	-	44,556
<u>Other comprehensive income</u>							
Net fair value change of cash flow hedges	-	-	503	503	-	-	503
<b>Total comprehensive income for the period</b>	-	44,556	503	503	-	-	45,059
<u>Contributions by and distributions to owners</u>							
Ordinary shares issued	6,942	-	(6,942)	-	(6,942)	-	-
Employee share-based expense	-	-	2,540	-	2,540	-	2,540
<b>Total contributions by and distributions to owners</b>	6,942	-	(4,402)	-	(4,402)	-	2,540
<b>Closing balance at 31 December 2015</b>	1,766,800	2,535,478	194,131	3,720	10,920	179,491	4,496,409

**1(d)(ii) SHARE CAPITAL**

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.

	<b>Number of Shares</b>	
	<b>1st Quarter to 31/12/2016</b>	<b>4th Quarter to 30/09/2016</b>
Issued and fully paid:		
Ordinary shares:		
As at beginning of period	2,899,996,444	2,899,996,444
Issued during the period - pursuant to share plans	5,328,250	-
As at end of period	2,905,324,694	2,899,996,444
	<b>As at 31/12/2016</b>	<b>As at 31/12/2015</b>
The number of shares awarded conditionally under share plans as at the end of the period	26,731,321	22,833,623

The Company has no treasury shares as at 31 December 2016 and 31 December 2015.

As at 31 December 2016, the Company's issued and paid-up ordinary share capital was \$1,774,771,255 comprising 2,905,324,694 ordinary shares.

**1(d)(iii) The total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

The Company's total number of issued ordinary shares is 2,905,324,694 as at 31 December 2016 and 2,899,996,444 as at 30 September 2016.

**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 sales, transfers, disposal, cancellation and/or use of treasury shares by the Company for the financial period ended 31 December 2016. The Company has no treasury shares as at 31 December 2016.

**2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by the Company's auditors.

**3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).**

Not applicable.

**4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group and Company have applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as compared with the audited financial statements for the financial year ended 30 September 2016.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Not applicable.

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

- (a) based on the weighted average number of ordinary shares on issue and  
(b) on a fully diluted basis (detailing any adjustments made to the earnings).

	Group	
	1st Quarter to 31/12/2016	1st Quarter to 31/12/2015
Earnings per ordinary share ("EPS"):		
(a) Basic earnings per share (cents)		
- before fair value change and exceptional items	6.20	3.12
- after fair value change and exceptional items	6.39	3.41
(b) On a fully diluted basis (cents)		
- before fair value change and exceptional items	6.14	3.09
- after fair value change and exceptional items	6.33	3.38

Earnings per ordinary share is calculated by dividing the Group's attributable profit (after adjusting for distributions to perpetual securities holders of \$2,243,000 (2015: Nil)) by the weighted average number of ordinary shares in issue during the financial period. In respect of diluted earnings per share, the denominator is adjusted for the effects of dilutive potential ordinary shares, which comprise share awards granted to employees.

**7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the:-**

- (a) current financial period reported on; and  
(b) immediately preceding financial year.

	Group		Company	
	As at 31/12/2016	As at 30/09/2016	As at 31/12/2016	As at 30/09/2016
Net asset value per ordinary share based on issued share capital	\$2.38	\$2.30	\$1.74	\$1.73

8. **A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. It must include a discussion of the following:-**
- (a) **any significant factors that affected the turnover, costs, and earnings of the Group for the current financial period reported on, including (where applicable) seasonable or cyclical factors; and**
  - (b) **any material factors that affected the cash flow, working capital, assets or liabilities of the Group during the current financial period reported on.**

#### **REVIEW OF PERFORMANCE**

The principal activities of the Group are:-

- (i) property development; and
- (ii) investment and management of commercial properties, hospitality assets and property trusts.

These activities are carried out through the Company's subsidiaries, joint ventures and associates (collectively, the "Group").

#### **Profit Statement – 1<sup>st</sup> quarter ended 31 December 2016**

Group revenue and profit before interest, fair value change, taxation and exceptional items ("PBIT") increased by 45% and 57%, respectively, over the corresponding quarter last year to \$972 million and \$331 million, respectively. Excluding share of joint ventures' fair value gains recognised in the same period last year, PBIT would have increased by 64%.

The increases came largely from higher contributions from the Group's International Business and Singapore SBU.

Group attributable profit<sup>1</sup> increased by 102% to \$182 million and basic earnings per share<sup>2</sup> based on weighted average number of ordinary shares on issue was 6.2 cents.

#### **A. Key Business Segment Results**

##### **Singapore SBU**

Overall revenue and PBIT increased by 74% and 5% to \$202 million and \$106 million, respectively.

The increase was largely due to Singapore Residential Properties where revenue and PBIT increased to \$97 million and \$26 million, respectively. This was mainly driven by the commencement of profit recognition at North Park Residences and the sale of a bungalow at Holland Park.

Overall revenue and PBIT for Singapore Commercial Properties was largely flat at \$105 million and \$80 million, respectively. Excluding the Group's share of a joint venture's fair value gains on the completion of Waterway Point in the corresponding quarter last year, PBIT would have increased by 8%.

##### **Australia SBU**

Revenue and PBIT decreased by 29% and 33% to \$216 million and \$39 million, respectively.

The decline was largely due to the lower level of completions and settlements of residential projects in this quarter, partly offset by higher profit contributions from Frasers Property Australia's ("FPA") Commercial & Industrial division.

##### **Hospitality SBU**

Overall revenue and PBIT for the Hospitality SBU remained fairly constant at \$208 million and \$49 million, respectively.

The weaker Sterling Pound impacted profit contributions from assets in the United Kingdom ("UK") but this was offset by foreign exchange gains from a stronger Japanese Yen as well as maiden contributions from Frasers Hospitality Trust's new acquisitions of Novotel Melbourne on Collins, Australia and Maritim Hotel Dresden, Germany.

<sup>1</sup> before fair value change on investment properties and exceptional items and distributions to perpetual securities holders

<sup>2</sup> before fair value change on investment properties and exceptional items and after adjusting for distributions to perpetual securities holders

### International Business

Revenue and PBIT increased by \$309 million and \$122 million to \$346 million and \$138 million, respectively.

The increase was largely due to China, where revenue and PBIT increased to \$322 million and \$126 million, respectively. This was mainly driven by the completions and settlements at Phase 3C1 of Baitang One in Suzhou.

In the UK, revenue and PBIT increased to \$21 million and \$5 million, respectively, whilst in Thailand, the Group's associate, Golden Land Property Development Public Company Limited ("Golden Land"), contributed \$4 million to PBIT.

### Corporate & Others

Corporate & Others comprises mainly corporate overheads.

Revenue remained relatively unchanged but PBIT was a net loss of \$0.6 million compared to a loss of \$11 million in the corresponding quarter last year. This was substantially due to favourable exchange movements, coupled with realised gains recognised on the settlement of derivative financial instruments.

## **B. Other Key Profit Statement Items**

### Share of Results of Joint Ventures and Associates

Share of results of joint ventures and associates declined 28% to a net profit of \$24 million, due mainly to lower share of profits from residential developer joint ventures in Singapore. These were partially offset by higher share of profits from an associate in China, as well as profit contributions from Golden Land and Waterway Point.

### Net Interest Expense

Net interest expense was \$24 million, compared to \$33 million in the corresponding quarter last year. The decline was in line with the lower debt positions compared to the corresponding quarter last year.

### Exceptional Items ("EI")

EI was a net gain of \$5 million compared to a net loss of \$1 million in the corresponding quarter last year. The exceptional gain this quarter was substantially due to the gain on step-up acquisition of equity interest in Golden Land. The net loss in the corresponding quarter last year comprised mainly of costs incurred on the Hospitality SBU's acquisition of subsidiaries under the Malmaison Hotel du Vin group.

### Tax

The Group's effective tax rate ("ETR") of 18.9% (2015: 20.1%) is higher than the Singapore statutory corporate tax rate of 17% and this is largely due to contributions from operations in other jurisdictions with higher corporate tax rates. A lower percentage of contributions from Australia has resulted in a lower ETR as compared to the prior period.

## **Group Balance Sheet as at 31 December 2016**

The increase in investment properties of \$205 million was mainly due to development expenditure incurred on investment properties and the acquisition of the retail podium of the Yishun 10 Cinema Complex of \$38 million by Frasers Centrepoint Trust ("FCT").

The increase in property, plant and equipment of \$262 million was mainly due to the acquisition of Novotel Melbourne on Collins in Australia of \$243 million, coupled with exchange re-alignment gains on the UK hotel properties following the appreciation of the Sterling Pound.

The increase in investments in joint ventures and associates of \$32 million was mainly due to the acquisition of additional interest in Golden Land, as well as the share of results from joint ventures and associates. The increase was partially offset by the receipt of dividends of \$37 million from joint ventures and associates.

The decrease in trade and other receivables of \$62 million was mainly due to sales proceeds collected from development projects in Singapore and Australia and the utilisation of a \$24 million deposit placed on Novotel Melbourne on Collins following the completion of the acquisition. The decrease was partially offset by recognition of sales proceeds receivable from the sale of the bungalow at Holland Park.

The increase in properties held for sale of \$138 million was mainly due to progressive development expenditure for projects in Australia, partially offset by cost recognition on sales settlement of completed units in Baitang One in Suzhou, China.

The decrease in trade and other payables of \$187 million was largely due to the recognition of sales proceeds of \$288 million from Phase 3C1 of Baitang One in Suzhou, China. The decrease was partially offset by additional provision for Land Appreciation Tax relating to Phase 3C1 of Baitang One, as well as the increase in payables to land vendors in Australia following the additions of investment properties by FPA.

The increase in loans and borrowings of \$181 million was mainly due to loans drawn down for the acquisitions of and development expenditure on investment properties.

#### **Group Cash Flow Statement – 1<sup>st</sup> Quarter ended 31 December 2016**

The net cash outflow from investing activities of \$382 million was mainly due to the acquisitions of/development expenditure on investment properties of \$190 million, purchase of property, plant and equipment of \$275 million, net investments in/loans to joint ventures and an associate of \$38 million. These were partially offset by proceeds from dividends from joint ventures and associates of \$37 million and proceeds from redemption of structured deposits upon maturity of \$83 million. The net cash outflow from investing activities of \$107 million in the corresponding quarter last year was mainly due to acquisitions of/development expenditure on investment properties of \$142 million and acquisition of subsidiaries in the UK of \$76 million. These were partially offset by proceeds from disposal of assets held for sale of \$112 million.

The net cash inflow from financing activities of \$232 million was mainly due to equity contributions from non-controlling interests of \$211 million and net proceeds from bank borrowings of \$147 million. This was partially offset by dividends paid to non-controlling interests of \$84 million and interest paid of \$38 million. The net cash outflow from financing activities of \$101 million in the corresponding quarter last year was mainly due to dividends paid to non-controlling interests of \$61 million and interest paid of \$48 million.

**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 significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

#### **Singapore**

According to advance estimates, the Singapore economy registered year-on-year growth of 1.8% in the fourth quarter of 2016, higher than the 1.2% in the previous quarter. For 2016, Singapore's economy expanded 1.8%, above the Ministry of Trade and Industry's ("MTI") growth forecast. According to the MTI<sup>1</sup>, global growth is expected to improve slightly and forecast economic growth to be 1% - 3% in 2017 for Singapore.

Transaction volumes improved for the Singapore residential property market in 2016 with about 8,100 new private homes sold, higher than the 7,400 units sold in 2015. The decline in the residential property price index moderated with a decrease of 0.4% in the December quarter, compared to a 1.5% decrease in the September quarter. This decline was the thirteenth consecutive quarterly decline and was the longest declining streak on record. For the whole of 2016, prices decreased by 3.0%, compared to the 3.7% decline in 2015. Prices were down 11.2% from their peak in the third quarter of 2013. Industry experts expect property curbs, slower economic growth, job market uncertainty and rising interest rates to continue to weigh on the market. However, the government has reiterated that it is premature to ease cooling measures.

The Group will be launching Seaside Residences at Siglap Road in the second quarter of 2017.

In the retail market, the Group's well-located suburban malls continue to attract steady shopper traffic and contribute to the sustainability of rental income and occupancy rates despite headwinds in Singapore's retail scene. FCT has acquired ten strata-titled retail units at Yishun 10 Cinema Complex for approximately \$38m. Northpoint City is expected to be completed by the end of 2017.

<sup>1</sup> Ministry of Trade and Industry Singapore, 24 November 2016, "MTI Forecasts GDP to Grow by 1.0 to 1.5 Per Cent in 2016 and 1.0 to 3.0 Per Cent in 2017"



In the office market, subdued economic growth and cautious sentiment continued to pose challenges to the office market. However, the Group's portfolio of offices which comprises largely Grade B and fringe office assets, continues to achieve positive rental reversions despite the challenging leasing market. Frasers Tower is expected to be completed in 2018.

### **Australia**

Economic growth in Australia has eased due to the transition from a resource focused economy to a more balanced economy. In the residential market, sales volumes in key markets of Sydney, Melbourne and Brisbane continue to be positive. Perth continues to suffer from a lack of consumer confidence which has resulted in weak sale volumes despite further price falls in the quarter.

The residential division sold 580 units during 1Q FY17, mainly from projects in NSW and Victoria. Approximately 290 units were released for sale during 1Q FY17 with a further 2,210 units planned for release over the rest of the year. During 1Q FY17, FPA acquired a new site at Wyndham Vale, Victoria, which will yield approximately 1,216 units.

In the industrial market, demand remains strong across the eastern seaboard, with Sydney having the strongest demand, followed by Melbourne and Brisbane. In the office market, prime grade office yields in Sydney and Melbourne remain at historic lows.

The investment property portfolio continues to perform well with occupancies of 94.6% (Non-REIT) and 99.3% (Frasers Logistics and Industrial Trust ("FLT")). Weighted average lease expiries were 3.9 years (Non-REIT) and 6.9 years (FLT) respectively. During 1Q FY17, FPA acquired 3 major sites for development.

### **Hospitality**

In Singapore, the hospitality segment continues to face pressure from new supply of rooms. In China, demand growth exceeded supply growth in November in the key markets of Shanghai, Beijing, Nanjing, Guangzhou, Hangzhou and Sanya. In Australia, demand remains uneven across key markets, with stronger occupancy and room rate growth observed in New South Wales. In Europe, the uncertainty over Brexit and the conditions of its implementation remain unclear for the time being.

Frasers Hospitality opened its third property in Bangkok, the 106-unit North Park, set within the prestigious Rajpruek Golf Club. Frasers Hospitality further deepened its presence in Vietnam and Indonesia through the signing of one management contract and one Memorandum of Understanding respectively.

As at 31 December 2016, Frasers Hospitality has interest in and/or manages over 15,000 units and has signed up over 8,500 units pending openings.

### **International**

China's economy grew at 6.8% in the fourth quarter of 2016, slightly above market expectations. For 2016, China's economy expanded at 6.7%.

In Shanghai and Suzhou, average selling prices increased while transaction volumes decreased year-on-year in the residential market in 2016. In Chengdu, office rental continued to decline due to oversupply and stiff competition. In China, Phase 3C1 of Baitang One was completed.

### **Going forward**

The Group expects a slow growth environment going forward and will continue to grow its business and asset portfolio in a prudent manner across geographies and property segments. The Group is looking to grow its recurring income as well as overseas earnings contribution. The Group will also focus on optimising capital productivity and strengthening the income base through its REIT platforms. In Singapore, the Group will selectively tender for sites to replenish its landbank. In Australia, the Group will replenish the residential landbank and restock the industrial portfolio through the FPA platform. The Group will continue to look at opportunities for growth in the secondary markets. The Group will also seek opportunities to unlock value in its portfolio via asset enhancement or repositioning efforts, as well as injection of stabilised assets into its REITs.

#### **11. If a decision regarding dividend has been made:-**

No dividend has been declared for the current financial period.

**12. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Company's general mandate for interested person transactions, the terms of which are set out in Appendix 2 to the Letter to Shareholders dated 5 January 2016, was renewed at the 52<sup>nd</sup> Annual General Meeting of the Company held on 29 January 2016.

Particulars of interested person transactions for the period 1 October 2016 to 31 December 2016 are as follows:

Name of interested person	Aggregate value of all interested person transactions conducted during the financial period under review under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000)
	<b>S\$'000</b>
TCC Group of Companies <sup>(1)</sup>	1,106

<sup>(1)</sup> This refers to the companies and entities in the TCC Group, which are controlled by Mr Charoen Sirivadhanabhakdi and Khunying Wanna Sirivadhanabhakdi.

**13. Subsequent Events**

- On 16 January 2017, the Group, through its wholly-owned subsidiary, FCL Treasury Pte. Ltd., established a S\$5 billion Multicurrency Debt Issuance Programme (the "Programme"). The net proceeds from each issue of securities under the Programme will be used for the refinancing of existing borrowings, financing of potential acquisition and investment opportunities which the Group may pursue in the future, as well as working capital requirements and the general corporate purposes of the Group, or as otherwise specified in the applicable pricing supplement.
- On 17 January 2017, the Group, through its wholly-owned subsidiary, Frasers Property Holdings (Thailand) Co., Ltd., completed the acquisition of 735,000,000 newly issued shares (the "New Shares") in TICON Industrial Connection Public Company Limited ("TICON") at the subscription price of Baht 18 per New Share (the "Share Subscription"). Following the Share Subscription, the Group now holds approximately 40% of the shareholding in TICON.

**14. Confirmation pursuant to Rule 705(5) of the Listing Manual of the SGX-ST.**

We confirm on behalf of the Directors of the Company, that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the interim financial results to be false or misleading in any material respect.

**15. Confirmation pursuant to Rule 720(1) of the Listing Manual of the SGX-ST.**

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual of the SGX-ST.

On behalf of the Board

Charles Mak Ming Ying  
Director

Sithichai Chaikriangkrai  
Director

BY ORDER OF THE BOARD  
Catherine Yeo  
Company Secretary  
9 February 2017