

**PART I INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

- 1(a)(i) **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.**

**Consolidated Statement of Comprehensive Income**

	12 months ended 31 December		
	2015	2014	Increase / (Decrease) %
	<b>S\$'000</b>	S\$'000	
Sales	<b>270,867</b>	315,537	(14.2)
Cost of sales	<b>(200,101)</b>	(234,714)	(14.7)
Gross profit	<b>70,766</b>	80,823	(12.4)
Other income	<b>5,407</b>	3,896	38.8
Other (losses)/gains – net	<b>(10,866)</b>	3,634	nm
Expenses			
- Distribution and marketing	<b>(12,697)</b>	(11,672)	8.8
- Administrative	<b>(33,145)</b>	(31,336)	5.8
- Finance	<b>(4,105)</b>	(4,321)	(5.0)
- Other	<b>(1,407)</b>	(712)	97.6
Share of profit of			
- joint ventures	<b>16,989</b>	5,797	>100
- associated companies	<b>2,548</b>	2,649	(3.8)
Profit before income tax	<b>33,490</b>	48,758	(31.3)
Income tax expense	<b>(2,140)</b>	(13,279)	(83.9)
<b>Total profit</b>	<b>31,350</b>	35,479	(11.6)
<b>Other comprehensive income:</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Share of other comprehensive income/(loss) of:			
- joint ventures	<b>5</b>	(763)	nm
- associated companies	<b>(1,182)</b>	(61)	>100
Currency translation losses arising from consolidation	<b>(9,779)</b>	(8,959)	9.2
	<b>(10,956)</b>	(9,783)	12.0
<i>Items that will not be reclassified subsequently to profit or loss:</i>			
Share of other comprehensive income of joint ventures	<b>11,118</b>	7,978	39.4
Revaluation (losses)/gains on property, plant and equipment - net	<b>(7,159)</b>	7,102	nm
Tax on revaluation gains	<b>(6,300)</b>	(7,350)	(14.3)
Other comprehensive loss, net of tax	<b>(13,297)</b>	(2,053)	>100
Total comprehensive income	<b>18,053</b>	33,426	(46.0)
<b>Profit attributable to:</b>			
Equity holders of the Company	<b>29,138</b>	35,498	(17.9)
Non-controlling interest	<b>2,212</b>	(19)	nm
	<b>31,350</b>	35,479	(11.6)
<b>Total comprehensive income attributable to:</b>			
Equity holders of the Company	<b>11,164</b>	31,050	(64.0)
Non-controlling interest	<b>6,889</b>	2,376	>100
	<b>18,053</b>	33,426	(46.0)

nm : not meaningful

**1(a)(ii) Other profit and loss items disclosure**

	12 months ended 31 December		Increase / (Decrease) %
	2015	2014	
	S\$'000	S\$'000	
The following items were credited/(charged) to the income statement:			
<u>Other income</u>			
Interest income			
- Bank deposits	989	1,362	(27.4)
- Advances to joint ventures	3,707	1,848	>100
<u>Cost of sales, administrative and other expenses</u>			
Depreciation of property, plant and equipment	(8,429)	(9,334)	(9.7)
Amortisation of intangible assets	(3,653)	(3,781)	(3.4)
Write-off of property, plant and equipment (Allowance made)/written back of impairment loss on trade receivables	(88)	-	nm
	(372)	92	nm
<u>Other (losses)/gains – net</u>			
Impairment losses of:			
- Country club membership	-	(59)	nm
- Property, plant and equipment	(270)	(781)	(65.4)
- Goodwill	(4,898)	-	nm
Fair value gains on investment properties	5,160	12,578	(59.0)
Revaluation losses on property, plant and equipment	(973)	(1,392)	(30.1)
(Loss)/gain on disposal of:			
- Country club membership	(5)	-	nm
- Property, plant and equipment	35	(18)	nm
Currency exchange loss - net	(9,915)	(6,694)	48.1
<u>Finance expenses</u>			
Interest expense			
- Bank borrowings	(2,774)	(2,994)	(7.3)
- Advances from non-controlling interest	(1,331)	(1,327)	0.3
<u>Income tax expense</u>			
Over/(under) provision of income tax in prior financial years - net	3,845	(153)	nm

nm : 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.**
**Statements of financial position**

	<b>Group</b>		<b>Company</b>	
	<b>31.12.2015</b>	<b>31.12.2014</b>	<b>31.12.2015</b>	<b>31.12.2014</b>
	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>S\$'000</b>
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	127,072	98,386	74,854	56,031
Trade and other receivables	75,284	83,515	204,248	167,003
Inventories	592	666	10	36
Development properties	-	38,691	-	-
Properties held for sale	124,030	123,863	-	-
	<b>326,978</b>	<b>345,121</b>	<b>279,112</b>	<b>223,070</b>
<b>Non-current assets</b>				
Investments in associated companies	9,790	8,424	696	696
Investments in joint ventures	247,677	241,107	300	300
Investments in subsidiaries	-	-	509,154	509,154
Other receivables	223,538	221,131	507,578	480,052
Investment properties	408,630	315,598	126,743	120,066
Property, plant and equipment	567,117	592,537	334,522	361,156
Intangible assets	142,258	151,506	-	-
Deferred income tax assets	99	1,413	-	-
	<b>1,599,109</b>	<b>1,531,716</b>	<b>1,478,993</b>	<b>1,471,424</b>
<b>Total assets</b>	<b>1,926,087</b>	<b>1,876,837</b>	<b>1,758,105</b>	<b>1,694,494</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Trade and other payables	122,486	129,547	13,231	15,624
Current income tax liabilities	9,442	7,519	494	494
Borrowings	121,809	86,264	74,271	-
Provisions	3,438	5,923	-	-
	<b>257,175</b>	<b>229,253</b>	<b>87,996</b>	<b>16,118</b>
<b>Non-current liabilities</b>				
Other payables	408,711	406,687	613,974	605,295
Deferred income tax liabilities	30,398	27,481	431	548
Borrowings	33,061	19,476	-	-
Provisions	4,059	12,706	-	-
	<b>476,229</b>	<b>466,350</b>	<b>614,405</b>	<b>605,843</b>
<b>Total liabilities</b>	<b>733,404</b>	<b>695,603</b>	<b>702,401</b>	<b>621,961</b>
<b>NET ASSETS</b>	<b>1,192,683</b>	<b>1,181,234</b>	<b>1,055,704</b>	<b>1,072,533</b>
<b>EQUITY</b>				
<b>Capital and reserves attributable to equity holders of the Company</b>				
Share capital	457,046	439,617	457,046	439,617
Revaluation and other reserves	322,029	340,003	303,752	329,629
Retained profits	394,901	389,796	294,906	303,287
	<b>1,173,976</b>	<b>1,169,416</b>	<b>1,055,704</b>	<b>1,072,533</b>
<b>Non-controlling interest</b>	<b>18,707</b>	<b>11,818</b>	<b>-</b>	<b>-</b>
<b>TOTAL EQUITY</b>	<b>1,192,683</b>	<b>1,181,234</b>	<b>1,055,704</b>	<b>1,072,533</b>

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

	As at 31.12.2015		As at 31.12.2014	
	Secured	Unsecured	Secured	Unsecured
	S\$'000	S\$'000	S\$'000	S\$'000
Amount repayable in one year or less, or on demand (net of transaction costs)	47,538	74,271	86,264	-
Amount repayable after one year (net of transaction costs)	33,061	-	19,476	-

**Details of any collaterals**

The non-current bank borrowings as at 31 December 2014 included the Group's share of joint operations' bank borrowings of \$19,476,000 which are secured over the Group's share of joint operations' development properties. The remaining bank borrowings of the Group are secured over certain investment properties and certain property, plant and equipment.

**1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**
**Consolidated Statements of Cash Flows**

	12 months ended 31 December	
	2015	2014
	S\$'000	S\$'000
<b>Cash flows from operating activities</b>		
Net profit	31,350	35,479
Adjustments for:		
Income tax expense	2,140	13,279
Depreciation of property, plant and equipment	8,429	9,334
Amortisation of intangible assets	3,653	3,781
Loss on disposal of a country club membership	5	-
(Gain)/loss on disposal of property, plant and equipment	(35)	18
Fair value gains on investment properties	(5,160)	(12,578)
Revaluation losses on property, plant and equipment	973	1,392
Impairment loss on a country club membership	-	59
Impairment loss on/write-off of property, plant and equipment	358	781
Impairment loss on goodwill	4,898	-
Interest income	(4,696)	(3,210)
Interest expense	4,105	4,321
Share of profit of joint ventures	(16,989)	(5,797)
Share of profit of associated companies	(2,548)	(2,649)
Unrealised currency translation losses	9,732	6,743
	<b>36,215</b>	<b>50,953</b>
Change in working capital:		
Trade and other receivables	7,716	(16,726)
Inventories	41	168
Development properties and properties held for sale	38,525	17,515
Trade and other payables	(12,225)	(14,192)
Provisions	(10,083)	(4,022)
Cash generated from operations	<b>60,189</b>	<b>33,696</b>
Interest paid	(135)	(224)
Income tax paid - net	(71)	(2,975)
<b>Net cash provided by operating activities</b>	<b>59,983</b>	<b>30,497</b>
<b>Cash flows from investing activities</b>		
Additions to property, plant and equipment	(7,571)	(15,359)
Disposal of property, plant and equipment	495	340
Additions to investment properties	(89,740)	-
Dividends received from joint ventures	17,406	2,881
Investments in joint ventures	(5,942)	(71,078)
Advances to joint ventures	315	(145,343)
Advances from a joint venture	9,000	10,920
Interest received	912	1,507
Income tax paid – net	(1,417)	(859)
<b>Net cash used in investing activities</b>	<b>(76,542)</b>	<b>(216,991)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	130,530	22,712
Repayment of borrowings	(71,224)	(4,161)
Interest paid	(5,486)	(5,180)
Dividends paid to equity holders of the Company	(6,604)	(4,392)
Advances from non-controlling interest	-	11,910
<b>Net cash provided by financing activities</b>	<b>47,216</b>	<b>20,889</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>30,657</b>	<b>(165,605)</b>
Cash and cash equivalents at beginning of financial year	98,386	264,975
Effects of currency translation on cash and cash equivalents	(1,971)	(984)
<b>Cash and cash equivalents at end of financial year</b>	<b>127,072</b>	<b>98,386</b>

Included in cash and cash equivalents of the Group is the Group's share of its joint operation's bank balances and deposits amounting to \$5,439,000 (31 December 2014: \$5,727,000) held under the development project rules in Singapore and the use of which is governed by these rules.

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.

**Consolidated Statement of Changes in Equity**

	Attributable to equity holders of the Company							Total	Non-controlling interest	Total equity
	Share capital	Capital reserve	Asset revaluation reserve	Currency translation reserve	Fair value reserve	Hedging reserve	Retained profits			
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 1 Jan 2015</b>	<b>439,617</b>	<b>10,557</b>	<b>345,023</b>	<b>(14,055)</b>	<b>(625)</b>	<b>(897)</b>	<b>389,796</b>	<b>1,169,416</b>	<b>11,818</b>	<b>1,181,234</b>
Profit for the year	-	-	-	-	-	-	29,138	29,138	2,212	31,350
Other comprehensive loss for the year	-	-	(9,296)	(7,514)	(1,182)	18	-	(17,974)	4,677	(13,297)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>(9,296)</b>	<b>(7,514)</b>	<b>(1,182)</b>	<b>18</b>	<b>29,138</b>	<b>11,164</b>	<b>6,889</b>	<b>18,053</b>
Shares issued in lieu of cash for dividend relating to 2014	17,429	-	-	-	-	-	(17,429)	-	-	-
Dividend relating to 2014 paid in cash	-	-	-	-	-	-	(6,604)	(6,604)	-	(6,604)
<b>Total transactions with owners, recognised directly in equity</b>	<b>17,429</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(24,033)</b>	<b>(6,604)</b>	<b>-</b>	<b>(6,604)</b>
<b>Balance at 31 Dec 2015</b>	<b>457,046</b>	<b>10,557</b>	<b>335,727</b>	<b>(21,569)</b>	<b>(1,807)</b>	<b>(879)</b>	<b>394,901</b>	<b>1,173,976</b>	<b>18,707</b>	<b>1,192,683</b>
	Attributable to equity holders of the Company							Total	Non-controlling interest	Total equity
	Share capital	Capital reserve	Asset revaluation reserve	Currency translation reserve	Fair value reserve	Hedging reserve	Retained profits			
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 1 Jan 2014</b>	<b>420,616</b>	<b>10,557</b>	<b>342,516</b>	<b>(7,901)</b>	<b>(564)</b>	<b>(157)</b>	<b>377,691</b>	<b>1,142,758</b>	<b>9,442</b>	<b>1,152,200</b>
Profit for the year	-	-	-	-	-	-	35,498	35,498	(19)	35,479
Other comprehensive loss for the year	-	-	2,507	(6,154)	(61)	(740)	-	(4,448)	2,395	(2,053)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>2,507</b>	<b>(6,154)</b>	<b>(61)</b>	<b>(740)</b>	<b>35,498</b>	<b>31,050</b>	<b>2,376</b>	<b>33,426</b>
Shares issued in lieu of cash for dividend relating to 2013	19,001	-	-	-	-	-	(19,001)	-	-	-
Dividend relating to 2013 paid in cash	-	-	-	-	-	-	(4,392)	(4,392)	-	(4,392)
<b>Total transactions with owners, recognised directly in equity</b>	<b>19,001</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(23,393)</b>	<b>(4,392)</b>	<b>-</b>	<b>(4,392)</b>
<b>Balance at 31 Dec 2014</b>	<b>439,617</b>	<b>10,557</b>	<b>345,023</b>	<b>(14,055)</b>	<b>(625)</b>	<b>(897)</b>	<b>389,796</b>	<b>1,169,416</b>	<b>11,818</b>	<b>1,181,234</b>

**Company's Statement of Changes in Equity**

	Share capital	Asset revaluation reserve	Retained profits	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 1 Jan 2015</b>	<b>439,617</b>	<b>329,629</b>	<b>303,287</b>	<b>1,072,533</b>
Profit for the year	-	-	15,652	15,652
Other comprehensive loss for the year	-	(25,877)	-	(25,877)
<b>Total comprehensive loss for the year</b>	<b>-</b>	<b>(25,877)</b>	<b>15,652</b>	<b>(10,225)</b>
Shares issued in-lieu of cash for dividend relating to 2014	17,429	-	(17,429)	-
Dividend relating to 2014 paid in cash	-	-	(6,604)	(6,604)
<b>Total transactions with owners, recognised directly in equity</b>	<b>17,429</b>	<b>-</b>	<b>(24,033)</b>	<b>(6,604)</b>
<b>Balance at 31 Dec 2015</b>	<b>457,046</b>	<b>303,752</b>	<b>294,906</b>	<b>1,055,704</b>
	Share capital	Asset revaluation reserve	Retained profits	Total equity
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance at 1 Jan 2014</b>	<b>420,616</b>	<b>339,686</b>	<b>286,533</b>	<b>1,046,835</b>
Profit for the year	-	-	40,147	40,147
Other comprehensive loss for the year	-	(10,057)	-	(10,057)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>(10,057)</b>	<b>40,147</b>	<b>30,090</b>
Shares issued in-lieu of cash for dividend relating to 2013	19,001	-	(19,001)	-
Dividend relating to 2013 paid in cash	-	-	(4,392)	(4,392)
<b>Total transactions with owners, recognised directly in equity</b>	<b>19,001</b>	<b>-</b>	<b>(23,393)</b>	<b>(4,392)</b>
<b>Balance at 31 Dec 2014</b>	<b>439,617</b>	<b>329,629</b>	<b>303,287</b>	<b>1,072,533</b>

- 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.

	3 months ended	
	31.12.2015	30.09.2015
	'000	'000
<u>Ordinary shares fully paid</u>		
Number of shares at beginning and end of financial period	<b>410,840</b>	410,840

The Company does not have any convertibles.  
The Company does not have any treasury shares.

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

	As at	As at
	31.12.2015	31.12.2014
	'000	'000
Number of issued shares excluding treasury shares	<b>410,840</b>	400,587

The Company does not have any treasury 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 as the Company does not have any treasury shares.

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

The figures have not been audited nor reviewed by the Company's auditors.

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

Not applicable. Refer to item 2 above.

**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 financial information has been prepared in accordance with the same accounting policies and methods of computation adopted in the most recent audited annual financial statements, except where new or amended Financial Reporting Standards ("FRS") and Interpretations to FRS ("INT FRS") became effective from the current financial year.

The adoption of the new or amended FRS and INT FRS did not result in substantial changes to the Group's accounting policies and had no material effect on the financial information.

Certain comparative figures have been reclassified to conform to current year's presentation.

**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.**

Please refer to item 4 above.

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

	12 months ended 31 December	
	<b>2015</b>	2014
	<b>cents</b>	Cents
Earnings per ordinary share (EPS) for the period based on net profits attributable to shareholders after deducting any provision for preference dividends: -		
(i) Based on weighted average number of ordinary shares in issue	<b>7.18</b>	8.97
(ii) On a fully diluted basis	<b>7.18</b>	8.97

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

	Group		Company	
	As at <b>31.12.2015</b>	As at 31.12.2014	As at <b>31.12.2015</b>	As at 31.12.2014
Net asset value (NAV) per ordinary share based on total number of issued shares excluding treasury shares as at the end of the year	<b>\$ 2.86</b>	\$ 2.92	<b>\$ 2.57</b>	\$ 2.68

The Company does not have any treasury shares.



**8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-**

- (a) any significant factors that affected the turnover, costs and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

**(a) Group performance review for the year ended 31 December 2015 ("FY15")**

**Revenue**

Revenue of the Group for FY15 of \$270.9 million showed a decline of 14.2% against FY14. The decline was mainly due to lower progressive revenue recognised for the euHabitat residential development project and no sale of medical suites in FY15. The revenue contribution from the hospitality division also declined mainly due to the early termination of an onerous lease agreement for Rendezvous Hotel Adelaide on 1 September 2015. The sales denominated in Australian Dollar ("AUD") and New Zealand Dollar ("NZD") were further impacted by the weakening of these currencies against the Singapore Dollar ("SGD") during the year.

The decline was partially offset with the sale of the Group's 30% interest in 7 and 11 Bassein Road to an interested party, Transurban Properties Pte Ltd, for \$38.1 million as announced on 29 January 2015. Furthermore, with the completion of the acquisition of the properties in the United Kingdom ("UK") in September 2015, the Group's two operating student accommodation buildings located in Newcastle upon Tyne contributed their first four months' results for year.

**Gross profit**

The Group's gross profit for FY15 was \$70.8 million which was 12.4% lower than FY14. This was mainly due to the lower revenue as explained above.

**Other income**

Other income of the Group for FY15 was \$5.4 million which was 38.8% higher than FY14. This was mainly due to the increase in interest income on the advances to the Woods Square commercial development project.

**Other losses/gains**

The Group's other net losses for FY15 of \$10.9 million comprised mainly of currency translation losses of \$9.9 million (FY14: \$6.7 million), an impairment charge of the goodwill allocated to the hospitality management business in Singapore of \$4.9 million and offset by fair value gains on investment properties of \$5.2 million (FY14: \$12.6 million).

**Share of profit of joint ventures**

The Group's share of results of joint ventures increased mainly due to increase in contributions from the Singapore development project joint ventures that were in line with the progress of the projects. The increase in contributions from the hospitality joint ventures was mainly due to the gain on sale of Adina Apartment Hotel Brisbane in Australia and the full year contribution from our hotel assets in Germany and Denmark.

**Income tax expense**

Income tax expense of the Group for FY15 was lower than FY14 mainly due to lower taxable profits for FY15 and inclusion of an over provision in income tax for prior years of \$3.9 million.

**Total profit**

Net profit of the Group for FY15 was \$4.1 lower than FY14. The decline included an over-provision of prior years' income tax of \$3.9 million and goodwill impairment of \$4.9 million, partially offset by the share of the stronger performance from the joint ventures.

**(b) Cash flow, working capital, assets or liabilities of the Group**

**Cash flow and working capital**

The Group generated a net increase in cash and cash equivalents for FY15 of \$30.7 million compared to a net decrease of \$165.6 million in FY14.

Net cash inflows from operating activities of the Group for FY15 were \$60.0 million as compared to \$30.5 million for FY14. Net cash outflows from investing activities of the Group for FY15 were \$76.5 million as compared to \$217.0 million for FY14. The payments for FY15 related to the acquisitions of student accommodation properties in UK and the payments for FY14 related to the investments in the hospitality joint ventures with Toga Pty Ltd in Australia and Europe and advances provided to the Woods Square project development joint venture. Net cash inflows from financing activities of the Group for FY15 were \$47.2 million as compared to \$20.9 million for FY14. The increase was mainly due to the net proceeds from bank borrowings.

**Assets**

The Group's total assets as at 31 December 2015 were \$1,926.1 million. As compared to 31 December 2014, the total assets increased by \$49.3 million mainly due to the acquisition of student accommodation properties offset by the revaluation decrease for property, plant and equipment denominated in AUD and the repayment of bank borrowings using the proceeds from the sale of 7 and 11 Bassein Road.

**Liabilities**

The Group's total liabilities as at 31 December 2015 were \$733.4 million which was \$37.8 million higher than 31 December 2014. This was mainly due to the drawdown of borrowings to fund the acquisition of student accommodation properties partially offset by the repayment of borrowings using the proceeds from the sale of 7 and 11 Bassein Road.

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

The results are in line with comments previously disclosed to shareholders.

**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.**

On the back of macroeconomic volatility, currency fluctuations and geopolitical factors seen in 2015 affecting the global business environment, the Group anticipates FY16 to be another challenging year with oil prices expecting to remain low and stagnant growth in Europe and Asia.

**Hospitality**

In Singapore, 2016 will continue to prove to be challenging times for our hospitality division. The hospitality market will be facing reduced demand and increased competition arising from rapid increase in supply of rooms. This is expected to negatively impact the overall revenue per available room (RevPAR) for the hospitality market in Singapore.<sup>1</sup>

In Australia, the tourism sector remains buoyant as the Australian Dollar weakened against other currencies. The uptrend is expected to continue with international arrivals and domestic overnight trips forecasted to grow at an average annual growth rate of 4.1% and 3.7%, respectively, to year ending June 2025<sup>2</sup>. However, the pace of growth may be different amongst the states. Sydney and Melbourne are expected to lead the pace of the growth, while in the mining related cities like Brisbane (Queensland) and Perth (Western Australia), the market conditions are expected to remain weak.

The Group will continue to grow its hospitality businesses by increasing the number of management contracts, acquiring strategic assets and divesting properties to recycle capital for re-deployment towards higher yielding growth opportunities when appropriate.

**Property**

In Singapore, the Group's various joint venture projects are progressing well. These included residential projects like euHabitat and RiverTrees Residences as well as commercial projects like SBF Center and Woods Square. In particular, euHabitat which is 99.9% sold, obtained its temporary occupancy certificate in November 2015. We expect that the various cooling measures will continue to dampen home-buying demand. The prices of private residential properties are expected to remain subdued in 2016.

In the United Kingdom, the two operating student accommodation buildings located in Newcastle upon Tyne contributed their first four months results for the financial year ended 31 December 2015. The first phase of development works on the other properties has commenced as planned in October 2015.

Meanwhile, in Australia, the Group's joint venture with Toga to develop a mixed-use residential and retail/commercial Harbourfront Balmain project in Sydney is on track with its sales target and development schedule. We expect the project to complete development in 2017.

The Group will continue to seek suitable real estate opportunities that fit our strategy as a diversified real estate player.

<sup>1</sup>The Business Times, 'Singapore keeps 2015 tourism forecast, brushing off weak first half', 17 September 2015

<sup>2</sup>Tourism Research Australia.

**11 Dividend**

**(a) Current Financial Period Reported On**

Any dividend declared for the current financial period reported on?

The Board of Directors is pleased to recommend the following dividend in respect of the financial year ended 31 December 2015 for approval by shareholders at the next Annual General Meeting to be convened:

Name of Dividend	- First and Final (One-tier tax exempt)
Dividend Type	- Cash or share in-lieu
Dividend Amount Per Share	- 6.00 cents - First and final dividend

**(b) Corresponding Period of the Immediately Preceding Financial Year**

The following dividend was declared and paid in respect of financial year ended 31 December 2014 as approved by shareholders at the Annual General Meeting held at 22 April 2015:

Name of Dividend	- First and Final (One-tier tax exempt)
Dividend Type	- Cash or share in-lieu
Dividend Amount Per Share	- 6.00 cents - First and final dividend

The dividend was paid on 30 June 2015.

**(c) Date payable**

The date payable for the recommended dividend will be announced at a later date.

**(d) Book closure date**

Notice of books closure for determining shareholders' entitlement of the recommended dividend will be announced at a later date.

**12 If no dividend has been declared/recommended, a statement to that effect**

Not applicable.

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

The Company had obtained approval for a shareholders' mandate for interested person transactions under Rule 920(1)(a)(ii) as set out in the circular to shareholders dated 24 June 2013.

Name of interested person	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 of the Listing Manual (excluding transactions less than \$100,000)	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than \$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)
	12 months ended 31 December 2015 S\$'000	S\$'000
China Classic Pte Ltd		
Hospitality management income	114	-
Dollar Land Singapore Private Limited		
Hospitality management income	375	-
Far East Hospitality Real Estate Investment Trust		
Rental expense on operating leases		
- offices	(1,185)	-
- hotels and serviced residences	(25,103)	-
Far East Management (Private) Limited		
Management service fees	(2,102)	-
Hospitality services	(1,744)	-
Project management service fees	(273)	-
Rental income on operating leases - offices	218	-
Far East Organization Centre Pte Ltd		
Hospitality management income	2,517	-
Far East Property Sales Pte Ltd		
Sales and marketing service fees	(253)	-
Golden Development Private Limited		
Administrative income	101	-
Hospitality management income	3,034	-
Golden Landmark Pte Ltd		
Administrative income	130	-
Hospitality management income	1,469	-
Orchard Mall Pte Ltd		
Hospitality management income	960	-
Orchard Parksuites Pte Ltd		
Hospitality management income	1,654	-
Oxley Hill Properties Pte Ltd		
Hospitality management income	591	-
Riverland Pte Ltd		
Hospitality management income	481	-
Serene Land Pte Ltd		
Hospitality management income	1,932	-
Transurban Properties Pte Ltd		
Hospitality management income	1,894	-

The Company's wholly-owned subsidiary, OPH Marymount Limited entered into a sale and purchase agreement to dispose of its interest in 7 and 11 Bassein Road to Transurban Properties Pte Ltd as announced on 29 January 2015.

**14 Confirmation Pursuant to Rule 720(1) of the Listing Manual**

Far East Orchard Limited confirms that undertakings under Rule 720(1) have been obtained from all its directors and executive officers in the format set out in Appendix 7.7.

**PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

**15 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited financial statements, with comparative information for the immediately preceding year.**

	Hospitality				Property		Total S\$'000
	Management services-Singapore S\$'000	Operations-Singapore S\$'000	Operations-Australia and New Zealand S\$'000	Property ownership S\$'000	Development S\$'000	Investment S\$'000	
<b>2015</b>							
Total segment sales	18,689	47,727	69,298	61,297	65,829	11,349	274,189
Inter-segment sales	(3,322)	-	-	-	-	-	(3,322)
<b>Sales to external parties</b>	<b>15,367</b>	<b>47,727</b>	<b>69,298</b>	<b>61,297</b>	<b>65,829</b>	<b>11,349</b>	<b>270,867</b>
Operating profit	2,998	2,459	6,974	8,564	5,439	6,527	32,961
Share of results of:							
- Joint ventures	-	-	7,535	2,635	6,819	-	16,989
- Associated companies	-	2,551	-	-	(3)	-	2,548
<b>Total operating profit</b>	<b>2,998</b>	<b>5,010</b>	<b>14,509</b>	<b>11,199</b>	<b>12,255</b>	<b>6,527</b>	<b>52,498</b>
Other losses – net*							(10,866)
Corporate expenses							(6,735)
Other expenses							(1,407)
Profit before income tax							33,490
Income tax expense							(2,140)
Total profit							31,350
Segment assets	126,587	349,211	40,969	276,294	404,677	387,322	1,585,060
Investments in associated companies	-	7,901	-	-	1,889	-	9,790
Investments in joint ventures	-	-	174,908	42,406	30,363	-	247,677
	126,587	357,112	215,877	318,700	436,929	387,322	1,842,527
Corporate assets							83,560
<b>Total assets</b>							<b>1,926,087</b>

\*Included impairment loss on goodwill allocated to the 'Hospitality operations – Singapore' segment

15 (continued)

	Hospitality				Property		Total
	Management services-Singapore S\$'000	Operations-Singapore S\$'000	Operations-Australia and New Zealand S\$'000	Property ownership S\$'000	Development S\$'000	Investment S\$'000	S\$'000
<b>2014</b>							
Total segment sales	19,812	50,935	80,811	63,960	94,380	9,156	319,054
Inter-segment sales	(3,488)	(29)	-	-	-	-	(3,517)
<b>Sales to external parties</b>	<b>16,324</b>	<b>50,906</b>	<b>80,811</b>	<b>63,960</b>	<b>94,380</b>	<b>9,156</b>	<b>315,537</b>
Operating profit	4,566	3,026	(847)	9,688	24,022	6,108	46,563
Share of results of:							
- Joint ventures	-	-	5,601	406	(210)	-	5,797
- Associated companies	-	2,601	-	-	48	-	2,649
<b>Total operating profit</b>	<b>4,566</b>	<b>5,627</b>	<b>4,754</b>	<b>10,094</b>	<b>23,860</b>	<b>6,108</b>	<b>55,009</b>
Other gains – net							3,634
Corporate expenses							(9,173)
Other expenses							(712)
Profit before income tax							48,758
Income tax expense							(13,279)
Total profit							35,479
Segment assets	135,835	379,184	51,717	266,892	442,521	285,889	1,562,038
Investments in associated companies	-	6,530	-	-	1,894	-	8,424
Investments in joint ventures	-	-	187,574	34,151	19,382	-	241,107
	135,835	385,714	239,291	301,043	463,797	285,889	1,811,569
Corporate assets							65,268
<b>Total assets</b>							<b>1,876,837</b>

16 **In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Material changes in contributions to sales and operating profit of the hospitality and property divisions are due to the same reasons as explained in item 8(a).

**17 A breakdown of sales**

	<b>Group</b>		
	<b>12 months ended 31 December</b>		
	<b>2015</b>	2014	Increase / (Decrease)
	<b>S\$'000</b>	S\$'000	%
Sales reported for 1st half year	160,378	143,333	11.9
Net profit after tax before deducting minority interests reported for the 1st half year	10,115	19,562	(48.3)
Sales reported for 2nd half year	110,489	172,204	(35.8)
Net profit after tax before deducting minority interests reported for the 2nd half year	21,235	15,917	33.4

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

Total Annual Dividend	Latest Full Year	Previous Full Year
	S\$'000	S\$'000
First and final dividend	24,650	24,033

**19 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704 (13) for the financial year ended 31 December 2015.**

There are no persons occupying a managerial position in the Company or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the Company.

**On behalf of the Board of Directors**

Koh Boon Hwee  
Chairman

Lui Chong Chee  
Group CEO & Managing Director

26 February 2016