METRO HOLDINGS LIMITED

The Board of Directors of Metro Holdings Limited is pleased to announce the following:-

UNAUDITED RESULTS FOR THE FIRST QUARTER ENDED 30 JUNE 2014

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

	Group		
	1st Qtr ended 30-Jun-2014	1st Qtr ended 30-Jun-2013 (restated)	% Change
	$'000	$'000	
Revenue	31,234	31,375	(0.45)
Cost of revenue	(28,877)	(28,308)	2.01
Gross profit	2,357	3,067	(23.15)
Other income including interest income	6,318	4,277	47.72
Changes in fair value of short term investments	2,233	(4,642)	n.m.
General and administrative expenses	(6,079)	(4,726)	28.63
Profit/(loss) from operating activities	4,829	(2,024)	n.m.
Interest on borrowings	(314)	(363)	(13.50)
Share of associates' results, net of tax	(713)	272	n.m.
Share of jointly controlled entities' results, net of tax	7,444	5,749	29.48
Profit from operations before taxation	11,246	3,634	209.47
Taxation	(1,079)	(379)	184.70
Profit net of taxation	10,167	3,255	212.35
Attributable to:			
Owners of the Company	10,149	3,214	215.77
Non-controlling interests	18	41	(56.10)
	10,167	3,255	212.35

n.m. - not meaningful

Statement of Comprehensive Income

	Group		
	1st Qtr ended 30-Jun-2014	1st Qtr ended 30-Jun-2013 (restated)	% Change
	$'000	$'000	
Profit net of taxation	10,167	3,255	212.35
Other comprehensive income/(expense):			
Items that may be reclassified subsequently to profit or loss			
Currency translation adjustments on foreign operations	(4,327)	9,213	n.m.
Changes in fair value of available-for-sale financial assets	(14,342)	(7,230)	98.37
Share of other comprehensive (expense)/income of associates and jointly controlled entities	(3,845)	8,591	n.m.
Other comprehensive (expense)/income, net of tax	(22,514)	10,574	n.m.
Total comprehensive (expense)/income for the period	(12,347)	13,829	n.m.
Total comprehensive income/(expense) attributable to:			
Owners of the Company	(12,108)	14,334	n.m.
Non-controlling interests	(239)	(505)	(52.67)
	(12,347)	13,829	n.m.

n.m. - not meaningful

Currency translation adjustments on foreign operations are mainly a result of the Group's exposure to the effects of fluctuations in foreign currency exchange rates in relation to Chinese Renminbi as the Group's investment properties are situated in the People's Republic of China. Whenever possible, the Group seeks to maintain a natural hedge through the matching of liabilities, including borrowings, against assets in the same currency. Share of other comprehensive income/(expense) of associates and jointly controlled entities mainly relate to similar currency translation adjustments.

Changes in fair value of available-for-sale investments mainly relate to fluctuations in the fair value of the Group's investments in Shui On Land Ltd and Top Spring International Holdings Ltd ("TSI") which are classified under Investments (Non-current assets).

1(a) (ii)

Revenue

Revenue of the Group comprises sales of goods and services and net commission from concessionaires.

Revenue of the Group reported on a gross transaction basis, which includes the value of the overall activity of the Group based on the gross value achieved by the concessionaire on the sale, is presented as follows:-

	Group		
	1st Qtr ended 30-Jun-2014	1st Qtr ended 30-Jun-2013 (restated)	% Change
	$'000	$'000	
Retail	47,610	45,725	4.12
Property	2,413	2,674	(9.76)
	50,023	48,399	3.36

1(a) (iii) Profit before taxation is arrived at after accounting for:-

	Group		
	1st Qtr ended 30-Jun-2014	1st Qtr ended 30-Jun-2013 (restated)	% Change
	$'000	$'000	
Cost of revenue and general and administrative expenses includes:-			
Depreciation	(766)	(734)	4.36
Inventories recognised as an expense	(14,496)	(13,953)	3.89
Write-back of/(allowance for) obsolete inventories	15	(15)	n.m.
Inventories written down	(473)	(507)	(6.71)
Rental expense	(6,369)	(6,009)	5.99
Foreign exchange loss	(689)	(100)	589.00
Other income including interest income includes:-			
Interest income	609	519	17.34
Dividends from quoted and unquoted investments	4,894	2,799	74.85
Gain/(loss) on disposal of short term investments	64	(384)	n.m.
Management fee income from associates	228	205	11.22
Foreign exchange gain	2	512	(99.61)

n.m. - not meaningful

1(a) (iv) Share of Associates' results (net of tax)

	Group 1st Quarter ended		%
	30-Jun-2014	30-Jun-2013 (restated)	Change
	$'000	$'000	
The Group's share of associates' results consists of:-			
- Operating results	(661)	320	n.m.
- Taxation	(52)	(48)	8.33
	(713)	272	n.m.

n.m. - not meaningful

1(a) (v) Share of Jointly Controlled Entities' results (net of tax)

	Group 1st Quarter ended		%
	30-Jun-2014	30-Jun-2013 (restated)	Change
	$'000	$'000	
The Group's share of jointly controlled entities' results consists of:-			
- Operating Results	10,139	7,855	29.08
- Taxation	(2,695)	(2,106)	27.97
	7,444	5,749	29.48
Note:			
Revenue	14,924	12,836	16.27
Direct operating expenses	(3,151)	(5,575)	(43.48)
Property income	11,773	7,261	62.14
Other income including interest income	816	1,960	(58.37)
General and administrative expenses	(1,381)	(623)	121.67
Profit from operating activities	11,208	8,598	30.36
Interest on borrowings	(1,069)	(743)	43.88
Profit from operations before taxation	10,139	7,855	29.08
Taxation	(2,695)	(2,106)	27.97
Profit net of taxation	7,444	5,749	29.48

Results of jointly controlled entities include the results of Metro City, Metro Tower and EC Mall.

1(a) (vi) Taxation

	Group		
	1st Quarter ended		%
	30-Jun-2014	30-Jun-2013 (restated)	Change
	$'000	$'000	
Current Year Tax	738	838	(11.93)
Overprovision for Prior Year	-	(3)	n.m.
Deferred Tax	341	(456)	n.m.
	1,079	379	184.70

n.m. - not meaningful

The tax charge of the Group for the period ended 30 June 2014, excluding share of results of associates and jointly controlled entities which is already stated net of tax, is higher than that derived by applying the Singapore statutory income tax rate of 17% applicable to company profits, mainly due to higher tax rates applied to overseas subsidiaries and expenditure not deductible for tax purposes.

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 as at	Group		Company	
	30-Jun-2014	31-Mar-2014 (restated)	30-Jun-2014	31-Mar-2014
	$'000	$'000	$'000	$'000
Non-current assets				
Property, plant and equipment	3,808	4,190	159	163
Investment properties	160,144	160,797	-	-
Subsidiaries	-	-	17,790	17,790
Amounts due from subsidiaries	-	-	640,800	638,760
Associates	83,596	85,034	500	500
Amounts due from associates	112,607	114,050	-	-
Jointly controlled entities	252,725	251,065	-	-
Amounts due from jointly controlled entities	231,190	229,472	7,600	7,474
Investments	128,390	143,494	-	-
	972,460	988,102	666,849	664,687
Current assets				
Inventories	15,664	15,103	-	-
Prepayments	2,287	1,276	5	8
Accounts and other receivables	8,866	9,152	2,917	2,727
Tax recoverable	184	190	-	-
Short term investments	32,162	31,583	-	-
Pledged fixed and bank deposits	33,831	33,774	-	-
Cash and cash equivalents	246,495	238,051	6,375	6,112
	339,489	329,129	9,297	8,847
Current liabilities				
Bank borrowings	25,429	25,529	-	-
Accounts and other payables	48,180	41,662	8,355	7,869
Provision for taxation	6,671	6,442	822	822
	80,280	73,633	9,177	8,691
Net current assets	259,209	255,496	120	156
Non-current liabilities				
Bank borrowings	39,269	39,046	-	-
Amounts due to subsidiaries	-	-	366,130	372,049
Other payables	5,502	5,560	-	-
Deferred taxation	13,534	13,281	347	328
	(58,305)	(57,887)	(366,477)	(372,377)
Net assets	1,173,364	1,185,711	300,492	292,466
Equity attributable to owners of the Company				
Share capital	169,717	169,717	169,717	169,717
Treasury shares	(1,768)	(1,768)	(1,768)	(1,768)
Reserves	1,002,571	1,014,679	132,543	124,517
	1,170,520	1,182,628	300,492	292,466
Non-controlling interests	2,844	3,083	-	-
Total equity	1,173,364	1,185,711	300,492	292,466

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

Amount repayable in one year or less, or on demand

As at 30-Jun-2014		As at 31-Mar-2014 (restated)	
Secured	Unsecured	Secured	Unsecured
25,428,767	-	25,528,968	-

Amount repayable after one year

As at 30-Jun-2014		As at 31-Mar-2014 (restated)	
Secured	Unsecured	Secured	Unsecured
39,268,900	-	39,045,600	-

Details of any collateral for banking facilities

Subsidiaries:

An investment property with a carrying value totaling S$56.6 million as at 30 June 2014 and fixed deposits totaling S$33.8 million have been mortgaged to banks for banking facilities granted to certain subsidiaries. Total loans drawn on such facilities as at 30 June 2014 amounted to JPY5.3 billion (equivalent to S$64.7 million).

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 Statement of Cash Flows for the period ended

	Group	
	1st Qtr ended 30-Jun-2014	1st Qtr ended 30-Jun-2013 (restated)
	$'000	$'000
Cash flows from operating activities		
Operating profit/(loss) before reinvestment in working capital	242	(367)
Increase in inventories	(1,019)	(861)
Increase in accounts and other receivables	(720)	(1,337)
Increase in accounts and other payables	6,461	10,073
Cash generated from operations	4,964	7,508
Interest expense paid	(314)	(363)
Interest income received	609	519
Income taxes paid	(495)	(269)
Net cash flows generated from operating activities	4,764	7,395
Cash flows from investing activities		
Purchase of property, plant & equipment	(393)	(416)
Increase in investments	(722)	(9,078)
Loan to a joint venture partner	-	(45,764)
Purchase of short term investments	-	(65)
Proceeds from disposal of property, plant and equipment	-	158
Proceeds from disposal of short term investments	1,719	31,377
Increase in amounts due from associates	(513)	(593)
Increase in amounts due from jointly controlled entities	(80)	(880)
Dividends received from quoted and unquoted investments	4,894	2,799
Changes in pledged fixed and bank deposits	(57)	(47)
Net cash flows generated from/(used in) investing activities	4,848	(22,509)
Cash flows from financing activities		
Repayment of bank borrowings	(246)	(5,969)
Net cash flows used in financing activities	(246)	(5,969)
Net increase/(decrease) in cash and cash equivalents	9,366	(21,083)
Effect of exchange rate changes in cash and cash equivalents	(922)	2,853
Cash & cash equivalents at beginning of financial period	238,051	299,230
Cash & cash equivalents at end of financial period	246,495	281,000

Consolidated Statement of Cash Flows for the period ended (Cont'd)

	Group	
	1st Qtr ended	1st Qtr ended (restated)
	30-Jun-2014 $'000	30-Jun-2013 $'000
Reconciliation between profit before taxation and operating cash flows before changes in working capital:		
Profit before taxation	11,246	3,634
Adjustments for:		
Interest expense	314	363
Depreciation of property, plant and equipment	766	734
Share of associates' results, net of tax	713	(272)
Share of jointly controlled entities' results, net of tax	(7,444)	(5,749)
Interest and investment income	(5,503)	(3,318)
Inventories written down	473	507
Loss/(gain) on disposal of property, plant and equipment	9	(158)
(Write-back of)/allowance for obsolete inventories	(15)	15
Changes in fair value of short term investments	(2,233)	4,642
(Gain)/loss on disposal of short term investments	(64)	384
Foreign exchange adjustments	1,980	(1,149)
Operating profit/(loss) before reinvestment in working capital	242	(367)

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 capitalization issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

Group	Share Capital $'000	Treasury Shares $'000	Revaluation Reserve $'000	Fair Value Reserve $'000	Foreign Currency Translation Reserve $'000	Statutory reserve $'000	Other Reserve $'000	Revenue Reserve $'000	**Total** $'000	Non-controlling Interests $'000	**Total Equity** $'000
At 1 April 2014	169,717	(1,768)	9,954	(22,052)	(22,048)	3,020	2,894	1,042,911	**1,182,628**	3,083	**1,185,711**
Profit for the period	-	-	-	-	-	-	-	10,149	**10,149**	18	**10,167**
Other comprehensive expense											
Currency translation adjustments on foreign operations	-	-	-	-	(4,294)	-	-	-	**(4,294)**	(33)	**(4,327)**
Changes in fair value of available-for-sale financial assets	-	-	-	(14,118)	-	-	-	-	**(14,118)**	(224)	**(14,342)**
Share of other comprehensive expense of associates and jointly controlled entities	-	-	-	-	(3,845)	-	-	-	**(3,845)**	-	**(3,845)**
Other comprehensive expense for the financial period, net of tax	-	-	-	(14,118)	(8,139)	-	-	-	**(22,257)**	(257)	**(22,514)**
Total comprehensive (expense)/income for the financial period	-	-	-	(14,118)	(8,139)	-	-	10,149	**(12,108)**	(239)	**(12,347)**
Others											
Transfer to statutory reserve fund	-	-	-	-	-	64	-	(64)	-	-	-
At 30 June 2014	169,717	(1,768)	9,954	(36,170)	(30,187)	3,084	2,894	1,052,996	**1,170,520**	2,844	**1,173,364**

Statement of Changes in Shareholders' Equity (Cont'd)

Group	Share Capital $'000	Treasury Shares $'000	Revaluation Reserve $'000	Fair Value Reserve $'000	Foreign Currency Translation Reserve $'000	Statutory reserve $'000	Revenue Reserve $'000	Reserve of Asset classified as Held for Sale $'000	**Total** $'000	Non-controlling Interests $'000	**Total Equity** $'000
At 1 April 2013	169,717	(1,768)	9,954	21,988	(27,176)	2,552	960,532	9,119	**1,144,918**	3,612	**1,148,530**
Profit for the period	-	-	-	-	-	-	3,214	-	**3,214**	41	**3,255**
Other comprehensive income/(expense)											
Currency translation adjustments on foreign operations	-	-	-	-	9,153	-	-	-	**9,153**	60	**9,213**
Changes in fair value of available-for-sale financial assets	-	-	-	(6,624)	-	-	-	-	**(6,624)**	(606)	**(7,230)**
Share of other comprehensive income of associates and jointly controlled entities	-	-	-	-	8,591	-	-	-	**8,591**	-	**8,591**
Other comprehensive (expense)/income for the financial period, net of tax	-	-	-	(6,624)	17,744	-	-	-	**11,120**	(546)	**10,574**
Total comprehensive (expense)/income for the financial period	-	-	-	(6,624)	17,744	-	3,214	-	**14,334**	(505)	**13,829**
Others											
Transfer to statutory reserve	-	-	-	-	-	88	(88)	-	-	-	-
At 30 June 2013	169,717	(1,768)	9,954	15,364	(9,432)	2,640	963,658	9,119	**1,159,252**	3,107	**1,162,359**

Statement of Changes in Shareholders' Equity (Cont'd)

Company	Share Capital $'000	Treasury Shares $'000	Revenue Reserve $'000	Reserve of Asset classified as Held for Sale $'000	**Total Equity** $'000
At 1 April 2014	169,717	(1,768)	124,517	-	**292,466**
Profit for the period, representing total comprehensive income for the financial period	-	-	8,026	-	**8,026**
At 30 June 2014	169,717	(1,768)	132,543	-	**300,492**
At 1 April 2013	169,717	(1,768)	120,173	9,119	**297,241**
Profit for the period, representing total comprehensive income for the financial period	-	-	313	-	**313**
At 30 June 2013	169,717	(1,768)	120,486	9,119	**297,554**

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 or 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.

Changes in the Company's share capital and treasury shares are as follows:

As at 30 June 2014, there were 3,512,800 treasury shares (as at 30 June 2013: 3,512,800).

The Company did not issue any shares during the 3 months ended 30 June 2014.

There were no convertible instruments outstanding as at 30 June 2014 (30 June 2013: Nil).

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 30 June 2014 (end of current financial period)	As at 31 March 2014 (end of immediately preceding year)
Total number of issued shares (excluding treasury shares)	828,035,874	828,035,874

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

The Company did not sell, transfer, dispose, cancel or use any treasury shares in the 1st Quarter period ended 30 June 2014.

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

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and method of computation in the financial statements for the current financial period compared with those of the audited financial statements as at 31 March 2014.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with those of the audited financial statements for the year ended 31 March 2014, except for the adoption of accounting standards (including its consequential amendments) and interpretations applicable for the financial period beginning 1 April 2014.

Financial Reporting Standards ("FRS") which became effective for the Group's financial period beginning 1 April 2014 are:

Revised FRS 27 Separate Financial Statements
Revised FRS 28 Investments in Associates and Joint Ventures
FRS 110 Consolidated Financial Statements
FRS 111 Joint Arrangements
FRS 112 Disclosure of Interest in Other Entities
FRS 32 Offsetting Financial Assets and Financial Liabilities
FRS 110, FRS 111 and FRS 112 Amendments to the transition guidance of FRS 110 Consolidated Financial Statements, FRS 111 Joint Arrangements and FRS 112 Disclosure of Interests in Other Entities
FRS 110, FRS 112 and FRS 27 Amendments to FRS 110, FRS 112 and FRS 27: Investment Entities
FRS 36 Amendments to FRS 36: Recoverable Amount Disclosures for Non-financial Assets
FRS 39 Amendments to FRS 39: Novation of Derivatives and Continuation of Hedge Accounting
Improvements to FRSs (January 2014)
Improvements to FRSs (February 2014)

FRS 111 Joint Arrangements and Revised FRS 28 Investments in Associates and Joint Ventures are the FRS which have a significant impact on the Group.

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 (Cont'd)

FRS 111 classifies joint arrangements either as joint operations or joint ventures. Joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets and obligations for the liabilities of the arrangement whereas a joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

FRS 111 requires the determination of joint arrangement's classification to be based on the parties' rights and obligations under the arrangement, with the existence of a separate legal vehicle no longer being the key factor. FRS 111 disallows proportionate consolidation and requires joint ventures to be accounted for using the equity method. The revised FRS 28 was amended to describe the application of the equity method to investments in joint ventures in addition to associates.

The Group previously applied proportionate consolidation for its joint ventures and combined its share of each of the assets, liabilities, income and expenses of the joint venture with the similar items, line by line, in its consolidated financial statements. Upon adoption of FRS 111, the Group equity accounts for these joint ventures and presents its share of the assets and liabilities of these joint ventures as a single line item – being the Group's share of the net assets of the joint ventures. Similarly, the Group's share of each of the income and expenses is presented as a single line item – being the Group's share of joint ventures' results, net of tax. As compared with the previous presentation, assets, liabilities, income and expenses line by line therefore decreased. Comparatives have been restated to that presented under equity accounting for joint ventures.

In accordance with FRS 111, this change in accounting policy was applied retrospectively. Accordingly, the effects of the Group's financial statements from the adoption of FRS 111 are as follows:

Income statement for 1st Quarter ended 30 June 2013

	As previously stated $'000	Restatement $'000	As restated $'000
Revenue	44,211	(12,836)	31,375
Cost of revenue	(33,883)	5,575	(28,308)
Gross profit	10,328	(7,261)	3,067
Other income including interest income	6,237	(1,960)	4,277
Changes in fair value of short term investments	(4,642)	-	(4,642)
General and administrative expenses	(5,349)	623	(4,726)
Profit/(loss) from operating activities	6,574	(8,598)	(2,024)
Interest on borrowings	(1,106)	743	(363)
Share of associates' results, net of tax	272	-	272
Share of jointly controlled entities' results, net of tax	-	5,749	5,749
Profit from operations before taxation	5,740	(2,106)	3,634
Taxation	(2,485)	2,106	(379)
Profit net of taxation	3,255	-	3,255

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 (Cont'd)

Balance Sheets as at 31 March 2014

	As previously stated $'000	Restatement $'000	As restated $'000
Non-current assets			
Property, plant and equipment	4,818	(628)	4,190
Investment properties	653,918	(493,121)	160,797
Associates	85,034	-	85,034
Amounts due from associates	114,050	-	114,050
Jointly controlled entities	-	251,065	251,065
Amounts due from jointly controlled entities	460	229,012	229,472
Investments	143,494	-	143,494
	1,001,774	(13,672)	988,102
Current assets			
Development property	241,380	(241,380)	-
Inventories	15,103	-	15,103
Prepayments	1,316	(40)	1,276
Accounts and other receivables	16,002	(6,850)	9,152
Tax recoverable	190	-	190
Short term investments	31,583	-	31,583
Pledged fixed and bank deposits	39,271	(5,497)	33,774
Cash and cash equivalents	297,971	(59,920)	238,051
	642,816	(313,687)	329,129
Current liabilities			
Bank borrowings	32,498	(6,969)	25,529
Accounts and other payables	91,971	(50,309)	41,662
Provision for taxation	9,168	(2,726)	6,442
	133,637	(60,004)	73,633
Net current assets	509,179	(253,683)	255,496
Non-current liabilities			
Bank borrowings	222,377	(183,331)	39,046
Other payables	6,326	(766)	5,560
Deferred taxation	96,539	(83,258)	13,281
	(325,242)	267,355	(57,887)
Net assets	1,185,711	-	1,185,711
Equity attributable to owners of the Company			
Share capital	169,717	-	169,717
Treasury shares	(1,768)	-	(1,768)
Reserves	1,014,679	-	1,014,679
	1,182,628	-	1,182,628
Non-controlling interests	3,083	-	3,083
Total equity	1,185,711	-	1,185,711

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

Earnings Per Share

	Group Figures	
	Latest Period	Previous corresponding period
Earnings per ordinary share based on net profit attributable to shareholders and after deducting any provision for preference dividends		
(a) Based on existing issued share capital	1.2 cents	0.4 cents
(b) On a fully diluted basis	1.2 cents	0.4 cents

Earnings per share is calculated on the Group's profit attributable to shareholders of the Company of $10,149,000 (period ended 30 June 2013: $3,214,000) divided by the weighted average number of ordinary shares of 828,035,874 for the period ended 30 June 2014 (period ended 30 June 2013: 828,035,874).

Diluted earnings per ordinary share is computed based on the same basis as earnings per share by applying the weighted average number of ordinary shares in issuance during the periods under review and adjusted to include all potential dilutive ordinary shares up to 30 June 2014.

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

Net Asset Value

	Group	Company
Net asset value per ordinary share based on issued share capital at end of the period reported on		
(a) Current Period	$1.41	$0.36
(b) 31 March 2014	$1.43	$0.35

Net asset value for the Group is calculated on the equity attributable to owners of the Company as at 30 June 2014 of $1,170,520,000 (31 March 2014: $1,182,628,000) divided by the total number of issued shares excluding treasury shares as at 30 June 2014 of 828,035,874 (31 March 2014: 828,035,874).

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

8(a) Review of Group Results for 1st Quarter ended 30 June 2014 against 1st Quarter ended 30 June 2013 (Restated)

The Group's turnover of $31.2 million for the first financial quarter to 30 June 2014 ("1QFY2015"), decreased marginally by 0.4% over 1QFY2014's $31.4 million due to lower rental income at GIE Tower. Gross profit for 1QFY2015 was lower at $2.4 million as compared to 1QFY2014's $3.1 million due to GIE Tower's lower rental and the retail division's higher operational costs.

Other income was higher for 1QFY2015 at $6.3 million mainly due to an increase of $2.8 million in dividends from a higher strategic voting stake in Top Spring International Holdings Ltd which rose from 6.11% in 1QFY2014 to 19.70% in 1QFY2015.

Changes in fair value of short term investments relate to unrealised fair value gains of $2.2 million in 1QFY2015 against an unrealised fair value loss of $4.6 million in 1QFY2014 of the Group's portfolio of short term equity investments in REITs held by the property division.

Share of results of associates was a loss of $0.7 million in 1QFY2015 against a profit of $0.3 million in 1QFY2014 as the retail division's Indonesian associate reported poorer results.

Share of results of jointly controlled entities rose from $5.7 million in 1QFY2014 to $7.4 million in 1QFY2015 as Metro City reported higher rental income and lower refurbishment costs whilst EC Mall reported higher rental income.

Profit before taxation rose to $11.2 million in 1QFY2015 from $3.6 million in 1QFY2014 mainly because of the aforementioned unrealised fair value gains in short term investments and higher dividend income partially offset by higher losses of the retail division arising from higher operational costs.

Segmental Results for 1st Quarter ended 30 June

Business segment

2014

	Property $'000	Retail $'000	Group $'000
Segment revenue	2,413	28,821	31,234
Segment results	4,214	(1,618)	2,596
Interest on borrowings	(314)	-	(314)
Changes in fair value of short term investments	2,233	-	2,233
Share of associates' results, net of tax	(328)	(385)	(713)
Share of jointly controlled entities' results, net of tax (Note)	7,444	-	7,444
Profit/(loss) from operations before taxation	13,249	(2,003)	11,246
Taxation			(1,079)
Profit net of taxation			10,167
Attributable to:			
Owners of the Company			10,149
Non-controlling interests			18
			10,167

Note:

Share of jointly controlled entities' results, net of tax

	$'000
Segment revenue	14,924
Segment results	11,208
Interest on borrowings	(1,069)
Profit from operations before taxation	10,139
Taxation	(2,695)
Profit net of taxation	7,444

Segmental Results for 1st Quarter ended 30 June (Cont'd)

Business segment

2013

	Property	Retail	Inter-segment Elimination	Group
	$'000	$'000	$'000	$'000
Sales to external customers	2,674	28,701	-	31,375
Inter-segment sales	32	-	(32)	-
Segment revenue	2,706	28,701	(32)	31,375
Segment results	3,099	(481)	-	2,618
Interest on borrowings	(363)	-	-	(363)
Changes in fair value of short term investments	(4,642)	-	-	(4,642)
Share of associates' results, net of tax	(127)	399	-	272
Share of jointly controlled entities' results, net of tax (Note)	5,749	-	-	5,749
Profit/(loss) from operations before taxation	3,716	(82)	-	3,634
Taxation				(379)
Profit net of taxation				3,255
Attributable to:				
Owners of the Company				3,214
Non-controlling interests				41
				3,255

Note:

Share of jointly controlled entities' results, net of tax

	$'000
Segment revenue	12,836
Segment results	8,598
Interest on borrowings	(743)
Profit/(loss) from operations before taxation	7,855
Taxation	(2,106)
Profit net of taxation	5,749

Geographical Segments

	Singapore	China	Japan	Group
	$'000	$'000	$'000	$'000
Segment revenue				
2014	28,821	1,595	818	31,234
2013	28,701	1,875	799	31,375

Segmental Results - Property Division

Turnover of the property division for 1QFY2015 decreased to $2.4 million from 1QFY2014's $2.7 million mainly due to lower occupancy at GIE Tower. In addition, the Renminbi weakened by 1.5%.

At the jointly controlled entity level, rental of Metro City grew after completion of the 2013 refurbishment exercise in December 2013. Its operating expenses also fell with lower refurbishment expenses. EC Mall's contribution also improved with higher rental rates as well as an additional 18.4% equity share of its results.

The average occupancy of the Group's five investment properties as at 30 June 2014 was 93%.

The portfolio summary of the Group's Investment Properties as at 30 June 2014 was as follows:

	Percentage Owned	*Tenure*	*No. of Tenants*	*Occupancy Rate (%)*
Owned by Subsidiaries				
GIE Tower, Guangzhou	100%	50 year term from 1994	33	78.3%
Frontier Koishikawa Building, Tokyo	100%	Freehold	6	100%
Owned by Jointly Controlled Entities				
Metro City, Shanghai	60%	36 year term from 1993	118	91.3%
Metro Tower, Shanghai	60%	50 year term from 1993	27	96.0%
EC Mall, Beijing	50%	50 year term from 2001	92	99.2%

Segmental Results - Retail Division

Sales of the Singapore operations of the retail division for 1QFY2015 held steady at $28.8 million as compared to 1QFY2014's $28.7 million in the midst of a competitive retail trade.

The retail division's associated company in Indonesia reported improved sales but profitability was affected by a trading environment characterised by heavy discounting as well as higher operational expenses.

8(b) Cash Flow, Working Capital, Assets and Liabilities

For 1QFY2015, Investments (Non-current assets) decreased to $128.4 million as at 30 June 2014 from $143.5 million as at 31 March 2014, mainly due to changes in the fair value of available-for-sale investments, Top Spring International Holdings Ltd and Shui On Land Ltd.

There were no other material factors that affected the cash flow, working capital, assets and liabilities of the Group during the current financial quarter reported on.

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

There have been no material variances with forecast or prospect statements issued for the period being reported.

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

The next phase of the reconfiguration exercise being undertaken by Metro City is expected to commence in the next few months. Overall rental income of the property division is expected to remain steady.

Sales of the residential project, The Crest at Prince Charles Crescent in Singapore, is currently being soft launched. Market sentiment of the residential property sector in Singapore has been cautious following the implementation of various property cooling measures to manage the housing supply and real estate prices. The residential properties of the Nanchang project are being sold in phases. 52,391 square metres gross floor area was presold in 1QFY2015 for HK$854.6 million (approximately S$137.8 million). This brings total sales of the associate to date as at 30 June 2014 to HK$1.68 billion. Based on accounting policies adopted by the Metro Group in compliance with Financial Reporting Standards, the Group expects to account for sales of The Crest on the percentage of completion method and for the Nanchang project on a completed contract method. Completion of the first phase for handover of the Nanchang project is currently scheduled for late 2014/early 2015.

As announced on 30 June 2014, the Metro Group will treat Top Spring International Holdings Limited ("Top Spring") as an associated company based on the Metro Group's effective equity stake of 16.22% economic interest in Top Spring. The Metro Group will therefore equity account for the results of Top Spring and its subsidiaries (the "TSI Group") from 1 July 2014 and account for goodwill on acquisition of Top Spring's shares in accordance with FRS 103. An exercise to establish the goodwill on acquisition is currently being undertaken and the result is expected to be available for disclosure in November 2014.

The Group's portfolio of quoted equity investments will continue to be subject to fluctuations in their fair value due to volatile market conditions. The Group will continue to be subject to significant currency translation adjustments on foreign operations, due to volatility in foreign currency exchange rates, as a major portion of its net assets which mainly represent investment properties situated in the People's Republic of China, are denominated in the Chinese Renminbi.

The retail division continues to face a competitive trading environment and rising operational costs in both Singapore and Indonesia. The new department store at Metro Centrepoint is expected to commence operations in 3QFY2015.

11. Dividends

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on? None

(b) Corresponding Period of the immediately preceding financial year? None

(c) Date payable

Not applicable

(d) Book closure date

Not applicable

12. If no dividend has been declared (recommended), a statement to that effect

No interim dividend has been declared for the quarter ended 30 June 2014.

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 did not seek and does not have a shareholders' general mandate pursuant to Rule 920 of the Listing Manual.

14. Negative assurance statement by directors

The Board of Directors confirms that to the best of their knowledge, nothing has come to their attention which may render the first quarter financial results to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Tan Ching Chek and Lee Chin Yin
Joint Company Secretaries
Date 11 August 2014