

SINARMAS LAND LIMITED (REG. NO. 199400619R)

First Quarter Financial Statement And Dividend Announcement

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

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

**UNAUDITED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 31 MARCH 2017**

	1st Qtr 2017 S\$'000	1st Qtr 2016 S\$'000	Change %
Revenue	237,131	179,885	31.8
Cost of sales	(77,398)	(61,130)	26.6
Gross profit	<u>159,733</u>	<u>118,755</u>	34.5
Operating expenses			
Selling expenses	(16,361)	(12,324)	32.8
General and administrative expenses	(39,845)	(33,920)	17.5
Total operating expenses	<u>(56,206)</u>	<u>(46,244)</u>	21.5
Operating profit	<u>103,527</u>	<u>72,511</u>	42.8
Other income/(expenses)			
Finance income	7,793	6,702	16.3
Finance costs	(17,844)	(21,080)	(15.4)
Foreign exchange loss	(15,301)	(12,998)	17.7
Share of results of associated companies	4,280	5,193	(17.6)
Share of results of joint ventures	3,819	(3,064)	n.m.
Other operating income	10,020	3,121	221.1
Other expense, net	<u>(7,233)</u>	<u>(22,126)</u>	(67.3)
Profit before income tax	96,294	50,385	91.1
Income tax	<u>(10,735)</u>	<u>(9,737)</u>	10.2
Profit for the period	<u>85,559</u>	<u>40,648</u>	110.5
Attributable to:			
Owners of the Company	37,201	15,723	136.6
Non-controlling interests	48,358	24,925	94.0
	<u>85,559</u>	<u>40,648</u>	110.5

Note: n.m. – not meaningful

**UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2017**

	1st Qtr 2017 <u>S\$'000</u>	1st Qtr 2016 <u>S\$'000</u>
Profit for the period	<u>85,559</u>	<u>40,648</u>
Other comprehensive (loss)/income:		
<u>Items that will not be reclassified subsequently to profit or loss:</u>		
Actuarial loss on post employment benefit	-	(248)
Share of other comprehensive income of associated companies	130	57
<u>Items that may be reclassified subsequently to profit or loss:</u>		
Foreign currency translation differences	(314,588)	(16,979)
Changes in fair value of available-for-sale financial assets	<u>63</u>	<u>534</u>
Other comprehensive loss, net of tax	<u>(314,395)</u>	<u>(16,636)</u>
Total comprehensive (loss)/income for the period	<u>(228,836)</u>	<u>24,012</u>
Total comprehensive (loss)/income attributable to:		
Owners of the Company	(102,704)	(11,170)
Non-controlling interests	<u>(126,132)</u>	<u>35,182</u>
	<u>(228,836)</u>	<u>24,012</u>

ADDITIONAL INFORMATION

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

	1st Qtr 2017 <u>S\$'000</u>	1st Qtr 2016 <u>S\$'000</u>	Change %
Earnings before income tax, non-controlling interests, interest on borrowings, depreciation and amortisation, foreign exchange loss, exceptional item and share of results of associated companies and joint ventures ("EBITDA")	132,399	91,625	44.5
Interest on borrowings	(17,844)	(21,080)	(15.4)
Depreciation and amortisation	(11,059)	(9,291)	19.0
Foreign exchange loss	(15,301)	(12,998)	17.7
Share of results of associated companies	4,280	5,193	(17.6)
Share of results of joint ventures	<u>3,819</u>	<u>(3,064)</u>	n.m.
Profit before income tax	<u>96,294</u>	<u>50,385</u>	91.1

Note: n.m. – not meaningful

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

**UNAUDITED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2017**

	<u>Group</u>		<u>Company</u>	
	As at 31/3/2017 <u>S\$'000</u>	As at 31/12/2016 <u>S\$'000</u>	As at 31/3/2017 <u>S\$'000</u>	As at 31/12/2016 <u>S\$'000</u>
<u>Assets</u>				
Current Assets				
Cash and cash equivalents	867,700	867,276	76,400	83,409
Short-term investments	13,968	12,942	-	-
Trade receivables	34,010	32,725	-	-
Other current assets	350,880	388,368	442,135	445,764
Inventories, at cost	1,185	1,348	-	-
Properties held for sale	1,174,454	1,265,641	-	-
	<u>2,442,197</u>	<u>2,568,300</u>	<u>518,535</u>	<u>529,173</u>
Non-Current Assets				
Subsidiaries	-	-	1,700,011	1,703,684
Associated companies	246,222	265,247	-	-
Joint ventures	115,320	122,925	-	-
Long-term investments	2,182	2,400	-	-
Properties under development for sale	1,666,488	1,793,858	-	-
Investment properties	1,019,685	1,077,139	-	-
Property, plant and equipment	177,581	195,777	546	589
Long-term receivables	47,754	52,026	-	-
Deferred tax assets	353	389	-	-
Goodwill	1,784	1,784	-	-
	<u>3,277,369</u>	<u>3,511,545</u>	<u>1,700,557</u>	<u>1,704,273</u>
Total Assets	<u>5,719,566</u>	<u>6,079,845</u>	<u>2,219,092</u>	<u>2,233,446</u>

UNAUDITED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2017 (cont'd)

	<u>Group</u>		<u>Company</u>	
	As at 31/3/2017 <u>S\$'000</u>	As at 31/12/2016 <u>S\$'000</u>	As at 31/3/2017 <u>S\$'000</u>	As at 31/12/2016 <u>S\$'000</u>
<u>Liabilities and Equity</u>				
Current Liabilities				
Short-term borrowings	43,764	46,191	-	-
Trade payables	40,143	39,307	-	-
Other payables and liabilities	608,658	626,630	132,392	138,656
Bonds and notes payable	54,591	71,024	-	-
Obligations under finance lease	5,615	7,150	40	40
Income taxes payable	4,602	6,542	-	-
	<u>757,373</u>	<u>796,844</u>	<u>132,432</u>	<u>138,696</u>
Non-Current Liabilities				
Bonds and notes payable	632,781	723,275	-	-
Obligations under finance lease	3,199	5,271	127	137
Long-term borrowings	517,674	506,006	-	-
Long-term liabilities	182,293	193,144	-	-
Deferred tax liabilities	9	9	-	-
	<u>1,335,956</u>	<u>1,427,705</u>	<u>127</u>	<u>137</u>
Total Liabilities	<u>2,093,329</u>	<u>2,224,549</u>	<u>132,559</u>	<u>138,833</u>
Equity attributable to Owners of the Company				
Issued capital	2,057,844	2,057,844	2,057,844	2,057,844
Treasury shares	(170,460)	(170,460)	(170,460)	(170,460)
Foreign currency translation deficit	(1,314,174)	(1,174,116)	-	-
Goodwill on consolidation	(62,122)	(62,122)	-	-
Asset revaluation reserve	6,518	6,518	-	-
Other reserves	37,070	25,982	-	-
Fair value reserve	134	91	-	-
Retained earnings	<u>1,337,035</u>	<u>1,299,834</u>	<u>199,149</u>	<u>207,229</u>
	1,891,845	1,983,571	2,086,533	2,094,613
Non-Controlling Interests	<u>1,734,392</u>	<u>1,871,725</u>	<u>-</u>	<u>-</u>
Total Equity	<u>3,626,237</u>	<u>3,855,296</u>	<u>2,086,533</u>	<u>2,094,613</u>
Total Liabilities and Equity	<u>5,719,566</u>	<u>6,079,845</u>	<u>2,219,092</u>	<u>2,233,446</u>

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

	As at 31/03/2017			As at 31/12/2016		
	Secured S\$'000	Unsecured S\$'000	Total S\$'000	Secured S\$'000	Unsecured S\$'000	Total S\$'000
Amount repayable in one year or less, or on demand	95,543	8,427	103,970	105,962	18,403	124,365
Amount repayable after one year	739,915	413,739	1,153,654	757,560	476,992	1,234,552
Total	835,458	422,166	1,257,624	863,522	495,395	1,358,917

Details of any collateral

Certain time deposits, properties under development for sale, investment properties, and property, plant and equipment have been pledged to the creditors to obtain the above secured borrowings.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

**UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2017**

	1st Qtr 2017 S\$'000	1st Qtr 2016 S\$'000
Cash flows from operating activities		
Profit before income tax	96,294	50,385
Adjustments for:		
Depreciation	11,059	9,291
Interest expense	17,844	21,080
Share of results of associated companies	(4,280)	(5,193)
Share of results of joint ventures	(3,819)	3,064
Allowance for impairment loss on trade receivables	10	115
Changes in fair value of financial assets at fair value through profit or loss	(116)	(9)
Unrealised net foreign exchange loss	16,887	18,502
Interest income	(7,793)	(6,702)
Operating cash flows before working capital changes	126,086	90,533
Changes in working capital:		
Trade receivables	(1,295)	245
Other current assets and receivables	6,179	129,082
Inventories	163	50
Trade payables	836	11,033
Other payables and liabilities	30,535	(28,148)
Cash generated from operations	162,504	202,795
Interest paid	(13,539)	(16,396)
Interest received	7,819	7,012
Tax paid	(4,219)	(19,101)
Net cash generated from operating activities	152,565	174,310

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2017 (cont'd)

	1st Qtr 2017 <u>S\$'000</u>	1st Qtr 2016 <u>S\$'000</u>
Cash flows from investing activities		
Capital expenditure on investment properties	(1,215)	(19,202)
Capital expenditure on property, plant and equipment	(2,886)	(6,617)
Capital expenditure on properties under development and held for sale	(57,063)	(40,722)
Acquisition of additional interest in an associated company	(950)	-
Acquisition of a subsidiary, net of cash acquired	(4)	-
Investments in available-for-sale financial assets	(2,150)	(14)
Net cash used in investing activities	<u>(64,268)</u>	<u>(66,555)</u>
Cash flows from financing activities		
Proceeds from borrowings	26,455	54,255
Payments of bonds and notes	(34,623)	-
Payments of borrowings	(3,648)	(39,137)
Capital subscribed by non-controlling shareholders	3,865	-
Acquisition of additional interest in subsidiaries	(4,088)	(233,084)
Proceeds from disposal of certain interest in a subsidiary	-	80,136
Decrease/(Increase) in time deposits pledged	2,158	(26,253)
Payments of obligations under finance lease	(2,407)	(1,156)
Net cash used in financing activities	<u>(12,288)</u>	<u>(165,239)</u>
Net increase/(decrease) in cash and cash equivalents	76,009	(57,484)
Cash and cash equivalents at the beginning of the period	801,507	841,665
Effect of exchange rate changes on cash and cash equivalents	(73,427)	(27,818)
Cash and cash equivalents at the end of the period (See Note)	<u>804,089</u>	<u>756,363</u>

Note:

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

	As at 31/3/2017 <u>S\$'000</u>	As at 31/3/2016 <u>S\$'000</u>
Cash on hand, cash in banks and time deposits	867,700	848,936
Less: Time deposits pledged	(63,611)	(92,573)
	<u>804,089</u>	<u>756,363</u>

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

	Attributable to Owners of the Company								Total	Non-Controlling Interests	Total Equity
	Issued capital	Treasury shares	Foreign currency translation deficit	Goodwill on consolidation	Asset revaluation reserve	Other reserves	Fair value reserve	Retained earnings			
The Group	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance at 1.1.2017	2,057,844	(170,460)	(1,174,116)	(62,122)	6,518	25,982	91	1,299,834	1,983,571	1,871,725	3,855,296
Profit for the period	-	-	-	-	-	-	-	37,201	37,201	48,358	85,559
Foreign currency translation differences	-	-	(140,058)	-	-	-	-	-	(140,058)	(174,530)	(314,588)
Other comprehensive income for the period	-	-	-	-	-	110	43	-	153	40	193
Total comprehensive (loss)/income for the period	-	-	(140,058)	-	-	110	43	37,201	(102,704)	(126,132)	(228,836)
Capital subscribed by non-controlling shareholders	-	-	-	-	-	-	-	-	-	3,865	3,865
Changes in interest in subsidiaries	-	-	-	-	-	10,978	-	-	10,978	(15,066)	(4,088)
Balance at 31.3.2017	2,057,844	(170,460)	(1,314,174)	(62,122)	6,518	37,070	134	1,337,035	1,891,845	1,734,392	3,626,237
Balance at 1.1.2016	2,057,844	(170,460)	(1,256,967)	(62,122)	6,518	(18,945)	(197)	1,193,012	1,748,683	1,581,539	3,330,222
Profit for the period	-	-	-	-	-	-	-	15,723	15,723	24,925	40,648
Foreign currency translation differences	-	-	(27,254)	-	-	-	-	-	(27,254)	10,275	(16,979)
Other comprehensive income/(loss) for the period	-	-	-	-	-	11	350	-	361	(18)	343
Total comprehensive income/(loss) for the period	-	-	(27,254)	-	-	11	350	15,723	(11,170)	35,182	24,012
Changes in interest in subsidiaries	-	-	-	-	-	(4,757)	-	-	(4,757)	(148,191)	(152,948)
Balance at 31.3.2016	2,057,844	(170,460)	(1,284,221)	(62,122)	6,518	(23,691)	153	1,208,735	1,732,756	1,468,530	3,201,286

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

<u>The Company</u>	<u>Issued capital</u> <u>S\$'000</u>	<u>Treasury shares</u> <u>S\$'000</u>	<u>Retained earnings</u> <u>S\$'000</u>	<u>Total</u> <u>S\$'000</u>
Balance at 1 January 2017	2,057,844	(170,460)	207,229	2,094,613
Loss for the period, representing total comprehensive loss for the period	-	-	(8,080)	(8,080)
Balance at 31 March 2017	<u>2,057,844</u>	<u>(170,460)</u>	<u>199,149</u>	<u>2,086,533</u>
Balance at 1 January 2016	2,057,844	(170,460)	258,393	2,145,777
Loss for the period, representing total comprehensive loss for the period	-	-	(20,402)	(20,402)
Balance at 31 March 2016	<u>2,057,844</u>	<u>(170,460)</u>	<u>237,991</u>	<u>2,125,375</u>

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year

There were no movements in the Company's issued capital since 31 December 2016. Details of the Company's issued and paid-up capital were as follows:

	As at	
	31/3/2017	31/3/2016
Number of shares held as treasury shares	293,456,700	293,456,700
Number of issued shares (excluding treasury shares)	4,255,862,496	4,255,862,496

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

The total number of issued shares excluding treasury shares as at 31 March 2017 and 31 December 2016 respectively was 4,255,862,496.

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

There were no changes in the number of ordinary shares held as treasury shares by the Company since 31 December 2016.

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

These figures have not been audited, or reviewed by the auditors.

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

Not applicable.

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

Except as disclosed in Note 5 below, the Group has applied the same accounting policies and methods of computation consistent with those used in the most recent audited financial statements for the year ended 31 December 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

The Group adopted various new and revised Singapore Financial Reporting Standards ("FRSs") that are relevant to its operations and effective for period beginning 1 January 2017. The adoption of the new and revised FRSs has had no material financial impact on the Group's financial statements.

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

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

(i) Based on weighted average number of ordinary shares

Weighted average number of shares (excluding treasury shares)

(ii) On a fully diluted basis

Weighted average number of shares (excluding treasury shares)

The Group	
1st Qtr 2017	1st Qtr 2016
SGD0.87cents	SGD0.37cents
4,255,862,496	4,255,862,496
Not applicable	Not applicable
Not applicable	Not applicable

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

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

The Group		The Company	
As at 31/3/2017	As at 31/12/2016	As at 31/3/2017	As at 31/12/2016
S\$0.44	S\$0.47	S\$0.49	S\$0.49

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

(in S\$ million)	PROPERTY BUSINESS				Corporate & investment holding	Total
For the period ended	Indonesia	United Kingdom	Others (see note 1)	Total Property Business		
Revenue						
31 March 2017	225.3	6.5	5.3	237.1	-	237.1
31 March 2016	165.7	7.3	6.9	179.9	-	179.9
Increase/(Decrease)	59.6	(0.8)	(1.6)	57.2	-	57.2
Increase/(Decrease) %	36.0	(11.0)	(23.2)	31.8	-	31.8
Gross Profit						
31 March 2017	153.3	3.9	2.5	159.7	-	159.7
31 March 2016	111.2	4.5	3.1	118.8	-	118.8
Increase/(Decrease)	42.1	(0.6)	(0.6)	40.9	-	40.9
Increase/(Decrease) %	37.9	(13.3)	(19.4)	34.5	-	34.5
EBITDA						
31 March 2017	127.8	5.3	0.4	133.5	(1.1)	132.4
31 March 2016	84.5	6.4	1.5	92.4	(0.8)	91.6
Increase/(Decrease) in earnings	43.3	(1.1)	(1.1)	41.1	(0.3)	40.8
Increase/(Decrease) %	51.2	(17.2)	(73.3)	44.5	(37.5)	44.5
Interest on borrowings						
31 March 2017	14.7	2.1	2.6	19.4	(1.6)	17.8
31 March 2016	17.5	3.3	2.7	23.5	(2.4)	21.1
Increase/(Decrease)	(2.8)	(1.2)	(0.1)	(4.1)	0.8	(3.3)
Increase/(Decrease) %	(16.0)	(36.4)	(3.7)	(17.4)	33.3	(15.4)
Depreciation and amortisation						
31 March 2017	8.2	1.7	1.2	11.1	-	11.1
31 March 2016	6.4	1.9	1.0	9.3	-	9.3
Increase/(Decrease)	1.8	(0.2)	0.2	1.8	-	1.8
Increase/(Decrease) %	28.1	(10.5)	20.0	19.0	-	19.0
Foreign exchange (loss)/gain						
31 March 2017	3.5	-	(4.2)	(0.7)	(14.6)	(15.3)
31 March 2016	(1.9)	-	8.2	6.3	(19.3)	(13.0)
Increase/(Decrease) in loss	(5.4)	-	12.4	7.0	(4.7)	2.3
Increase/(Decrease) %	n.m.	-	n.m.	n.m.	(24.4)	17.7
Share of associates' profit						
31 March 2017	4.3	-	-	4.3	-	4.3
31 March 2016	5.2	-	-	5.2	-	5.2
Increase/(Decrease)	(0.9)	-	-	(0.9)	-	(0.9)
Increase/(Decrease) %	(17.6)	-	-	(17.6)	-	(17.6)
Share of joint ventures' profit						
31 March 2017	3.8	-	-	3.8	-	3.8
31 March 2016	(3.1)	-	-	(3.1)	-	(3.1)
Increase/(Decrease)	6.9	-	-	6.9	-	6.9
Increase/(Decrease) %	n.m.	-	-	n.m.	-	n.m.
Pre-tax profit/(loss)						
31 March 2017	117.7	1.6	(7.6)	111.7	(15.4)	96.3
31 March 2016	61.0	1.2	5.9	68.1	(17.7)	50.4
Increase/(Decrease) in profit	56.7	0.4	(13.5)	43.6	2.3	45.9
Increase/(Decrease) %	93.0	33.3	n.m.	64.0	13.0	91.1
Net profit/(loss) attributable to Owners of the Company						
31 March 2017	57.7	1.6	(6.7)	52.6	(15.4)	37.2
31 March 2016	25.4	1.2	6.8	33.4	(17.7)	15.7
Increase/(Decrease) in profit	32.3	0.4	(13.5)	19.2	2.3	21.5
Increase/(Decrease) %	127.2	33.3	n.m.	57.5	13.0	136.6

Notes:

- (1) This refers to certain mixed developments located in Chengdu and Shenyang, China and investment property operations in AFP Land group, which consists of the former Amcol group of companies mainly located in Singapore, Malaysia and Batam (Indonesia).
(2) n.m. – not meaningful.

PERFORMANCE FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2017

The Group recorded revenue of \$237.1 million for the 3-month period ended 31 March 2017 ("1Q2017"), representing an increase of 31.8% as compared to \$179.9 million for the same period in 2016 ("1Q2016"). Consequently, EBITDA increased by 44.5% to \$132.4 million in 1Q2017, while net profit was also higher at \$37.2 million as compared to \$15.7 million in 1Q2016.

REVENUE

Total revenue of the Group increased by 31.8% to \$237.1 million in 1Q2017 as compared to \$179.9 million in 1Q2016, mainly attributable to larger number of residential units handed over to homebuyers in BSD City, Indonesia. This increase was partially offset by lower sales of industrial land in Kota Deltamas, Indonesia.

GROSS PROFIT

In tandem with the higher revenue, the Group's gross profit increased from \$118.8 million in 1Q2016 to \$159.7 million. The Group's overall gross profit margin has also increased marginally from 66.0% to 67.4% in the current period.

OPERATING EXPENSES

SELLING EXPENSES

Selling expenses comprised mainly advertising and marketing expenses, professional fees, and salaries and related expenses. Selling expenses increased by 32.8% to \$16.4 million in 1Q2017 mainly due to higher advertising and marketing expenses incurred for housing clusters in BSD City and higher marketing commission in line with higher sales.

GENERAL AND ADMINISTRATIVE EXPENSES

General and administrative expenses of \$39.8 million comprised mainly salaries and related expenses, legal and professional fees, repairs and maintenance, depreciation, rent, tax and licenses, office supplies and utilities. The increase in general and administrative expenses was due to increases in professional fees, depreciation expenses, salaries and related expenses.

FINANCE EXPENSES, NET

Net finance expenses comprised interest expenses (net of interest income) and amortisation of deferred bond and loan charges. Net finance expenses decreased from \$14.4 million in 1Q2016 to \$10.1 million in 1Q2017 mainly attributable to higher interest income from the increased average Indonesian Rupiah ("IDR") denominated time deposit, as well as lower interest expenses in line with the lower average borrowings during the current period.

FOREIGN EXCHANGE LOSS

The net foreign exchange loss of the Group was higher at \$15.3 million in 1Q2017. The current period's loss was mainly arising from unrealised translation loss on inter-company balances recorded in certain subsidiaries following the weakening of the U.S. Dollar ("USD") against SGD in 1Q2017.

SHARE OF RESULTS OF ASSOCIATED COMPANIES, NET

The share of profit in associated companies decreased by 17.6% to \$4.3 million in 1Q2017 mainly attributable to lower contribution from sales of industrial land, together with higher interest expenses incurred by certain associated companies in line with higher borrowings.

SHARE OF RESULTS OF JOINT VENTURES, NET

The Group recorded a share of profit in joint ventures of \$3.8 million as compared to a share of loss of \$3.1 million in 1Q2016, mainly due to better operating performance from higher sales of residential units in certain joint ventures in Indonesia.

OTHER OPERATING INCOME

Net operating income comprised mainly building and estate management service income (net of expenses), fair value gain on financial instruments, management and lease co-ordination fees. Net operating income was higher at \$10.0 million in 1Q2017 mainly due to fair value gain on conversion option upon settlement of certain convertible bonds during the current period.

REVIEW OF FINANCIAL POSITION AS AT 31 MARCH 2017

Since the end of 2016, IDR has weakened against SGD from IDR9,304/SGD1 to IDR9,537/SGD1. Accordingly, the Group reported a lower total assets and liabilities in SGD equivalent upon translation from its original currency, IDR as at 31 March 2017.

Assets

The Group's total assets decreased by \$360.3 million to \$5,719.6 million as at 31 March 2017 mainly due to translation effect of weakening of IDR against SGD, partially offset by acquisition of additional land banks for future development and development cost incurred in Indonesia, as well as cash and cash equivalents generated from operations during 1Q2017.

Liabilities

Total liabilities of the Group decreased by \$131.2 million to \$2,093.3 million as at 31 March 2017 mainly due to translation effect of weakening of IDR against SGD and repayment of borrowings during the current period. Consequently, the Group's total borrowings decreased from \$1,358.9 million as at 31 December 2016 to \$1,257.6 million.

REVIEW OF CASH FLOWS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2017

Net cash and cash equivalents (before the effect of exchange rate changes) increased by \$76.0 million in 1Q2017 mainly as a result of cash generated from operations of \$152.6 million, after cash used in investing and financing activities.

Net cash used in investing activities of \$64.3 million mainly related to capital expenditure incurred on capital expenditure and additional investment in an associated company.

Net cash used in financing activities of \$12.3 million mainly related to net repayment of borrowings during the current period.

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

Not applicable.

10. A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

Indonesia's economic growth edged up to 5.01% in 1Q2017 from 4.94% in the previous quarter, as a result of firmer export prices of palm oil and coal, as well as stronger demand from its major trading partners such as China, the United States and Singapore. In recent years, the property sector had been affected by subdued purchasing power due to the slowdown in economic growth and depressed commodity prices. The Group's Indonesia property division is cautiously upbeat about the recovery and remains on track with handing over completed residential units and has a strategic focus on increasing recurring income contribution through development and acquisition of commercial properties. There is also renewed interest from foreign investors in the Group's land bank in Jakarta which could create opportunities for joint ventures and land sales. The Group continues to maintain a defensive balance sheet with low gearing. As stability returns to the political situation in the UK, Europe and United States, the Group is actively seeking investment opportunities in several key gateway cities to also boost recurring income from its International division.

11. Dividend

(a) Current Financial Period Reported On

Any ordinary dividend declared for the current financial period reported on? No.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any ordinary dividend declared for the corresponding period of the immediately preceding financial year? No.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

12. If no dividend has been declared/recommendeded, a statement to that effect

No dividend has been declared for the quarter ended 31 March 2017.

13. Interested persons transactions disclosure

Name of interested person	Aggregate value of all interested person transactions during the period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
	1Q2017	1Q2017
	S\$	S\$
PT Bank Sinarmas Tbk*	Nil	24,595,812
PT Lontar Papyrus Pulp & Paper Industry	Nil	786,369
PT Pabrik Kertas Tjiwi Kimia Tbk	Nil	404,207
PT Pindo Deli Pulp and Paper Mills	Nil	786,369
PT Purinusa Ekapersada	Nil	269,080
PT Sinar Mas Agro Resources and Technology Tbk	Nil	258,259
PT Sinar Mas Specialty Minerals	Nil	269,080
Total	Nil	27,369,176

Note:

* Principal amount of placements as at 31 March 2017 is approximately S\$20.6 million.

PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**14. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year**

Not applicable.

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

Not applicable.

16. A breakdown of sales

Not applicable.

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

Not applicable.

18. Confirmation pursuant to the rule 705(5) of the listing manual

We, Ferdinand Sadeli and Robin Ng Cheng Jiet, being two directors of Sinarmas Land Limited (the “Company”), do hereby confirm on behalf of the directors of the Company that, to the best of their knowledge, nothing has come to their attention which would render the first quarter ended 31 March 2017 unaudited financial results to be false or misleading.

On behalf of the board of directors

Ferdinand Sadeli
Director

Robin Ng Cheng Jiet
Director

15 May 2017

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

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

BY ORDER OF THE BOARD

Ferdinand Sadeli
Director
15 May 2017

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Submitted by Kimberley Lye Chor Mei, Company Secretary on 15 May 2017 to the SGX