

Unaudited Financial Statement for the Period Ended 30 June 2015

PART I - Information required for announcements of quarterly (Q1, Q2 & Q3), half year and full year results

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

1(a)(i) Consolidated Income Statement for the Period Ended 30 June 2015:

|                                                                | Note | Quarter Ended 30 June |                 |             | Half Year Ended 30 June |                 |             |
|----------------------------------------------------------------|------|-----------------------|-----------------|-------------|-------------------------|-----------------|-------------|
|                                                                |      | 2015<br>S\$'000       | 2014<br>S\$'000 | %<br>Change | 2015<br>S\$'000         | 2014<br>S\$'000 | %<br>Change |
| <b>Revenue</b>                                                 |      |                       |                 |             |                         |                 |             |
| Hotel operations and management                                | 1    | 26,176                | 33,921          | -23%        | 57,511                  | 69,502          | -17%        |
| Rental income from investment properties                       |      | 2,372                 | 2,635           | -10%        | 4,804                   | 5,199           | -8%         |
| <b>Total revenue</b>                                           |      | <b>28,548</b>         | <b>36,556</b>   | -22%        | <b>62,315</b>           | <b>74,701</b>   | -17%        |
| Other income                                                   |      | 69                    | 70              | -2%         | 145                     | 94              | 54%         |
|                                                                |      | <b>28,617</b>         | <b>36,626</b>   | -22%        | <b>62,460</b>           | <b>74,795</b>   | -16%        |
| <b>Costs and expenses</b>                                      |      |                       |                 |             |                         |                 |             |
| Staff costs                                                    |      | (11,032)              | (12,837)        | -14%        | (22,570)                | (24,859)        | -9%         |
| Depreciation and amortisation                                  | 2    | (3,423)               | (4,722)         | -28%        | (6,365)                 | (9,186)         | -31%        |
| Hotel operating expenses                                       |      | (11,334)              | (13,570)        | -16%        | (25,616)                | (27,693)        | -8%         |
| <b>Total costs and expenses</b>                                |      | <b>(25,789)</b>       | <b>(31,129)</b> | -17%        | <b>(54,551)</b>         | <b>(61,738)</b> | -12%        |
| <b>Profit from operating activities before fair value gain</b> |      | <b>2,828</b>          | <b>5,497</b>    | -49%        | <b>7,909</b>            | <b>13,057</b>   | -39%        |
| Gain on disposal of property held for sale                     | 3    | -                     | -               | 0%          | 5,748                   | 1,048           | 448%        |
| Gain on disposal of subsidiary                                 |      | -                     | -               | 0%          | 70,637                  | -               | 100%        |
| <b>Profit from operating activities</b>                        |      | <b>2,828</b>          | <b>5,497</b>    | -49%        | <b>84,294</b>           | <b>14,105</b>   | 498%        |
| Interest expense                                               |      | (783)                 | (709)           | 10%         | (1,394)                 | (1,393)         | 0%          |
| Interest income                                                |      | 1,619                 | 1,115           | 45%         | 3,076                   | 1,990           | 55%         |
| Foreign exchange (loss)/ gain                                  | 4    | (4,117)               | 430             | n/m         | (5,650)                 | 3,252           | n/m         |
| Share of results of associates                                 |      | 452                   | 115             | 293%        | 443                     | 105             | 322%        |
| <b>Profit before tax</b>                                       |      | <b>(1)</b>            | <b>6,448</b>    | n/m         | <b>80,769</b>           | <b>18,059</b>   | 347%        |
| Income tax expense                                             | 5    | 323                   | (1,776)         | n/m         | (3,822)                 | (3,521)         | 9%          |
| <b>Net profit attributable to owners of the parent</b>         |      | <b>322</b>            | <b>4,672</b>    | -93%        | <b>76,947</b>           | <b>14,538</b>   | 429%        |

1 (a)(ii) Notes to the Income Statement

- Note 1 Hotel revenue decreased in 2015 due to the lower contribution resulting from the disposal of Hotel Grand Chancellors Little India and Auckland Airport in Q1 2015 . Hotel revenue also decreased in 2015 due to the impact of lower average exchange rates for hotel revenue denominated in New Zealand and Australia dollars.
- Note 2 Depreciation for 2015 reduced compared to last year mainly due to lower depreciation from the Little India and Auckland Airport hotels as they have been disposed in Q1 2015.
- Note 3 The gain on disposal of property held for sale in 2015 relates to the disposal of Hotel Grand Chancellor Auckland Airport in Q1 2015. The 2014 gain relates to the disposal of the Penang hotel.
- Note 4 The unrealized foreign exchange loss for the period ended 30 June 2015 was mainly due to the translation of Australian and New Zealand dollar fixed deposits at lower exchange rates vis a vis the Singapore dollar between 30 June 2015 and 31 Mar 2015 .
- Note 5 The tax credit in Q2 2015 arose due to overprovision of tax in Q1 2015.

**1 (a)(iii) Consolidated Statement of Comprehensive Income for the Period Ended 30 June 2015**

|                                                                      | <u>Note</u> | Quarter Ended 30 June |                 |             | Half Year Ended 30 June |                 |             |
|----------------------------------------------------------------------|-------------|-----------------------|-----------------|-------------|-------------------------|-----------------|-------------|
|                                                                      |             | 2015<br>S\$'000       | 2014<br>S\$'000 | %<br>Change | 2015<br>S\$'000         | 2014<br>S\$'000 | %<br>Change |
| <b>Profit net of tax</b>                                             |             | 322                   | 4,672           | -93%        | 76,947                  | 14,538          | 429%        |
| <b>Items that may be reclassified subsequently to profit or loss</b> |             |                       |                 |             |                         |                 |             |
| Net fair value changes on available for sale quoted investments      |             | (102)                 | 35              | n/m         | (56)                    | (129)           | n/m         |
| Foreign currency translation                                         | <b>1</b>    | (20,192)              | 2,655           | n/m         | (31,143)                | 16,667          | n/m         |
|                                                                      |             | (20,294)              | 2,690           | n/m         | (31,199)                | 16,538          | n/m         |
| <b>Other comprehensive income, net of tax</b>                        |             | (20,294)              | 2,690           | n/m         | (31,199)                | 16,538          | n/m         |
| <b>Total comprehensive income</b>                                    |             | <b>(19,972)</b>       | <b>7,362</b>    | n/m         | <b>45,748</b>           | <b>31,076</b>   | 47%         |
| <b>Total comprehensive income attributable to:</b>                   |             |                       |                 |             |                         |                 |             |
| Owners of the parent                                                 |             | (19,972)              | 7,362           | n/m         | 45,748                  | 31,076          | 47%         |
|                                                                      |             | <b>(19,972)</b>       | <b>7,362</b>    | n/m         | <b>45,748</b>           | <b>31,076</b>   | 47%         |

**1 (a)(iv) Notes to the Consolidated Statement of Comprehensive Income**

Note 1 The foreign exchange translation loss arose principally due to the translation of the Group's Australia and New Zealand subsidiaries' net assets.

n/m = Not meaningful

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

**Statements of Financial Position as at 30 June 2015**

| Statements of Financial Position as at 30 June 2015 |   | Group                |                      | Company              |                      |
|-----------------------------------------------------|---|----------------------|----------------------|----------------------|----------------------|
|                                                     |   | 30-Jun-15<br>S\$'000 | 31-Dec-14<br>S\$'000 | 30-Jun-15<br>S\$'000 | 31-Dec-14<br>S\$'000 |
| Note                                                |   |                      |                      |                      |                      |
| <b>Non-current assets</b>                           |   |                      |                      |                      |                      |
| Property, plant and equipment                       |   | 662,029              | 656,284              | 129,787              | 123,770              |
| Investment properties                               |   | 118,974              | 119,790              | -                    | -                    |
| Land use rights                                     |   | 1,320                | 1,321                | -                    | -                    |
| Investment in subsidiaries                          |   | -                    | -                    | 225,862              | 228,374              |
| Investment in associates                            |   | 24,073               | 26,078               | 17,498               | 17,498               |
| Investment securities                               |   | 5,811                | 4,599                | 5,811                | 4,599                |
| Deferred tax assets                                 |   | 4,033                | 4,230                | -                    | -                    |
| Goodwill                                            |   | 1,970                | 2,122                | -                    | -                    |
| Intangible assets                                   |   | 82                   | 93                   | -                    | -                    |
|                                                     |   | 818,292              | 814,517              | 378,958              | 374,241              |
| <b>Current assets</b>                               |   |                      |                      |                      |                      |
| Inventories                                         |   | 795                  | 959                  | 10                   | 16                   |
| Trade and other receivables                         |   | 6,545                | 9,357                | 996                  | 2,182                |
| Prepaid operating expenses                          |   | 2,263                | 2,492                | 56                   | 52                   |
| Derivatives                                         |   | 27                   | -                    | 27                   | -                    |
| Due from subsidiaries                               |   | -                    | -                    | 774                  | 248                  |
| Short - term deposits                               | 1 | 308,746              | 90,473               | 234,615              | 40,336               |
| Pledged short-term deposits                         |   | 36,904               | 38,146               | 36,904               | 38,146               |
| Cash and bank balances                              |   | 27,220               | 33,284               | 3,575                | 6,509                |
|                                                     |   | 382,500              | 174,711              | 276,957              | 87,489               |
| Property held for sale                              | 2 | -                    | 18,008               | -                    | -                    |
| Assets of disposal entity held for sale             | 3 | -                    | 196,143              | -                    | 38,000               |
|                                                     |   | 382,500              | 388,862              | 276,957              | 125,489              |
| <b>Current liabilities</b>                          |   |                      |                      |                      |                      |
| Trade and other payables                            |   | 16,930               | 20,785               | 468                  | 4,018                |
| Accrued operating expenses                          |   | 2,113                | 5,467                | 678                  | 1,864                |
| Deferred income                                     |   | 472                  | 725                  | -                    | -                    |
| Derivatives                                         |   | -                    | 4                    | -                    | 4                    |
| Due to subsidiaries                                 |   | -                    | -                    | 2,630                | 2,595                |
| Due to associated companies                         |   | 169                  | 163                  | 70                   | 65                   |
| Income tax payable                                  |   | 3,821                | 2,937                | 886                  | 243                  |
| Finance lease obligations                           |   | 2                    | 6                    | -                    | -                    |
| Loans and borrowings                                | 4 | 134,508              | 97,568               | 55,300               | 44,100               |
|                                                     |   | 158,015              | 127,655              | 60,032               | 52,889               |
| Liabilities of disposal entity held for sale        | 3 | -                    | 73,081               | -                    | -                    |
|                                                     |   | 158,015              | 200,736              | 60,032               | 52,889               |
| <b>Net current assets</b>                           |   | <b>224,485</b>       | <b>188,126</b>       | <b>216,925</b>       | <b>72,600</b>        |
| <b>Non-current liabilities</b>                      |   |                      |                      |                      |                      |
| Loans and borrowings                                |   | 50,454               | 50,779               | -                    | -                    |
| Deferred tax liabilities                            |   | 80,321               | 85,610               | -                    | -                    |
| <b>Net assets</b>                                   |   | <b>912,002</b>       | <b>866,254</b>       | <b>595,883</b>       | <b>446,841</b>       |
| <b>Equity attributable to owners of the parent</b>  |   |                      |                      |                      |                      |
| Issued capital                                      |   | 369,764              | 369,764              | 369,764              | 369,764              |
| Fair value reserve                                  |   | 956                  | 1,012                | 956                  | 1,012                |
| Asset revaluation reserve                           |   | 271,320              | 277,382              | 69,325               | 69,325               |
| Translation reserve                                 | 5 | (84,555)             | (53,412)             | -                    | -                    |
| Other reserve                                       |   | 1,432                | 1,432                | -                    | -                    |
| Reserve of disposal entity held for sale            | 3 | -                    | 83,018               | -                    | -                    |
| Retained earnings                                   |   | 353,085              | 187,058              | 155,838              | 6,740                |
| <b>Total equity</b>                                 |   | <b>912,002</b>       | <b>866,254</b>       | <b>595,883</b>       | <b>446,841</b>       |

**1 (b)(ii) Notes to the Statements of Financial Position**

- Note 1 The increase in the short - term deposits was mainly due to the placement of the net sale proceeds of the Little India and Auckland Airport hotels in short - term deposits. The increase was partially offset by the impact of the depreciation of the Australia and New Zealand exchange rates when translating Australia and New Zealand fixed deposits to Singapore dollars.
- Note 2 The property held for sale in 2014 relates to the Auckland Airport hotel. The sale of the hotel was completed on 5 March 2015.
- Note 3 This relates to the assets, liabilities and reserves of Hotel Grand Chancellor Pte Ltd ("HGCPL"). The Company entered into a sale and purchase agreement on 30 June 2014 to sell its entire shareholding in HGCPL. HGCPL was the owner and operator of Hotel Grand Chancellor located in Bellios Road, Little India, Singapore. The sale was completed on 15 January 2015.
- Note 4 The current loans and borrowings increased in 2015 due to additional drawdowns of the development loans in Singapore.
- Note 5 The increase in the translation reserve loss was due the significant depreciation in the Australia and New Zealand period end exchange rate compared to the end of last year.

**1(b)(iii) Aggregate amount of group's borrowings and debts securities****Amount repayable in one year or less, or on demand**

| As at 30 June 2015 |                     | As at 31 December 2014 |                     |
|--------------------|---------------------|------------------------|---------------------|
| Secured (S\$'000)  | Unsecured (S\$'000) | Secured (S\$'000)      | Unsecured (S\$'000) |
| 134,510            | -                   | 97,574                 | -                   |

**Amount repayable after one year**

| As at 30 June 2015 |                     | As at 31 December 2014 |                     |
|--------------------|---------------------|------------------------|---------------------|
| Secured (S\$'000)  | Unsecured (S\$'000) | Secured (S\$'000)      | Unsecured (S\$'000) |
| 50,454             | -                   | 50,779                 | -                   |

**Details of any collateral**

The Group's borrowings are principally secured by land, hotel buildings and investment properties owned by the Company and various subsidiaries and certain fixed deposits of the Company.

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

Statements of Cash Flows for  
the Period Ended 30 June 2015:

|                                                                 | Quarter Ended 30 June |                | Half Year Ended 30 June |                |
|-----------------------------------------------------------------|-----------------------|----------------|-------------------------|----------------|
|                                                                 | 2015                  | 2014           | 2015                    | 2014           |
|                                                                 | S\$'000               | S\$'000        | S\$'000                 | S\$'000        |
| <b>Operating activities</b>                                     |                       |                |                         |                |
| Profit before taxation including share of results of associates | (1)                   | 6,448          | 80,769                  | 18,059         |
| <b>Adjustments for :-</b>                                       |                       |                |                         |                |
| Depreciation of property, plant and equipment                   | 3,423                 | 4,722          | 6,365                   | 9,186          |
| Fair value loss/(gain) on derivatives                           | 9                     | 7              | (31)                    | 5              |
| Net loss/(gain) on disposal of fixed asset                      | -                     | 19             | -                       | 19             |
| Gain on disposal of property held for sale                      | -                     | -              | (5,748)                 | (1,048)        |
| Gain on disposal of a subsidiary                                | -                     | -              | (70,637)                | -              |
| Interest expense                                                | 783                   | 709            | 1,394                   | 1,393          |
| Interest income                                                 | (1,619)               | (1,115)        | (3,076)                 | (1,990)        |
| Share of results of associates                                  | (452)                 | (115)          | (443)                   | (105)          |
| <b>Operating cash flows before changes in working capital</b>   | <b>2,143</b>          | <b>10,675</b>  | <b>8,593</b>            | <b>25,519</b>  |
| Decrease/(increase) in inventories                              | 50                    | (22)           | 105                     | 32             |
| Decrease in trade and other receivables                         | 1,761                 | 309            | 2,337                   | 1,016          |
| (increase)/decrease in prepaid operating expenses               | (518)                 | (1,733)        | 67                      | (1,184)        |
| Increase/(decrease) in trade and other payables                 | 2,455                 | 536            | (6,378)                 | (4,045)        |
| <b>Cash flows from operations</b>                               | <b>5,891</b>          | <b>9,765</b>   | <b>4,724</b>            | <b>21,338</b>  |
| Interest received                                               | 1,619                 | 1,115          | 3,076                   | 1,990          |
| Interest paid                                                   | (783)                 | (709)          | (1,394)                 | (1,393)        |
| Tax paid                                                        | (3,891)               | (2,836)        | (4,924)                 | (5,228)        |
| <b>Net cash flows from operating activities</b>                 | <b>2,836</b>          | <b>7,335</b>   | <b>1,482</b>            | <b>16,707</b>  |
| <b>Investing activities</b>                                     |                       |                |                         |                |
| Dividend received from investment in associates                 | 346                   | 724            | 346                     | 724            |
| Proceeds from disposal of property, plant and equipment         | -                     | 550            | 23,601                  | 17,522         |
| Net cash inflow from disposal of subsidiary                     | -                     | -              | 248,000                 | -              |
| Receipt from other long-term receivables                        | -                     | 30             | -                       | 60             |
| Purchase of investment property                                 | (5,347)               | (1,509)        | (9,062)                 | (1,509)        |
| Purchase of investment securities                               | (865)                 | (37)           | (1,268)                 | (118)          |
| Purchase of property, plant and equipment                       | (17,543)              | (8,713)        | (32,051)                | (17,312)       |
| <b>Net cash flows (used in)/from investing activities</b>       | <b>(23,409)</b>       | <b>(8,955)</b> | <b>229,566</b>          | <b>(633)</b>   |
| <b>Financing activities</b>                                     |                       |                |                         |                |
| Cash dividends paid on ordinary shares                          | -                     | (3,328)        | -                       | (3,328)        |
| Decrease in short-term deposits pledged                         | (47)                  | -              | 1,242                   | -              |
| Proceeds from loans and borrowings                              | 20,231                | 8,150          | 44,168                  | 13,900         |
| Repayments of loans and borrowings                              | (1,366)               | (1,770)        | (58,254)                | (6,343)        |
| Repayment of obligations under finance lease                    | (2)                   | (3)            | (4)                     | (5)            |
| <b>Net cash flows from/(used in) financing activities</b>       | <b>18,816</b>         | <b>3,049</b>   | <b>(12,848)</b>         | <b>4,224</b>   |
| Net (decrease)/ increase in cash and cash equivalents           | (1,757)               | 1,429          | 218,200                 | 20,298         |
| Effect of exchange rate changes on cash and cash equivalents    | (4,330)               | 256            | (5,992)                 | 1,915          |
| Cash and cash equivalents at beginning of period                | 342,052               | 152,550        | 123,757                 | 132,022        |
| <b>Cash and cash equivalents at end of period</b>               | <b>335,965</b>        | <b>154,235</b> | <b>335,965</b>          | <b>154,235</b> |

1(d)(i) A statement for the issuer and the 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.

Statements of Changes in Equity for the Period Ended 30 June 2015

|                                            | Share<br>Capital<br>\$'000 | Fair Value<br>Reserve<br>\$'000 | Asset<br>Revaluation<br>Reserve<br>\$'000 | Translation<br>Reserve<br>\$'000 | Other<br>Reserve<br>\$'000 | Retained<br>Earnings<br>\$'000 | Total<br>Equity<br>\$'000 |
|--------------------------------------------|----------------------------|---------------------------------|-------------------------------------------|----------------------------------|----------------------------|--------------------------------|---------------------------|
| <b>Opening balance<br/>at 1 April 2015</b> | 369,764                    | 1,058                           | 271,320                                   | (64,363)                         | 1,432                      | 352,763                        | 931,974                   |
| Total comprehensive<br>income for the year | -                          | (102)                           | -                                         | (20,192)                         | -                          | 322                            | (19,972)                  |
| <b>Closing balance<br/>at 30 June 2015</b> | <u>369,764</u>             | <u>956</u>                      | <u>271,320</u>                            | <u>(84,555)</u>                  | <u>1,432</u>               | <u>353,085</u>                 | <u>912,002</u>            |
| <b>Opening balance<br/>at 1 April 2014</b> | 343,260                    | 688                             | 362,507                                   | (25,735)                         | 1,432                      | 197,359                        | 879,511                   |
| Total comprehensive<br>income for the year | -                          | 35                              | -                                         | 2,655                            | -                          | 4,672                          | 7,362                     |
| Cash dividends                             | -                          | -                               | -                                         | -                                | -                          | (3,328)                        | (3,328)                   |
| Scrip dividends                            | 26,504                     | -                               | -                                         | -                                | -                          | (26,504)                       | -                         |
| <b>Closing balance<br/>at 30 June 2014</b> | <u>369,764</u>             | <u>723</u>                      | <u>362,507</u>                            | <u>(23,080)</u>                  | <u>1,432</u>               | <u>172,199</u>                 | <u>883,545</u>            |
| <b>Company</b>                             |                            |                                 |                                           |                                  |                            |                                |                           |
| <b>Opening balance<br/>at 1 April 2015</b> | 369,764                    | 1,058                           | 69,325                                    | -                                | -                          | 159,241                        | 599,388                   |
| Total comprehensive<br>income for the year | -                          | (102)                           | -                                         | -                                | -                          | (3,403)                        | (3,505)                   |
| <b>Closing balance<br/>at 30 June 2015</b> | <u>369,764</u>             | <u>956</u>                      | <u>69,325</u>                             | <u>-</u>                         | <u>-</u>                   | <u>155,838</u>                 | <u>595,883</u>            |
| <b>Opening balance<br/>at 1 April 2014</b> | 343,260                    | 688                             | 69,325                                    | -                                | -                          | 29,573                         | 442,846                   |
| Total comprehensive<br>income for the year | -                          | 35                              | -                                         | -                                | -                          | 7,630                          | 7,665                     |
| Cash dividends                             | -                          | -                               | -                                         | -                                | -                          | (3,328)                        | (3,328)                   |
| Scrip dividends                            | 26,504                     | -                               | -                                         | -                                | -                          | (26,504)                       | -                         |
| <b>Closing balance<br/>at 30 June 2014</b> | <u>369,764</u>             | <u>723</u>                      | <u>69,325</u>                             | <u>-</u>                         | <u>-</u>                   | <u>7,371</u>                   | <u>447,183</u>            |

- 1(d)(ii) Details of any changes in the company's share capital arising from right 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 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 was no change in the number of issued shares in the capital of the Company which stood at 621,775,091 shares since the end of the last financial year.

The Company does not have any treasury shares as at 30 June 2015. There was no sale, transfer, disposal, cancellation and/or use of treasury shares for the period ended 30 June 2015.

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.

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

N.A.

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

The Group 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 as at 31 December 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

N.A.

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 ordinary share of the Group based on net profit attributable to owners of the parent:  
(a) based on the weighted average number of shares  
(b) on a fully diluted basis

| Quarter Ended 30 June |            |
|-----------------------|------------|
| 2015                  | 2014       |
|                       |            |
| 0.05 cents            | 0.78 cents |
| 0.05 cents            | 0.78 cents |

| Half Year Ended 30 June |            |
|-------------------------|------------|
| 2015                    | 2014       |
|                         |            |
| 12.38 cents             | 2.43 cents |
| 12.38 cents             | 2.43 cents |

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

Net asset value backing per ordinary share based on issued share capital at the end of the period reported on:

| Group     |           |
|-----------|-----------|
| 30-Jun-15 | 31-Dec-14 |
| S\$ 1.47  | S\$ 1.39  |

| Company   |           |
|-----------|-----------|
| 30-Jun-15 | 31-Dec-14 |
| S\$ 0.96  | S\$ 0.72  |

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 cashflow, working capital, assets or liabilities of the Group during the current financial period reported on**

**A) Group Revenue Commentary**

The decrease in the Group's revenue in Q2 2015 was mainly due to sale of the Hotel Grand Chancellors Little India and Auckland Airport and the impact of lower average exchange rates on translation of hotel revenue derived in Australia and New Zealand dollars.

**B) Group Profit Commentary**

The Group's net loss was mainly due to an unrealised exchange loss of \$4.1 million in Q2 2015 and to a smaller extent, the lower group revenue as mentioned above.

The unrealized foreign exchange loss for the period ended 30 June 2015 was mainly due to the translation of Australian and New Zealand dollar fixed deposits at lower exchange rates vis a vis the Singapore dollar between 30 June 2015 and 31 Mar 2015 .

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

Nil

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 hotel markets where the Group operates in are generally expected to remain competitive for 2015.

The increase in hotel room supply in Singapore is expected to exert downward pressure on room occupancy and average room rates. In addition, the Brisbane hotel is currently facing weak trading due to a slowdown in the mining industry while the Palm Cove hotel's room rates are still soft due to the stiff competition in its vicinity.

11. **(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**

Any dividend declared for the corresponding period of the immediately preceding financial year ? None

**(c) Date payable**

N.A

**(d) Book closure date**

N.A.

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

No dividend has been declared or recommended for the quarter ended 30 June 2015.

**Part II - Additional Information Required for the Full Year Announcement**  
(This part is not applicable to Q1, Q2, Q3 and Half Year Results)

13. **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**

N.A.

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

N.A.

15. **A breakdown of revenue**

N.A.

16. **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, net of tax

| Latest Full Year |         | Previous Full Year |          |
|------------------|---------|--------------------|----------|
| S\$'000          |         | S\$'000            |          |
| Ordinary         | - Scrip | 0                  | 0        |
| Ordinary         | - Cash  | 0                  | 0        |
| <b>Total</b>     |         | <b>0</b>           | <b>0</b> |

17. **Interested Person Transactions**

The Company does not have a shareholders' mandate for interested person transactions.

18. **Confirmation By Directors**

The Board of Directors of the Company hereby confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited consolidated financial results for the period ended 30 June 2015 to be false or misleading.

**BY ORDER OF THE BOARD**

Lim Bee Lian Eliza  
Secretary  
14 August 2015