

RESULTS FOR 2ND QUARTER ENDED 31 MARCH 2014
Financial Statements and Dividend Announcement

The Directors are pleased to make the following announcement of the unaudited results for the 2nd Quarter ended 31 March 2014.

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

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

1(a)(i) GROUP PROFIT STATEMENT

	2nd Quarter to 31/3/2014 \$'000	2nd Quarter to 31/3/2013 \$'000	Change %	6 Months to 31/3/2014 \$'000	6 Months to 31/3/2013 \$'000	Change %
Revenue	501,011	338,857	47.9	1,132,620	675,931	67.6
Cost of Sales	(296,082)	(172,427)	71.7	(683,236)	(349,720)	95.4
Gross Profit	204,929	166,430	23.1	449,384	326,211	37.8
Other (Losses)/Income	1,355	574	136.1	(2,687)	4,336	N/M
Other Items of Expenses						
Operation Costs	(35,822)	(35,970)	(0.4)	(72,877)	(69,618)	4.7
Marketing Costs	(12,084)	(15,246)	(20.7)	(26,043)	(28,390)	(8.3)
Administrative Costs	(27,270)	(22,336)	22.1	(51,531)	(45,061)	14.4
Total Costs and Expenses	(75,176)	(73,552)	2.2	(150,451)	(143,069)	5.2
Trading Profit	131,108	93,452	40.3	296,246	187,478	58.0
Investment Income	-	-	N/M	125	-	N/M
Share of Results of Associates	12,646	15,539	(18.6)	23,626	30,591	(22.8)
Profit before Interest, Fair Value Change, Taxation and Exceptional Items ("PBIT")	143,754	108,991	31.9	319,997	218,069	46.7
Interest Income	3,546	4,214	(15.9)	9,707	8,041	20.7
Interest Expense	(5,479)	(19,847)	(72.4)	(21,685)	(41,338)	(47.5)
Net Interest Costs	(1,933)	(15,633)	(87.6)	(11,978)	(33,297)	(64.0)
Profit before Interest, Fair Value Change, Taxation and Exceptional Items	141,821	93,358	51.9	308,019	184,772	66.7
Fair Value Change on Investment Properties	4,033	12,859	(68.6)	4,033	30,435	(86.7)
Share of Associate's Fair Value Change on Investment Properties	624	956	(34.7)	624	956	(34.7)
Profit before Taxation and Exceptional Items	146,478	107,173	36.7	312,676	216,163	44.6
Exceptional Items [#]	(41,768)	(683)	N/M	(39,366)	41,034	N/M
Profit before Taxation	104,710	106,490	(1.7)	273,310	257,197	6.3
Taxation	(26,269)	(19,125)	37.4	(56,748)	(39,709)	42.9
Profit for the period	78,441	87,365	(10.2)	216,562	217,488	(0.4)
Attributable for:-						
Shareholders of the Company						
- Before Fair Value Change and Exceptional Items	107,142	74,185	44.4	226,160	145,380	55.6
- Fair Value Change	4,657	13,815	(66.3)	4,657	31,391	(85.2)
	111,799	88,000	27.0	230,817	176,771	30.6
- Exceptional Items	(41,782)	(603)	N/M	(39,984)	41,195	N/M
	70,017	87,397	(19.9)	190,833	217,966	(12.4)
Non-controlling Interests						
- Before Exceptional Items	8,412	47	N/M	25,112	(318)	N/M
- Share of Exceptional Items	12	(79)	N/M	617	(160)	N/M
	8,424	(32)	N/M	25,729	(478)	N/M
Profit for the period	78,441	87,365	(10.2)	216,562	217,488	(0.4)

See details on Page 2, 1(a)(ii)

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

	Group					
	2nd Quarter to 31/3/2014 \$'000	2nd Quarter to 31/3/2013 \$'000	Change %	6 Months to 31/3/2014 \$'000	6 Months to 31/3/2013 \$'000	Change %
Other Items of Expenses						
Included in other items of expenses are:						
Allowance for doubtful trade receivables	(50)	(738)	(93.3)	(331)	(999)	(66.9)
Write-back of allowance for doubtful trade receivables	941	(1,656)	N/M	1,271	342	N/M
Bad debts written off	(3)	(16)	(81.2)	(3)	(16)	(81.3)
Depreciation of fixed assets	(1,725)	(1,930)	(10.6)	(3,389)	(3,803)	(10.9)
Employee share-based expenses	(945)	(1,697)	(44.3)	(1,172)	(2,825)	(58.5)
Other (Losses)/Income						
Included in other (losses)/income are:						
Exchange gain/(loss)	1,210	589	N/M	(2,838)	4,628	N/M
Loss on disposal of fixed assets	(17)	(8)	112.5	(16)	(292)	(94.5)
Taxation						
Over provision in prior years taxation	2,950	510	N/M	3,677	2,693	36.5
Exceptional Items						
Gain on disposal of financial assets	-	-	N/M	-	35,259	N/M
Negative goodwill on increase in investment in an associate	135	338	(60.1)	519	927	(44.0)
Loss on dilution of investment in an associate	(191)	(622)	(69.3)	(1,196)	(622)	92.3
Reversal of/(increase in) provision of bank profit share	64	(399)	N/M	3,087	(803)	N/M
Share of associates' exceptional items	-	-	N/M	-	6,273	N/M
Write off of Part Consideration of the Loans*	(41,776)	-	N/M	(41,776)	-	N/M
	(41,768)	(683)		(39,366)	41,034	
PBIT as a percentage of revenue	28.7%	32.2%		28.3%	32.3%	

N/M = Not meaningful

* The Part Consideration of the Loans of \$41.8 million arose from the redemption of related company Loans prior to FCL's listing. This one-off cost was the difference between the estimated fair value of the related company Loans based on prevailing market interest rates at the time of redemption, and the carrying value of the Loans. Also refer to paragraph 1(b)(ii).

1(a)(iii) ADDITIONAL INFORMATION

	2nd Quarter to 31/3/2014 \$'000	2nd Quarter to 31/3/2013 \$'000	6 Months to 31/3/2014 \$'000	6 Months to 31/3/2013 \$'000
Group revenue and profit analysis				
<u>Revenue</u>				
By Business Segment				
Investment Properties	35,659	33,694	71,685	65,803
Development Properties	406,012	249,838	940,314	499,766
Hospitality	46,745	42,738	95,129	83,830
Corporate & Others	12,595	12,587	25,492	26,532
	501,011	338,857	1,132,620	675,931
By Geographical Segment				
Singapore	225,822	287,786	468,297	567,469
Australia	158,323	19,720	441,700	45,463
United Kingdom	69,571	7,803	132,987	17,353
China	39,751	12,864	75,581	24,347
Thailand	1,801	4,872	3,293	9,007
Others *	5,743	5,812	10,762	12,292
	501,011	338,857	1,132,620	675,931
<u>Profit before interest, fair value change, taxation and exceptional items ("PBIT")</u>				
By Business Segment				
Investment Properties	18,393	15,891	38,657	30,656
REIT	13,490	14,696	25,973	29,222
Development Properties	96,156	60,848	226,972	120,011
Hospitality	14,208	13,976	30,312	26,975
Corporate & Others	1,507	3,580	(1,917)	11,205
	143,754	108,991	319,997	218,069
By Geographical Segment				
Singapore	89,556	98,046	175,712	197,388
Australia	24,756	877	92,078	1,867
United Kingdom	21,711	1,157	37,752	2,136
China	2,415	4,522	5,029	8,237
Thailand	1,096	1,420	1,808	2,391
Others *	4,220	2,969	7,618	6,050
	143,754	108,991	319,997	218,069
Others * - New Zealand, Vietnam, the Philippines, Indonesia and Malaysia				
<u>Attributable profit to shareholders of the Company</u>				
By Business Segment				
Investment Properties	13,413	10,980	28,798	21,394
REIT	12,030	12,976	22,718	25,969
Development Properties	69,205	45,921	161,273	88,854
Hospitality	5,195	6,666	13,692	12,042
Corporate & Others	7,299	(2,358)	(321)	(2,879)
	107,142	74,185	226,160	145,380
Exceptional items	(41,782)	(603)	(39,984)	41,195
Fair value change on investment properties	4,657	13,815	4,657	31,391
	70,017	87,397	190,833	217,966

1(a)(iv) STATEMENT OF COMPREHENSIVE INCOME

	Group			
	2nd Quarter to 31/3/2014 \$'000	2nd Quarter to 31/3/2013 \$'000	6 Months to 31/3/2014 \$'000	6 Months to 31/3/2013 \$'000
Profit for the period	78,441	87,365	216,562	217,488
Other Comprehensive Income:				
Items that will be reclassified to profit or loss:				
Net fair value change of cash flow hedges	379	2,283	1,593	4,437
Realisation upon disposal of available-for-sale financial assets	-	-	-	(34,900)
Foreign currency translation	18,407	9,153	(4,478)	6,957
Share of other comprehensive income of associates	1,877	2,089	(3,229)	(1,986)
Other comprehensive income for the period, net of tax	20,663	13,525	(6,114)	(25,492)
Total Comprehensive Income for the Period	99,104	100,890	210,448	191,996
Attributable to:-				
Shareholders of the Company	87,502	100,928	185,196	193,288
Non-controlling interests	11,602	(38)	25,252	(1,292)
Total Comprehensive Income for the Period	99,104	100,890	210,448	191,996

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

	Group		Company	
	As at 31/3/2014 \$'000	As at 30/9/2013 \$'000	As at 31/3/2014 \$'000	As at 30/9/2013 \$'000
Non-Current Assets				
Investment Properties	4,115,165	3,115,234	1,650	1,650
Fixed Assets	30,486	31,599	-	1
Investments in:				
- Subsidiaries	-	-	1,557,127	1,556,627
- Joint Ventures	-	-	500	500
- Associates	1,051,914	1,055,983	-	-
Financial Assets	2,165	2,164	2,148	2,148
Intangible Assets	64,312	64,478	-	-
Other Assets	43,200	43,200	-	-
Other Receivables	169,749	168,104	1,739,676	1,710,382
Deferred Tax Assets	2,937	2,937	-	-
	<u>5,479,928</u>	<u>4,483,699</u>	<u>3,301,101</u>	<u>3,271,308</u>
Current Assets				
Inventory, at Cost	3,155	3,578	-	-
Properties Held for Sale	4,566,479	4,737,053	-	-
Trade and Other Receivables	259,404	304,241	988,732	563,575
Prepaid Land Costs	440,996	398,033	-	-
Other Prepayments	15,809	11,901	-	49
Cash and Cash Equivalents	655,703	506,784	1,243	28,426
	<u>5,941,546</u>	<u>5,961,590</u>	<u>989,975</u>	<u>592,050</u>
Total Assets	11,421,474	10,445,289	4,291,076	3,863,358
Current Liabilities				
Trade and Other Payables	1,154,241	1,728,390	355,997	540,939
Provision for Taxation	113,855	112,674	14,057	11,767
Loans and Borrowings	935,315	629,135	-	-
	<u>2,203,411</u>	<u>2,470,199</u>	<u>370,054</u>	<u>552,706</u>
Net Current Assets	3,738,135	3,491,391	619,921	39,344
	<u>9,218,063</u>	<u>7,975,090</u>	<u>3,921,022</u>	<u>3,310,652</u>
Non-Current Liabilities				
Loans and Borrowings	2,766,324	1,175,373	-	-
Other Payables	2,285	1,203,503	710,271	726,176
Deferred Tax Liabilities	137,746	117,928	-	-
	<u>2,906,355</u>	<u>2,496,804</u>	<u>710,271</u>	<u>726,176</u>
Net Assets	6,311,708	5,478,286	3,210,751	2,584,476
Share Capital and Reserves				
Share Capital	1,753,977	1,083,977	1,753,977	1,083,977
Retained Earnings	4,504,223	4,363,384	1,449,261	1,499,588
Other Reserves	3,715	3,725	7,513	911
	<u>6,261,915</u>	<u>5,451,086</u>	<u>3,210,751</u>	<u>2,584,476</u>
Non-Controlling Interests	49,793	27,200	-	-
Total Equity	<u>6,311,708</u>	<u>5,478,286</u>	<u>3,210,751</u>	<u>2,584,476</u>

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

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

Amount repayable in one year or less, or on demand

		As at 31/3/2014 \$'000	As at 30/09/2013 \$'000
Secured	: - external	346,062	520,838
Unsecured	: - external	589,253	108,297
	: - related company*	-	649,983
		589,253	758,280
		935,315	1,279,118

Amount repayable after one year

		As at 31/3/2014 \$'000	As at 30/09/2013 \$'000
Secured	: - external	1,420,571	1,015,622
Unsecured	: - external	1,345,753	159,751
	: - related company*	-	1,197,276
		1,345,753	1,357,027
		2,766,324	2,372,649

* F&N Treasury Pte. Ltd ("F&NT"), a wholly-owned subsidiary of Fraser and Neave, Limited ("F&NL") had, from time to time, extended loans to FCL and its subsidiaries ("FCL Group") ("Loans") for various purposes. The Loans were interest-bearing and were included in the Trade and Other Payables of the Balance Sheets as at 30 September 2013.

Reference is made to F&NL's Circular to F&NL Shareholders dated 28 October 2013 and the Company's Introductory Document dated 28 October 2013.

Of the aggregate \$2.307 billion outstanding on the Loans provided by F&NT to the FCL Group and due by the FCL Group to F&NT, \$0.67 billion of the Loans were redeemed with equity injected by F&NL pursuant to the Additional Capitalisation (as defined in paragraph 1(d)(ii) below) while the remaining Loans amounting to approximately \$1.637 billion were redeemed (for consideration) by FCL Treasury Pte. Ltd. ("FCLT") from F&NT (as lender), on 7 January 2014. FCLT funded the consideration of \$1.690 billion by drawing down on bank loans. Included in the consideration for the redemption was an amount of \$41.8 million ("Part Consideration") representing the difference between the estimated fair value of the Loans based on prevailing market interest rates at the time of redemption, and the carrying value of such Loans.

Details of any collateral

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

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

GROUP CASH FLOW STATEMENT

	2nd Quarter to 31/3/2014 \$'000	2nd Quarter to 31/3/2013 \$'000	6 Months to 31/3/2014 \$'000	6 Months to 31/3/2013 \$'000
Cash Flow from Operating Activities				
Profit before taxation and exceptional items	146,478	107,173	312,676	216,163
Adjustments for:				
Development profit	(100,368)	(67,251)	(236,103)	(130,339)
Depreciation of fixed assets	1,725	1,930	3,389	3,803
Fair value change on investment properties	(4,033)	(12,859)	(4,033)	(30,435)
Share of associates' fair value change on investment properties	(624)	(956)	(624)	(956)
Loss on disposal of fixed assets	17	8	16	292
Amortisation of intangibles	135	124	261	249
Employee share-based expense	945	1,697	1,172	2,825
Net fair value change on financial instruments	2,477	1,314	3,266	1,090
Interest expense	5,479	19,847	21,685	41,338
Interest income	(3,546)	(4,214)	(9,707)	(8,041)
Share of results of associates	(12,646)	(15,539)	(23,626)	(30,591)
Exchange difference	(10,084)	(3,246)	(13,998)	5,995
Operating cash flow before working capital changes	25,955	28,028	54,374	71,393
Progress payments received from sale of residential units	416,627	241,295	1,022,453	623,711
Payment of development expenditure	(229,440)	(246,750)	(443,997)	(465,544)
Payment of land premium	-	4,500	-	(150,180)
Rental deposits received/(paid)	1,339	(1,951)	2,536	(744)
Change in prepaid project costs	(2,159)	8,668	(302,364)	(307)
Change in inventory	196	151	423	248
Change in trade and other receivables	53,887	(9,010)	(30,997)	(16,822)
Change in trade and other payables	(17,628)	(21,989)	(52,626)	(79,706)
Change in joint ventures' and associates' balances	21	3,669	465	7,017
Change in related companies' balances	(546,920)	276,387	(645,100)	(238,280)
Cash (used in)/generated from operations	(298,122)	282,998	(394,833)	(249,214)
Interest expenses paid	(11,506)	(21,124)	(27,599)	(40,097)
Interest income received	3,978	4,965	10,139	9,279
Income taxes paid	(39,403)	(38,116)	(37,198)	(30,795)
Net cash (used in)/generated from operating activities	(345,053)	228,723	(449,491)	(310,827)
Cash Flow from Investing Activities				
Proceeds from sale of fixed assets	-	2	1	2
Proceeds from disposal of financial assets	-	-	-	60,709
Proceeds from sale of investments in associate	-	153,079	-	153,079
Payment of development expenditure for investment properties	(8,220)	-	(21,028)	(4,399)
Payment of land premium for investment properties	-	-	(692,964)	-
Purchase of fixed assets	(1,430)	(1,268)	(2,303)	(3,966)
Additions to investment properties	(4,911)	(4,485)	(5,855)	(12,430)
Loans to a related company	-	-	-	(63,617)
Loan repayment from/(loan to) associates	-	(11,369)	8,071	(11,369)
Investment in joint ventures and associates	(1,349)	(2,911)	(3,875)	(6,031)
Additions to intangible assets	(102)	(29)	(102)	(42)
Dividend income from associates	12,269	13,040	26,918	32,590
Net cash (used in)/generated from investing activities	(3,743)	146,059	(691,137)	144,526

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

	2nd Quarter to 31/3/2014 \$'000	2nd Quarter to 31/3/2013 \$'000	6 Months to 31/3/2014 \$'000	6 Months to 31/3/2013 \$'000
Cash Flow from Financing Activities				
Proceeds from bank loans	1,606,510	215,498	2,376,625	403,208
Repayment of bank loans	(128,423)	(66,819)	(464,928)	(182,282)
Repayment of loan to related companies	(1,084,095)	(357,765)	(1,197,276)	(151,897)
Write off of Part Consideration of the Loans	(41,775)	-	(41,775)	-
Proceeds from issue of new shares	-	-	1,000,000	-
Redemption of preference shares	-	-	(330,000)	-
Proceeds from issue of new shares by subsidiaries to non-controlling interest	-	-	-	300
Payment of dividend by a subsidiary to non-controlling interest	-	-	(2,659)	-
Payment of dividend by the Company to shareholders	(49,994)	(150,000)	(49,994)	(150,000)
Net Cash generated from/(used in) Financing Activities	302,223	(359,086)	1,289,993	(80,671)
Net change in cash and cash equivalents	(46,573)	15,696	149,365	(246,972)
Cash and cash equivalents at beginning of period	700,504	941,795	504,566	1,204,463
Cash and Cash Equivalents at End of Period	653,931	957,491	653,931	957,491
Cash and cash equivalents at end of period:				
Fixed deposits, current	382,458	605,795	382,458	605,795
Cash and bank balances	273,245	352,302	273,245	352,302
Cash and cash equivalents	655,703	958,097	655,703	958,097
Bank overdraft, unsecured	(1,772)	(606)	(1,772)	(606)
Cash and Cash Equivalents at end of Period	653,931	957,491	653,931	957,491

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

STATEMENT OF CHANGES IN EQUITY

	GROUP												
	Total Equity \$'000	Equity Attributable to owners of the Company, Total \$'000	Share Capital \$'000	Retained Earnings \$'000	Other Reserves, Total \$'000	Hedging Reserve \$'000	Fair Value Adjustment Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory Reserve \$'000	Share-based Payment Reserve \$'000	Dividend Reserve \$'000	Other Reserve \$'000	Non-controlling Interests \$'000
2nd Quarter ended 31 March 2014													
Opening balance at 1 January 2014	6,256,971	6,218,780	1,753,977	4,434,200	30,603	521	178	(18,360)	412	-	50,000	(2,148)	38,191
Profit for the period	78,441	70,017	-	70,017	-	-	-	-	-	-	-	-	8,424
<u>Other comprehensive income</u>													
Net fair value change of cash flow hedges	379	338	-	-	338	338	-	-	-	-	-	-	41
Foreign currency translation	18,407	15,270	-	-	15,270	-	-	15,270	-	-	-	-	3,137
Share of other comprehensive income of associates	1,877	1,877	-	-	1,877	(21)	(17)	1,933	-	-	-	(18)	-
Other comprehensive income for the period	20,663	17,485	-	-	17,485	317	(17)	17,203	-	-	-	(18)	3,178
Total comprehensive income for the period	99,104	87,502	-	70,017	17,485	317	(17)	17,203	-	-	-	(18)	11,602
<u>Contributions by and distributions to owners</u>													
Employee share-based expense	5,627	5,627	-	-	5,627	-	-	-	-	5,627	-	-	-
Final dividend for the previous year, paid	(49,994)	(49,994)	-	-	(49,994)	-	-	-	-	-	(49,994)	-	-
Interim dividend for the year, proposed	-	-	-	(69,350)	69,350	-	-	-	-	-	69,350	-	-
Total transactions with owners in their capacity as owners	(44,367)	(44,367)	-	(69,350)	24,983	-	-	-	-	5,627	19,356	-	-
Closing balance at 31 March 2014	6,311,708	6,261,915	1,753,977	4,434,867	73,071	838	161	(1,157)	412	5,627	69,356	(2,166)	49,793

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

	GROUP										
	Total Equity \$'000	Equity Attributable to owners of the Company, Total \$'000	Share Capital \$'000	Retained Earnings \$'000	Other Reserves, Total \$'000	Hedging Reserve \$'000	Fair Value Adjustment Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory Reserve \$'000	Other Reserve \$'000	Non- controlling Interests \$'000
2nd Quarter ended 31 March 2013											
Opening balance at 1 January 2013	5,047,075	5,024,587	1,083,977	3,921,650	18,960	(3,924)	162	24,567	303	(2,148)	22,488
Profit for the period	87,365	87,397	-	87,397	-	-	-	-	-	-	(32)
<u>Other comprehensive income</u>											
Net fair value change of cash flow hedges	2,283	2,120	-	-	2,120	2,120	-	-	-	-	163
Foreign currency translation	9,153	9,322	-	-	9,322	-	-	9,322	-	-	(169)
Share of other comprehensive income of associates	2,089	2,089	-	-	2,089	-	760	1,214	115	-	-
Other comprehensive income for the period	13,525	13,531	-	-	13,531	2,120	760	10,536	115	-	(6)
Total comprehensive income for the period	100,890	100,928	-	87,397	13,531	2,120	760	10,536	115	-	(38)
<u>Contributions by and distributions to owners</u>											
Interim dividend, paid	(150,000)	(150,000)	-	(150,000)	-	-	-	-	-	-	-
Total transactions with owners in their capacity as owners	(150,000)	(150,000)	-	(150,000)	-	-	-	-	-	-	-
Closing balance at 31 March 2013	4,997,965	4,975,515	1,083,977	3,859,047	32,491	(1,804)	922	35,103	418	(2,148)	22,450

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

	COMPANY							
	Total Equity \$'000	Share Capital \$'000	Retained Earnings \$'000	Other Reserves, Total \$'000	Hedging Reserve \$'000	Asset Revaluation Reserve \$'000	Share-based Payment Reserve \$'000	Dividend Reserve \$'000
2nd Quarter ended 31 March 2014								
Opening balance at 1 January 2014	3,254,562	1,753,977	1,448,835	51,750	1,750	-	-	50,000
Profit for the period	420	-	420	-	-	-	-	-
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	136	-	-	136	136	-	-	-
Other comprehensive income for the period	136	-	-	136	136	-	-	-
Total comprehensive income for the period	556	-	420	136	136	-	-	-
<u>Contributions by and distributions to owners</u>								
Employee share-based expense	5,627	-	-	5,627	-	-	5,627	-
Final dividend for the previous year, paid	(49,994)	-	-	(49,994)	-	-	-	(49,994)
Interim dividend for the year, proposed	-	-	(69,350)	69,350	-	-	-	69,350
Total transactions with owners in their capacity as owners	(44,367)	-	(69,350)	24,983	-	-	5,627	19,356
Closing balance at 31 March 2014	3,210,751	1,753,977	1,379,905	76,869	1,886	-	5,627	69,356
2nd Quarter ended 31 March 2013								
Opening balance at 1 January 2013	2,556,201	1,083,977	466,866	1,005,358	(1,756)	1,007,114	-	-
Profit for the period	149,304	-	149,304	-	-	-	-	-
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	1,589	-	-	1,589	1,589	-	-	-
Other comprehensive income for the period	1,589	-	-	1,589	1,589	-	-	-
Total comprehensive income for the period	150,893	-	149,304	1,589	1,589	-	-	-
<u>Contributions by and distributions to owners</u>								
Interim dividend, paid	(150,000)	-	(150,000)	-	-	-	-	-
Total transactions with owners in their capacity as owners	(150,000)	-	(150,000)	-	-	-	-	-
Closing balance at 31 March 2013	2,557,094	1,083,977	466,170	1,006,947	(167)	1,007,114	-	-

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

	GROUP												
	Total Equity \$'000	Equity Attributable to owners of the Company, Total \$'000	Share Capital \$'000	Retained Earnings \$'000	Other Reserves, Total \$'000	Hedging Reserve \$'000	Fair Value Adjustment Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory Reserve \$'000	Share- based Payment Reserve \$'000	Dividend Reserve \$'000	Other Reserve \$'000	Non- controlling Interests \$'000
6 Months ended 31 March 2014													
Opening balance at 1 October 2013	5,478,286	5,451,086	1,083,977	4,363,384	3,725	(382)	203	5,640	412	-	-	(2,148)	27,200
Profit for the period	216,562	190,833	-	190,833	-	-	-	-	-	-	-	-	25,729
<u>Other comprehensive Income</u>													
Net fair value change of cash flow hedges	1,593	1,476	-	-	1,476	1,476	-	-	-	-	-	-	117
Foreign currency translation	(4,478)	(3,884)	-	-	(3,884)	-	-	(3,884)	-	-	-	-	(594)
Share of other comprehensive income of associates	(3,229)	(3,229)	-	-	(3,229)	(256)	(42)	(2,913)	-	-	-	(18)	-
Other comprehensive income for the period	(6,114)	(5,637)	-	-	(5,637)	1,220	(42)	(6,797)	-	-	-	(18)	(477)
Total comprehensive income for the period	210,448	185,196	-	190,833	(5,637)	1,220	(42)	(6,797)	-	-	-	(18)	25,252
<u>Contributions by and distributions to owners</u>													
Employee share-based expense	5,627	5,627	-	-	5,627	-	-	-	-	5,627	-	-	-
Ordinary shares issued during the period	1,000,000	1,000,000	1,000,000	-	-	-	-	-	-	-	-	-	-
Preference shares redeemed during the period	(330,000)	(330,000)	(330,000)	-	-	-	-	-	-	-	-	-	-
Final dividend for the previous year, paid	(52,653)	(49,994)	-	(49,994)	-	-	-	-	-	-	-	-	(2,659)
Interim dividend for the year, proposed	-	-	-	(69,356)	69,356	-	-	-	-	-	69,356	-	-
Total transactions with owners in their capacity as owners	622,974	625,633	670,000	(119,350)	74,983	-	-	-	-	5,627	69,356	-	(2,659)
Closing balance at 31 March 2014	6,311,708	6,261,915	1,753,977	4,434,867	73,071	838	161	(1,157)	412	5,627	69,356	(2,166)	49,793

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

	GROUP										
	Total Equity \$'000	Equity Attributable to owners of the Company, Total \$'000	Share Capital \$'000	Retained Earnings \$'000	Other Reserves, Total \$'000	Hedging Reserve \$'000	Fair Value Adjustment Reserve \$'000	Foreign Currency Translation Reserve \$'000	Statutory Reserve \$'000	Other Reserve \$'000	Non- controlling Interests \$'000
6 Months ended 31 March 2013											
Opening balance at 1 October 2012 as previously reported	4,946,214	4,922,772	1,083,977	3,781,626	57,169	(6,042)	35,136	29,920	303	(2,148)	23,442
Effects of adopting FRS 12	9,455	9,455	-	9,455	-	-	-	-	-	-	-
Opening balance at 1 October 2012, as restated	4,955,669	4,932,227	1,083,977	3,791,081	57,169	(6,042)	35,136	29,920	303	(2,148)	23,442
Profit for the period	217,488	217,966	-	217,966	-	-	-	-	-	-	(478)
<u>Other comprehensive income</u>											
Net fair value change of cash flow hedges	4,437	4,238	-	-	4,238	4,238	-	-	-	-	199
Foreign currency translation	6,957	7,970	-	-	7,970	-	-	7,970	-	-	(1,013)
Net fair value change on available-for- sale financial assets	(34,900)	(34,900)	-	-	(34,900)	-	(34,900)	-	-	-	-
Share of other comprehensive income of associates	(1,986)	(1,986)	-	-	(1,986)	-	686	(2,787)	115	-	-
Other comprehensive income for the period	(25,492)	(24,678)	-	-	(24,678)	4,238	(34,214)	5,183	115	-	(814)
Total comprehensive income for the period	191,996	193,288	-	217,966	(24,678)	4,238	(34,214)	5,183	115	-	(1,292)
<u>Contributions by and distributions to owners</u>											
Interim dividend, paid	(150,000)	(150,000)	-	(150,000)	-	-	-	-	-	-	-
Total contributions by and distributions to owners	(150,000)	(150,000)	-	(150,000)	-	-	-	-	-	-	-
<u>Changes in ownership interests in subsidiaries</u>											
Shares issued to minority shareholders	300	-	-	-	-	-	-	-	-	-	300
Total changes in ownership interests in subsidiaries	300	-	-	-	-	-	-	-	-	-	300
Total transactions with owners in their capacity as owners	(149,700)	(150,000)	-	(150,000)	-	-	-	-	-	-	300
Closing balance at 31 March 2013	4,997,965	4,975,515	1,083,977	3,859,047	32,491	(1,804)	922	35,103	418	(2,148)	22,450

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

	COMPANY									
	Total Equity \$'000	Share Capital \$'000	Retained Earnings \$'000	Other Reserves, Total \$'000	Hedging Reserve \$'000	Fair Value Adjustment Reserve \$'000	Asset Revaluation Reserve \$'000	Share-based Payment Reserve \$'000	Dividend Reserve \$'000	
6 Months ended 31 March 2014										
Opening balance at 1 October 2013	2,584,476	1,083,977	1,499,588	911	911	-	-	-	-	-
Profit for the period	(333)	-	(333)	-	-	-	-	-	-	-
<u>Other comprehensive income</u>										
Net fair value change of cash flow hedges	975	-	-	975	975	-	-	-	-	-
Other comprehensive income for the period	975	-	-	975	975	-	-	-	-	-
Total comprehensive income for the period	642	-	(333)	975	975	-	-	-	-	-
<u>Contributions by and distributions to owners</u>										
Employee share-based expense	5,627	-	-	5,627	-	-	-	5,627	-	-
Ordinary shares issued during the period	1,000,000	1,000,000	-	-	-	-	-	-	-	-
Preference shares redeemed during the period	(330,000)	(330,000)	-	-	-	-	-	-	-	-
Final dividend for the previous year, paid	(49,994)	-	(49,994)	-	-	-	-	-	-	-
Interim dividend for the year, proposed	-	-	(69,356)	69,356	-	-	-	-	-	69,356
Total transactions with owners in their capacity as owners	625,633	670,000	(119,350)	74,983	-	-	-	5,627	-	69,356
Closing balance at 31 March 2014	3,210,751	1,753,977	1,379,905	76,869	1,886	-	-	5,627	-	69,356

	COMPANY									
	Total Equity \$'000	Share Capital \$'000	Retained Earnings \$'000	Other Reserves, Total \$'000	Hedging Reserve \$'000	Fair Value Adjustment Reserve \$'000	Asset Revaluation Reserve \$'000	Share-based Payment Reserve \$'000	Dividend Reserve \$'000	
6 Months ended 31 March 2013										
Opening balance at 1 October 2012	2,553,088	1,083,977	430,818	1,038,293	(3,721)	34,900	1,007,114	-	-	-
Profit for the period	185,352	-	185,352	-	-	-	-	-	-	-
<u>Other comprehensive income</u>										
Net fair value change of cash flow hedges	3,554	-	-	3,554	3,554	-	-	-	-	-
Realisation upon disposal of available-for-sale financial assets	(34,900)	-	-	(34,900)	-	(34,900)	-	-	-	-
Other comprehensive income for the period	(31,346)	-	-	(31,346)	3,554	(34,900)	-	-	-	-
Total comprehensive income for the period	154,006	-	185,352	(31,346)	3,554	(34,900)	-	-	-	-
<u>Contributions by and distributions to owners</u>										
Interim dividend, paid	(150,000)	-	(150,000)	-	-	-	-	-	-	-
Total transactions with owners in their capacity as owners	(150,000)	-	(150,000)	-	-	-	-	-	-	-
Closing balance at 31 March 2013	2,557,094	1,083,977	466,170	1,006,947	(167)	-	1,007,114	-	-	-

1(d)(ii) SHARE CAPITAL

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

	Number of Shares	
	2nd Quarter to 31/3/2014	1st Quarter to 31/12/2013
Issued and fully paid:		
Ordinary shares:		
As at beginning of period	2,889,812,572	753,291,782
Issued during the period	-	2,136,520,790
As at end of period	<u>2,889,812,572</u>	<u>2,889,812,572</u>
Redeemable Preference shares:		
As at beginning of period	-	330,000
Redemption during the period	-	(330,000)
As at end of period	<u>-</u>	<u>-</u>

The Company has no treasury shares as at 31 March 2014 and as at 31 December 2013.

The Capitalisation

On 25 October 2013, the Company issued, and F&NL subscribed for 330,000,000 new ordinary shares (the "Initial Capitalisation") for a subscription amount of \$330 million, and the Company redeemed all the redeemable preference shares held by F&NL in the Company for an aggregate amount of \$330 million; on 23 December 2013, the Company issued and F&NL subscribed for an additional 1,806,520,790 new ordinary shares for a subscription amount of \$670 million (the "Additional Capitalisation") (together with the Initial Capitalisation, "the Capitalisation").

As at 31 March 2014, the Company's issued and paid-up ordinary share capital was \$1,753,976,920 comprising 2,889,812,572 ordinary shares.

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

As at 31 March 2014, the Company's total number of issued ordinary shares and redeemable preference shares are 2,889,812,572 (30 September 2013: 753,291,782) and nil (30 September 2013: 330,000) respectively.

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

There were no sales, transfers, disposal, cancellation and/or use of treasury shares by the Company for the financial period ended 31 March 2014. The Company has no treasury shares as at 31 March 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 our 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 paragraph 5 below, the Group and Company have applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as compared with the audited financial statements for the financial year ended 30 September 2013.

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.

As disclosed in paragraph 4 above, the Group and Company have adopted the following new, revised amendments to FRS which became effective from this financial year.

Revised FRS 19	Employee Benefits
FRS 113	Fair Value Measurements
Amendments to FRS 107	Disclosures: Offsetting Financial Assets and Financial Liabilities
Improvements to FRSs 2012	-Amendment to FRS 1 Presentation of Financial Statements
	-Amendment to FRS 16 Property, Plant and Equipment
	-Amendment to FRS 32 Financial Instruments: Presentation

Except for additional disclosure requirements in the financial statements, the Group and Company do not expect any significant financial impact on the financial performance or position of the Group and the Company from the adoption of the above Standards.

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

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

	Group			
	2nd Quarter to 31/3/2014	2nd Quarter to 31/3/2013	6 Months to 31/3/2014	6 Months to 31/3/2013
Earnings per ordinary share:				
Basic and fully diluted earnings per share (cents)				
- before fair value change on investment properties and exceptional items	5.34	8.87	11.27	19.29
- after fair value change on investment properties and exceptional items	3.49	18.37	9.51	28.94

There are no potential dilutive ordinary shares in existence for the periods presented.

Purely for illustration purposes, based on the issued ordinary share capital of the Company of 2,889,812,572 following the completion of the Capitalisation, the earnings per share before and after fair value change on investment properties and exceptional items for the respective periods would be:

	Group			
	2nd Quarter to 31/3/2014	2nd Quarter to 31/3/2013	6 Months to 31/3/2014	6 Months to 31/3/2013
<u>For illustration purposes</u>				
Earnings per ordinary share:				
Basic and fully diluted earnings per share (cents)				
- before fair value change on investment properties and exceptional items	3.71	2.57	7.83	5.03
- after fair value change on investment properties and exceptional items	2.42	3.02	6.60	7.54

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

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

	Group		Company	
	As at 31/3/2014	As at 30/9/2013	As at 31/3/2014	As at 30/9/2013
Net asset value per ordinary share based on issued share capital	\$2.17	\$6.80	\$1.11	\$2.99

Purely for illustration purposes, based on the issued ordinary share capital of the Company of 2,889,812,572 following the completion of the Capitalisation, the net asset value per ordinary share for the Group and Company as at 30 September 2013 would have been \$2.12 and \$1.13, respectively.

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

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

REVIEW OF PERFORMANCE

The principal activities of the Group are:-

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

These activities are carried out through the Company's subsidiaries, joint ventures and associates.

Profit Statement – 2nd Quarter

Group revenue and profit before interest, fair value change, taxation and exceptional items ("PBIT") grew by 48% and 32% respectively over the same period last year to \$501 million and \$144 million, respectively. The increase was attributed mainly to development property sales recognised in Australia and the United Kingdom and improved operational performance from the hospitality segment.

Group attributable profit* increased by 44% to \$107 million and earnings per share* based on weighted average number of ordinary shares on issue was 5.34 cents.

* before fair value change on investment properties and exceptional items

Investment Properties (“IP”)

Overall revenue and PBIT was 6% and 16% higher than the same period last year at \$36 million and \$18 million, respectively.

The increase was mainly due to the Group’s 50% share of revenue contributed by One@Changi City, which saw improved occupancy. Higher average rental rates and close to full occupancy achieved for office and industrial properties, particularly Alexandra Technopark and Valley Point Office Tower also contributed to the growth in revenue during the period. The increase was partially offset by the decline in revenue from The Centrepoint due to a drop in both occupancy and average rental rates.

PBIT grew at a higher rate than revenue due to cost efficiencies achieved as occupancy rates improved.

REIT

Share of REITs’ results decreased by 8% to \$14 million compared to \$15 million in the corresponding last quarter. This decline was mainly due to the cessation of distribution income from Frasers Commercial Trust’s (“FCOT”) Convertible Perpetual Preferred Units (“CPPU”) upon full redemption in March 2013. Stripping off the CPPU contributions to Q2 FY2013 PBIT, the Group’s share of its REITs’ income would have increased by 7% from \$13 million to \$14 million.

Development Properties (“DP”)

Revenue from Development Properties increased by 63% to \$406 million compared to the same period last year. This was mainly due to higher development revenue from overseas projects of \$219 million which was partially offset by a drop in revenue from Singapore projects of \$63 million. In line with the increase in revenue, PBIT grew 58% to \$96 million.

Overseas revenue increased significantly by \$219 million to \$242 million compared to \$23 million for the corresponding last quarter. In line with the increase in revenue, overseas PBIT grew to \$44 million from \$3 million in the corresponding last quarter. Australian developments led the surge in overseas revenue with the completion of Park Lane Block 5B and Putney Hill Project in Sydney. In the current quarter, a total of 128 units were sold across Australia comprising 60 units in Central Park, Sydney; 6 units at Queens Riverside, Perth; 61 units from Putney Hill, Sydney and 1 land plot at Frasers Landing, Mandurah.

In China, completed phases 1B and 2A in Suzhou Baitang sold 30 units this quarter, while phase 2B, which was launched in June 2013, sold 20 units. Phase 3A, which was newly launched in November 2013, saw sales of 84 units. Revenue recognition continued in Phase 1B and 2A as completed units were delivered.

In the United Kingdom, 14 units were sold at the completed Riverside Quarter Phase 3A and revenue recognition continued as completed units were delivered.

In Singapore, revenue decreased 28% to \$164 million as compared to \$227 million for the corresponding last quarter. Consequently, PBIT also dropped by a slight 10% to \$52 million this quarter. The decline was mainly due to lower revenue contribution from Eight Courtyards and Watertown due to lower percentage of physical construction works achieved on-site as well as lower sales achieved by Palm Isles for the quarter. Flamingo Valley, which was already at an advanced stage of completion last year saw profits being substantially recognised at the end of the previous financial year. This fall in revenue was partially mitigated by the increase in revenue recognition from Boathouse Residences and Qbay Residences, as well as revenue from the sale of a penthouse unit in Soleil @ Sinaran.

Despite the softening market in Singapore, the Group’s new launch in this quarter, Rivertrees Residences was well received and had sold 220 units. Sales across the other Singapore development portfolio include one penthouse unit at Soleil @ Sinaran, 19 units at QBay Residences, 4 units at The eCo, 3 units at Seastrand, and 8 units at Twin Fountains, an Executive Condominium (“EC”), bringing the total sales in the current quarter to 255 units.

Hospitality

Hospitality revenue and PBIT were 9% and 2% higher respectively, compared to the same period last year. The increase was largely due to higher room revenue from increased occupancy at Fraser Suites Queens Gate in the United Kingdom, where more rooms were made available for occupancy upon completion of renovation works in August 2013, as well as increased occupancy at Fraser Suites Perth and Capri by Fraser, Changi City in Singapore.

Corporate & Others

PBIT from Corporate & Others was \$2 million compared to \$4 million in the corresponding last quarter mainly due to higher corporate expenses.

Net Interest Costs

Net Interest Costs was \$2 million compared to \$16 million in the corresponding last quarter. During the quarter, the Group had drawn down bank loans, at lower interest rates, to fund the redemption of the Loans from F&NT.

Exceptional Items (“EI”)

The exceptional loss of \$42 million was mainly due to the write off of Part Consideration for the redemption of Loans from F&NT.

Tax

The Group effective tax rate (“ETR”) of 25.1% (2013: 18.0%) was higher than the corporate tax rate of 17% mainly because of the non-deductible exceptional loss. Excluding this one-off loss, the ETR becomes 17.9%. This was due to the high taxes levied on the profits of overseas subsidiaries which had been substantially compensated by the write-back of prior year over-provision.

Balance Sheet as at 31 March 2014

The Group

The \$1 billion increase in Investment Properties was mainly due to recognition of land and other related costs upon the completion of land acquisition at Cecil Street/Telok Ayer Street in November 2013 and development expenditure for Waterway Point.

The decline of \$170 million for Properties Held for Sale was mainly due to the completion and sale of units at One Central Park, Park Lane Block 5A and 5B and certain phases of Putney Hill project in Sydney Australia and Suzhou Baitang Phase 2A. This decrease was offset by increased development expenditure on existing projects under construction, notably Waterfront Isle, Palm Isles, Twin Waterfalls and Twin Fountains in Singapore as well as Suzhou Baitang and Chengdu projects in China.

The Prepaid Land Costs was due to land tender deposits paid for acquisition of a land bank in Singapore.

The decrease in both Current and Non-Current Trade and Other Payables was mainly due to the redemption of Loans from F&NT, offset by the increase in progress billings collected from EC projects in Singapore and overseas developments projects which were credited to Trade Payables.

The net increase in Borrowings was mainly due to loans taken for the acquisition of land bank in Singapore and the redemption of Loans from F&NT.

Group Cash Flow Statement for the quarter ended 31 March 2014

Net cash outflow from operating activities of \$345 million as compared to an inflow of \$229 million the same period last year was mainly due to the redemption of short term Loans from F&NT, offset by higher progress payments received from property sales.

Net cash outflow from investing activities of \$4 million as compared to an inflow of \$146 million in the same period last year, was mainly due to a one-off sale of investment in an associate in the corresponding last quarter.

Net cash inflow from financing activities of \$302 million as compared to an outflow of \$359 million in the same period last year was mainly due to net borrowings from banks, offset by the redemption of long-term Loans from F&NT.

Group Profit Statement – 6 Months-to-date

Group revenue and profit before interest, fair value change, taxation and exceptional items (“PBIT”) grew by 68% and 47% respectively over the same period last year to \$1,133 million and \$320 million, respectively. The increase was attributed mainly to development property sales recognised in Australia, China and the United Kingdom and improved operational performance from the hospitality segment.

Fair value change on Investment Properties (“IP”) for the same period last year was due to a revaluation gain recognised on completion of construction of a commercial property, One@Changi City, in November 2012.

Group attributable profit* increased by 56% to \$226 million and earnings per share* based on weighted average number of ordinary shares on issue was 11.27 cents.

* before fair value change on investment properties and exceptional items

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

Not applicable.

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

The Singapore economy registered growth of 5.1% in the 1st quarter of 2014 on a year-on-year basis as compared to 5.5% growth in the previous quarter. Economic growth is forecast to be at 2% - 4% in 2014 for Singapore whilst the global economic environment remains mixed. US has seen stronger economic growth but Eurozone recovery remains fragile. China's economic growth slowed further in the 1st quarter of 2014 but its performance was better than expected. Economic growth in Australia is expected to soften as the slowdown in mining related investment continues.

The Singapore property market saw about 1,800 new private homes sold in 1st quarter of 2014, which was the lowest quarterly level since late 2009. Prices continued to soften with a decline of 1.3% in the March quarter, compared to a 0.9% decrease in the previous quarter. The latest decline represents the largest fall in price in the last five years as the impact of new borrowing rules starts to take effect.

Despite the softening market in Singapore, the Group's most recent launch, Rivertree Residences was well received and about 44% of the 496 units have been sold to date. FCL's portfolio of malls and offices continues to trade well. Construction of Waterway Point is progressing and is projected to complete in 2015. The Group, through its 50:50 joint venture, Ascendas Frasers Pte Ltd, has entered into a conditional sale and purchase agreement with Frasers Centrepoint Trust to sell Changi City Point for \$305m.

In Australia, upcoming project completions are QIII at Queens Riverside and The Mark at Central Park. Central in Sydney, part of the Central Park development, with approximately 150,000 sqf of lettable area has commenced operations. In China, Baitang One (Phase 2B) and Chengdu Logistic Hub (Phase 2) are also expected to complete in this financial year.

Frasers Hospitality secured MOUs relating to management contracts for four properties with 927 units. Frasers Hospitality also opened three new properties in Jakarta, Kuala Lumpur and Wuxi. As at 31 March 2014, Frasers Hospitality manages 8,402 apartments and has signed up additional 6,908 apartments. On 12 March 2014, the Group obtained an eligibility-to-list letter ("ETL") for a proposed initial public offering and listing on the SGX-ST of a stapled trust comprising a hospitality REIT and business trust. In addition to the receipt of the ETL letter, there are other requirements that need to be met to enable the Group to proceed with the IPO when it considers it appropriate to do so. As a next step, FCL will convene an Extraordinary General Meeting at a date to be advised to seek shareholders' approval for the proposed injection of the hospitality assets into FHT.

Going forward, the Group will continue to selectively acquire sites to replenish its landbank in Singapore while focusing on delivering its pipeline in its core overseas markets of Australia and China. FCL will also seek opportunities to unlock value in its portfolio via asset enhancement or repositioning efforts, as well as possible injection of stabilised assets into our REITs.

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

(a) Whether an interim ordinary dividend has been declared: Yes

(b) (i) Amount per share : 2.4 cents, tax-exempt (one-tier)

(ii) Previous corresponding period : Not meaningful ⁽¹⁾

⁽¹⁾ FCL was listed on SGX-ST on 9 January 2014 (the "Listing"). Any dividends paid before the Listing were paid to its holding company, Fraser and Neave, Limited. Comparison with dividends paid before Listing would not be meaningful.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Tax-exempt (one-tier).

(d) The date the dividend is payable.

The Directors have declared an interim dividend of 2.4 cents, tax-exempt (one-tier), to be paid on 12 June 2014 (last year: Not applicable).

(e) The date on which Registrable Transfers received by the Company (up to 5.00pm) will be registered before entitlements to the dividend are determined.

Registrable transfers received by the Company's Registrar, Tricor Barbinder Share Registration Services, 80 Robinson Road, #02-00, Singapore 068898 up to 5.00 pm on 28 May 2014 will be registered before entitlements to the dividend are determined.

Notice is hereby given that the share registers will be closed on 29 May 2014 and 30 May 2014 for the preparation of dividend warrants.

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

The Company did not have in place a general mandate from shareholders for interested person transactions for 1st quarter 2014 (the period of 1 October 2013 to 31 December 2013). The Company's general mandate for interested person transactions, the terms of which are set out on pages 140 to 145 of the Company's Introductory Document dated 28 October 2013, became effective upon the listing of the Company on SGX-ST on 9 January 2014.

Particulars of interested person transactions for the period 9 January 2014 to 31 March 2014 as required under Rule 907 of the SGX Listing Manual.

Name of interested person	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000) \$'000
TCC Group of Companies	392

**13. CONFIRMATION BY THE BOARD OF DIRECTORS
Pursuant to Rule 705(5) of the SGX Listing Manual**

We, Charles Mak Ming Ying and Sithichai Chaikriangkrai, being two Directors of Frasers Centrepoint 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 the attention of the Board of Directors of the Company which may render the interim financial results to be false or misleading in any material respect.

On behalf of the Board

Charles Mak Ming Ying
Director

Sithichai Chaikriangkrai
Director

BY ORDER OF THE BOARD
Anthony Cheong Fook Seng / Piya Treruanchada
Joint Company Secretaries

9 May 2014